

## ENVIRONMENTAL REPORT

## COVER NOTE

## PART 1

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## PART 2

An Environmental Report is attached for the plan entitled:

North Lanarkshire Local Development Plan  
Modified Proposed Plan

The Responsible Authority is:

North Lanarkshire Council

## PART 3

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## PART 4

Signature Gordon Laing

Date 18/01/2019

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**ENVIRONMENTAL REPORT****ADDENDUM****Purpose of this Environmental Report Addendum**

As part of the preparation of the North Lanarkshire Local Development Plan (the Local Development Plan), North Lanarkshire Council is carrying out a Strategic Environmental Assessment. Strategic Environmental Assessment is required by the Environmental Assessment (Scotland) Act 2005. Strategic Environmental Assessment is a systematic method for considering the likely environmental effects of certain plans, programmes and strategies. Unless otherwise stated in this Addendum the contents of the North Lanarkshire Local Development Plan Proposed Plan Environmental Report remain unchanged.

**North Lanarkshire Local Development Plan**

The North Lanarkshire Local Development Plan (the Local Development Plan) will be a key document in the planning process which sets the land use framework for North Lanarkshire.

The Local Development Plan is a land use policy document which has a significant influence on what is built on or what activities (uses) can be undertaken on land in North Lanarkshire. It does this by allocating sites for specific land uses such as housing, retailing, business and industry or developments such as schools, health centres and waste management facilities and by including policies designed to promote the economic, social, physical and environmental well being for North Lanarkshire. It therefore affects everyone who lives in, works or visits North Lanarkshire.

The Local Development Plan will replace the current adopted North Lanarkshire Local Plan as the key planning policy document for North Lanarkshire.

**Main Issues Report**

The Main Issues Report was a significant stage in the statutory process of replacing the current North Lanarkshire Local Plan with a Local Development Plan. A Main Issues stage is not a draft Local Development Plan, it is more of a progress report than a plan. It concentrated on the change from Local Plan to Local Development Plan.

There have been two stages of Main Issues Report for the Local Development Plan. The Main Issues Report 2015 identified 12 main issues. These were set out as questions about which elements of the current planning strategy should continue and what opportunities there are to improve. Main Issues Report 2016 included preferred sites and their reasonable alternatives on the basis of responses to questions asked in the Main Issues Report 2015.

The Main Issues Report further information can be accessed at: [www.northlanarkshire.gov.uk/nextplan](http://www.northlanarkshire.gov.uk/nextplan)

**Proposed Plan**

Following the completion of the consideration of the Main Issues Report stage of the Plan process the 12 Preferred Options were selected as the basis for developing 5 new Principal and 2 Thematic policies and confirming the selection of sites for inclusion in the Proposed Plan.

The Plan contained 7 policies used to determine applications for planning permission. The 5 principal policies were:

*Purpose of Place* to ensure the right development happens in the right places  
*Layout of Development* to achieve a form of development that makes places more distinctive  
*Amount of Development* to achieve a balance of supply and demand for land uses  
*Contributions to Infrastructure* to help places have the infrastructure they need  
*Environmental Qualities* to ensure development does not compromise the environment

The 2 thematic policies were:

*Promoting Development Locations and Infrastructure* to contribute to successful sustainable places  
*Protecting Assets and Development Constraints* to contribute to resilient, sustainable places

The strategy was rooted in the character area aspiration that the Purpose of Place policy identifies for each part of North Lanarkshire.

The policies in the plan were developed with consideration of the objectives of both the land use planning strategy and SEA Topics and objectives as guiding principles. The assessment of sites for inclusion in the plan used the Site Sustainability and Deliverability Matrix which also formed the basis of the assessment of sites in the associated Environmental Report.

### Responses to Local Development Plan consultation

Consultation on the Proposed Plan and Environmental Report was carried out between January and March 2017. In total 1,594 representation forms were submitted in response to the consultation. On analysis these responses contained 6,176 identifiable indications of support, objection or comment. Of these 5,614 were supportive of elements of the Plan, 541 objected to elements of the Plan and 21 were comments.

In considering the objections a further 222 related to sites promoted through the *Promoting Development Locations and Infrastructure policy* while a further 62 sought the inclusion of additional sites under that Policy. There were 29 objections related to the *Protecting Assets and Development Constraints* policy with a further 45 objections suggesting further sites should be included under that policy.

The remaining 164 objections related to the strategy or principal policies of the plan, of which 63 related to the proposed Green Belt and 20 to the Proposed Countryside in each instance either seeking for sites to be redesignated from or to these character areas. The remaining 81 objections related to other matters of Strategy or principal policy and requested clarification or modification of the policy or its associated guidance. Of these 35 were received from the Government or Key Agencies.

The immediate consideration following this analysis was whether these objections were substantive and could be accommodated through the Examination process or a Modified Plan. The intention had been to proceed to Examination but events outwith the control of the Council resulted in a decision to proceed to a Modified Proposed Plan and accommodate acceptable changes therein.

## Summary of Key Agency comments and Council responses

A Summary of changes to the Local Development Plan documents in response to matters raised by the Consultation Authorities during the Proposed Plan Consultation is included in the table below.

Key Agency	Policy/Section	Comment	Amendment in Modified Proposed Plan
SNH	PROM LOC4 Special Landscape Areas & Green Network Improvements	Further detail required on green network priority areas.	Under PROM LOC4, the 6 Strategic Delivery Areas for the Green Network are identified and it is outlined that further guidance will sought to be included in the EDQ guidance to be produced.
SPT	PROM ID1 Transport Improvements	Reference should be made to relevant policy documents (transport related).	Reference given in PROM ID1 Policy Transport Improvements to the Regional Transport Strategy, National Transport Strategy and Strategic Transport Projects Review.
SNH	PROM ID2 Utilities Improvements	Comments received regarding renewable energy and the requirement for a spatial framework to be included.	Additional clarity is provided in Policy PROM ID2 under Renewable Energy to outline/highlight a Regional Onshore Wind Spatial Framework for Wind Energy; the North Lanarkshire Landscape Capacity Study for Wind Turbine Development as well as a brief outline of considerations for wind turbine development in the landscape character areas. In addition, further detail on sensitivity for wind turbine development and potential for and constraints on such development is included.
SEPA	PROM ID2 Utilities Improvements	Emphasis required to reflect waste and recycling developments will be identified and promoted to support delivery of the Zero Waste Plan and specific reference to thermal treatment plants.	PROM ID2 has been updated to read 'Waste developments will support the delivery of the Zero Waste Plan objectives. The facility would need to comply with the EU Waste Framework Directive, National Waste Plan, regional guidance and issues of need and impact. Consideration of transportation of waste, and being located to users of heat and power in the case of Energy From Waste or Advanced Thermal Treatment facilities should be taken into account. Development for thermal treatment plants will meet the criteria set out in SEPA's Thermal Treatment of Waste Guidelines.'
Forestry Commission Scotland	Protecting Assets Context	Request for text to be updated regarding climate change targets and woodland creation.	Within the Protecting Assets (PROT) context under 'Green Network' the text was updated to 'The Scottish Government has a commitment to meeting Climate Change targets through encouraging Woodland Creation. A Scottish Government ambition is to raise planting targets over time up to 15,000 hectares per year in 2024-2025 (Climate Change Plan 2018-2032).'

Forestry Commission Scotland	PROT A Natural Environment & Green	Request for inclusion of Ancient Woodland and referencing of Clydeplan Forestry and Woodland Strategy and Scottish Government's Control of Woodland Removal Policy.	'Ancient Woodland' has been added as a category under National. The following text has been included alongside this – 'When assessing suitability for woodland creation, applicants should refer to the Clydeplan Forestry and Woodland Strategy. Any applicant should adhere to the Scottish Government's Control of Woodland Removal Policy with regards to any development proposal on land parcels containing woodland either in full or in part.'
SNH	PROT A Natural Environment & Green Network Assets	Recommended that the 'Protected Species' section be amended and added as a 5th category within the policy.	Table amended as requested within the revised policy now entitled PROT A Policy Natural Environment & Green Network Assets.
SNH	PROT A Natural Environment & Green Network Assets	Change requested to Policy PROT A which currently reads 'Development proposals should have no significant adverse impact on Natura 2000 sites or their qualifying interests. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest.'	Changes made to Policy PROT A which now reads 'Development proposals likely to have a significant effect on a Natura 2000 site will be subject to an Appropriate Assessment. Where an appropriate assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest.'
The Scottish Government	PROT A Natural Environment & Green Network Assets	Policy should comply with paragraph 208 of Scottish Planning Policy.	Within Policy PROT A Category A1, the following text was added '...and if compensatory measures are provided to ensure the overall coherence of the Natura network is protected.'
HES	PROT B Historic Environment Assets	Recommended that some previously used wording is included in PROT B.	PROT B was updated to read: Scheduled Monuments 'Development shall preserve archaeological remains in situ and within an appropriate setting. Adverse impact on the integrity of the monument or its setting shall not be permitted unless there are exceptional circumstances.'

HES	PROT B Historic Environment Assets	Recommended that some previously used wording is included in PROT B.	PROT B was updated to read: Listed Buildings 'The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting. There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting. No listed building should be demolished unless it can be clearly demonstrated: that the building is not of special interest; or that the building is incapable of repair; or that the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or that the repair of the building is not economically viable but that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. Historic Environment Scotland shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.'
HES	PROT B Historic Environment Assets	Recommended that some previously used wording is included in PROT B.	PROT B was updated to read: Conservation Areas 'Development shall be consistent with any relevant Conservation Area appraisal or management plan, including the provisions of any Article 4 Direction. The designs, materials, scale, and siting of any development shall be appropriate to the character of the conservation area and its setting. Trees which are considered by the Planning Authority to contribute to the character and appearance shall be preserved (or replaced with a new tree if health reasons justify). Where an existing building (listed or not) contributes positively to the character of the Conservation Area, the presumption against demolition shall apply. Demolition should not begin until there is evidence of contracts being let for the approved development.'
HES	PROT B Historic Environment Assets	Recommended that some previously used wording is included in PROT B.	PROT B was updated to read: Sites of Archaeological Interest 'For Sites of Archaeological Interest, the aim should be to preserve in situ wherever feasible. The Council will weigh the significance of the archaeological resources and of any impacts upon them and their setting against other merits. An archaeological evaluation report may be required. Where demolition results in damage or destruction, the site shall first be appropriately recorded. The developer may be requested to supply an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording analysis, publication and archiving in advance of development, and, at the developer's expense.'



HES	PROT B Historic Environment Assets	Category B Listed Buildings are of regional importance.	This has been changed to reflect they are regional and not local.
The Scottish Government	PROT B Historic Environment Assets	Suggested it be made clear that HES are responsible for granting Scheduled Monument Consent for works directly affecting a scheduled monument.	Under PROT B Historic Environment Assets the following text was added 'Adverse impact on the integrity of the monument or its setting shall not be permitted unless there are exceptional circumstances. Historic Environment Scotland are responsible for granting Scheduled Monument Consent for works directly affecting a Scheduled Monument.'
The Scottish Government	PROT B Historic Environment Assets	Outlined that not all historic environment assets are built.	Under PROT B Historic Environment Assets, 'natural and built heritage assets' has been changed to 'historic environment assets' throughout the Policy.
The Scottish Government	PROT C Mineral Resources	Clarification on minerals resources and guidance.	Policy PROT C Minerals Resources was updated to read 'The Council will satisfy market demands by protecting construction mineral sites from alternative development where the loss of sites would affect the 10-year supply in the Strategic Development Plan area and directing proposals for extraction to extension areas within or adjacent to existing operational sites. The winning of construction minerals is not considered appropriate within the urban area and within the rural area will be directed to currently operational sites in the first instance. Any proposals for the winning of construction minerals from sites over 2Ha in size will have to be assessed for the impact of the development on the strategic supply as defined in the Strategic Development Plan. All workable mineral resources which are of economic or conservation value will be safeguarded and in considering proposals for non-mineral development we will ensure that these are not sterilised by other development. There is existing Supplementary Planning Guidance SPG 11 Minerals relating to Assessing Planning Applications for Minerals. Revised Supplementary Planning Guidance will be prepared to reflect any changes in advice from the Coal Authority and any changes in Scottish Planning Policy, Advice or Guidance. The revised Guidance will also set out assessment methods to ensure that there will be no significant adverse impacts from mineral extraction processes including unconventional fossil fuels, in terms of noise, vibration, dust, fumes and other impacts on the human or natural environment.'
SPT	CI Contributions to Infrastructure Policy	Transport appraisal should consider all modes of transport and not just roads.	The reference within Contributions to Infrastructure has been changed from 'Roads' to 'Transport' and outlines that transport infrastructure can include road and public transport as well as active travel such as walking and cycling.

SEPA	EDQ1 Site Appraisal Policy	Outlined that there is insufficient focus at the development appraisal stage on the need to take into account potential impacts associated with the holistic water environment and also in respect of flood risk.	Policy EDQ1 now includes a point on 'impacts associated with the holistic water environment and flood risk'.
SEPA	EDQ2 Specific Features for Consideration Policy	SEPA's role in planning process should be included as well as flood maps.	EDQ 2 Policy Categories and Guidance has been amended to refer to SEPA's role in the planning process and a link provided to the flood maps used to identify areas of functional floodplain. Specific reference has also been made to the Council's Noise Guidance for New Developments.
SEPA	EDQ2 Specific Features for Consideration Policy	The term 'flood risk' should be included as a development constraint.	Flood risk is included as a specific feature for consideration under this Policy.
The Scottish Government	EDQ2 Specific Features for Consideration Policy	Comments made in relation to flooding and areas requiring strengthening.	Policy has been strengthened to now read 'The Council will manage development in areas that are subject to hazards and other potential site considerations in accordance with plans and protocols of the relevant managing agencies. This includes, for flood-risk areas, implementing the Water Framework Directive and the Flood Risk Framework set out in Scottish Planning Policy, the Clyde and Loch Lomond Local Plan District Local Flood Risk Management Plan and the Forth Estuary Local Flood Risk Management Plan (alongside the Flood Risk Management Strategies). Scottish Environmental Protection Agency's Flood Maps can be used to identify areas of functional floodplain to help ensure a precautionary approach is taken to flood-risk from all sources. SEPA are a statutory consultee in the planning process and applicants will always be advised to consult with SEPA on matters pertinent to flood-risk.'
SEPA	EDQ3 Quality of Development Policy	Requested addition of text to ensure that areas of carbon rich soils are identified as a constraint.	Text included in Policy EDQ3 '...and measures that reduce CO2 emissions, where appropriate through the protection of carbon-rich soils, such as peatland and including the installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings.'
SEPA	EDQ3 Quality of Development Policy	Comment regarding mitigation not always being possible and avoidance may be required.	Text added to Policy EDQ3 'In some circumstances, mitigation may not always be possible and avoidance may be required.'

SEPA	EDQ3 Quality of Development Policy	Requirement for buffer strips in relation to the water environment to ensure appropriately sized buffer strips areas are provided between a development and each watercourse.	The following text is included in Policy EDQ3 - 'Buffer strips may be required in respect of the water environment between a development and each watercourse.'
The Scottish Government	EDQ3 Quality of Development Policy	Include text on provision for vehicle charging points.	Within Policy EDQ3 Environmental and Design Qualities the following text was inserted 'provision for electric vehicle charging points should be considered and provided where appropriate.'
SNH	Cumbernauld & Kilsyth Local Area Partnership	Highlight within the Plan that proposals should not have an adverse effect on the Special Protection Area and should accord with South Cumbernauld Strategic Development Framework.	Within the Area Strategy, the following text has been added - 'Slamannan Plateau Special Protection Area (SPA). Any development proposals must take Policy PROT A Category A1 and the South Cumbernauld Community Growth Area Strategic Development Framework into account.' Policy PROT A also affords further protection to Natura 2000 sites.
The Scottish Government	Appendices Housing Land Requirement	No specific mention has been made with regards to specialist provision, considered through the HNDA.	The following text was added: 'The Housing Need and Demand Assessment considered specialist housing provision, including sites for Gypsy Travellers, and its conclusions did not support making any specific allocations Each local authority should consider applications for private sites on their own merits. North Lanarkshire Local Development Plan is consistent with this position.'
SPT	Promoting Development Locations and Infrastructure Context	The City Deal Infrastructure Fund should be further referenced within the Plan.	Some further commentary/detail provided on the City Deal Infrastructure Fund within the context of Promoting Development Locations and Infrastructure.
SNH	General	There is a lack of clarity within the Plan regarding SPGs and whether they are existing or proposed.	A table has been included to reflect the position of existing guidance and clarify whether they will be updated or proposed new guidance. Further detail has also been added to the guidance within policies where possible.
SNH	General	Disagree with use of terminology 'Character Areas' used throughout the Plan.	All references to 'Character Areas' has been replaced with 'Land Use Character Areas'.
The Scottish Government	General	The Plan should address the requirements Section 72 of the Climate Change (Scotland) Act 2009 introduced section 3F into the Town and Country Planning (Scotland) Act 1997.	In policies EDQ1, EDQ2 and EDQ3 text has been added to reflect the installation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings.

<b>SEPA</b>	<b>General</b>	<b>Support/promote co-location of existing/proposed energy sources with high demand energy users.</b>	<b>EDQ 1 refers to 'potential for and benefits of co-location with existing/proposed energy/heat sources' and EDQ 3 further supports 'promoting co-location of existing/proposed energy sources with high demand energy users and district heating networks for new developments'. A similar referencing is also included in Policy PROM ID2.</b>
<b>SNH</b>	<b>Map Book</b>	<b>Highlighted mapping issues regarding clarification between designations (international/national/local) and boundaries; differentiation between some shadings/tonings of the keys; Hassockrigg and North Shotts Moss SSSI requires redrawing.</b>	<b>Comments have been addressed and relevant changes made to the Map Book.</b>
<b>The Scottish Government</b>	<b>Map Book</b>	<b>Requested the inclusion of a map of the Cumbernauld Housing Sub-Market Area.</b>	<b>This has been included in the Plan.</b>

## Modified Proposed Plan

The Development Plan consists of two parts; the Strategic Development Plan (SDP) and the Local Development Plan (LDP). North Lanarkshire Council's proposed LDP has been written to align with the most up to date SDP which was approved by the Scottish Ministers in July 2017.

Glasgow and the Clyde Valley Strategic Development Plan 2 (Clydeplan) was submitted to the Scottish Ministers on 26<sup>th</sup> May 2016. A formal examination process commenced on 14<sup>th</sup> July 2016 which included a public hearing session on housing related matters which was held on 14<sup>th</sup> December 2016. The Reporters' Report of Examination was submitted to the Scottish Ministers on 20<sup>th</sup> March 2017.

In accordance with procedure, the post adoption statement and the Plan were published and advertised on 15<sup>th</sup> September 2017. Post publication there is a statutory six week period for the Plan to be challenged. On 26<sup>th</sup> October 2017 an appeal was lodged at the Court of Session against the Scottish Ministers decision to approve Clydeplan.

A significant number of contributions and objections to the Local Development Plan Proposed Plan were directly related to the subject of the Challenge, specifically to the supply of land for housing to be built. This introduced a level of uncertainty to the plan process and required an assessment of the options to take the Local Development Plan forward and the risks associated with each option.

On balance, modifying the North Lanarkshire Proposed Plan offered the Council more control over events and would benefit the plan making process. The North Lanarkshire Local Development Plan Scheme was updated to incorporate this additional process.

Modifying the Proposed Plan entailed updating the Plan to reflect changes in site designations, area boundaries to reflect decisions taken on planning applications since publication of the Proposed Plan, legislation and guidance, as well as to reflect any appropriate and acceptable changes that could be made as a result of contributions and objections to the Proposed Plan.

## Changes to Policy Structure

In terms of development strategy, the North Lanarkshire Local Development Plan Modified Proposed Plan confirms the Council's commitment to sustainable growth and regeneration through a Sustainability and Placemaking Strategy, with

Promoting & Protecting policies addressing:

- Promoting Development Locations and Infrastructure
- Protecting Assets

Placemaking Policies then address:

- Purpose of Place
- Amount of Development
- Contributions to Infrastructure
- Environmental & Design Qualities

## Changes to Policy Content

The policies have been presented in a new format to enhance their understanding, make them more targeted and allow for more detail to be included in light of comments received. This is particularly the case for the Purpose of Place and Amount of Development Policies which are no longer presented in tabular form but are still presented in conjunction with each other and for each character area. Similarly the Protecting Assets policies are no longer presented in tabular format across two pages. Policies are now presented in the following format

### Promoting & Protecting Policies

#### Promoting Development Locations and Infrastructure

**PROM LOC1** Regeneration Priorities  
**PROM LOC2** Business Development Sites  
**PROM LOC3** Housing Development Sites  
**PROM LOC4** Special Landscape Areas & Green Network Improvements  
**PROM ID1** Transport Improvements  
**PROM ID2** Utilities Improvements

#### Protecting Assets

**PROT A** Natural Environment and Green Network Assets  
**PROT B** Historic Environment Assets  
**PROT C** Mineral Resources

### Placemaking Policies

#### 1A Strategic Town Centres

**PP 1A** Purpose of Place Policy  
**AD 1A** Amount of Development Policy  
**1B Town & Large Centres**  
**PP 1B** Purpose of Place Policy  
**AD 1B** Amount of Development Policy  
**1C Local Centres**  
**PP 1C** Purpose of Place Policy  
**AD 1C** Amount of Development Policy

#### 2A Strategic Business Centres

**PP 2A** Purpose of Place Policy  
**AD 2A** Amount of Development Policy  
**2B Local Business Centres**  
**PP 2B** Purpose of Place Policy  
**AD 2B** Amount of Development Policy  
**2C Visitor Economy Areas & Locations**  
**PP 2C** Purpose of Place Policy  
**AD 2C** Amount of Development Policy

**Placemaking Policies**

**3 General Urban Area**

**PP 3** Purpose of Place Policy

**AD 3** Amount of Development Policy

**4 Green Belt**

**PP 4** Purpose of Place Policy

**AD 4** Amount of Development Policy

**5 Countryside**

**PP 5** Purpose of Place Policy

**AD 5** Amount of Development Policy

**Contributions to Infrastructure**

**CI** Contributions to Infrastructure Policy

**Environmental & Design Qualities**

**EDQ 1** Site Appraisal Policy

**EDQ 2** Specific Features for Consideration Policy

**EDQ 3** Quality of Development Policy

**Changes to Guidance content**

In conjunction with the new policy structure, presentation and the enhanced content Guidance is no longer contained in a narrative form but is presented in conjunction with and the same format as each relevant policy. Where appropriate, links to existing Guidance and its relevance to the LDP have been included and explained. This enhances and strengthens this section of the plan in response to submissions received during the Proposed Plan consultation.

**Implications for Environmental Report**

The changes in structure, presentation and content of both policies and guidance are intended to strengthen the plan and its operability. Although the initial Environmental Report illustrated that the Strategies and Policies of the Plan were compatible with or had no significant impact on the SEA Objectives, revised assessments for the altered and enhanced policies and guidance are included in this Addendum.

## Proposals

As a consequence of the update of the land supplies, several Proposed Plan 2017 Proposed Housing Sites now have the benefit of Planning Permission or other forms of approval. In addition other, non-planned, sites have been granted Planning Permission for housing, business and industrial development. These changes are reflected in the Modified Plan Proposed Plan Changes document. Housing development sites under 4 units are not included but will be part of consequential mapping changes.

In relation to other proposed sites not affected by a change in planning status, two proposed housing sites have been removed following consideration of submissions and site characteristics and one Regeneration Site has also been removed from the Plan, following a change in ownership and stated development intention. Additionally two areas of former Green Belt have been included in the Urban Green Network following consideration of submissions received during the Plan consultation.

A number of non-significant boundary alterations have also been made to rectify drafting errors and minor mapping anomalies.

The site changes and the reasons for them are detailed in addendums to the Site Selection and Urban Boundary Review background reports which can be viewed at [www.northlanarkshire.gov.uk/nextplan](http://www.northlanarkshire.gov.uk/nextplan).

## Updates to Sites selected through Site Selection Methodology

Since the Proposed Plan consultation in 2017 a number of sites identified in the North Lanarkshire Local Development Plan Proposed Plan have received Planning Permission. These sites are identified below

04/20 Part Castlehill Road, Overtown

18/07 Brownieside Plains Airdrie

19/07 178-182 Main Street Plains Airdrie

20/07 120-130 Main Street Plains Airdrie

22/07 Land to East of 26 & 28 Airdriehill Street Airdrie

Planning Permission has also been granted for the following sites submitted during the process of developing the Proposed Development Plan, which, for the reasons contained in the Background Report, the Council did not include in the North Lanarkshire Local Development Plan Proposed Plan.

13/05 Gateside Farm, Stepps

04/20 Part Castlehill Road, Overtown



03/14 Land at Mossend Railhead

11/06 Oakridge Road, Bargeddie

Having considered contributions to the North Lanarkshire Local Development Plan Proposed Plan consultation the Council proposes to change the status of the following sites in the North Lanarkshire Local Development Plan Modified Proposed Plan.

01/02 Land South of OKI Way, Napier Road is no longer identified as a regeneration site as a result of a Planning permission being implemented and the new site owners seeking to have the site retained for industrial use.

12/06 Gartsherrie Primary School is no longer identified as a regeneration site as a result of Planning permission being granted for the reuse of the existing building.

### **Updates to Sites selected through Urban Boundaries Review**

Since the Proposed Plan consultation in 2017 a number of sites identified in the North Lanarkshire Local Development Plan Proposed Plan have received Planning Permission. These sites are identified below:

04/10 Land at Carnbroe Estate

03/09 St. James's Primary School, Coatbridge

05/09 Drumpark, Bargeddie

Planning Permission has also been granted for the following sites submitted during the process of developing the Proposed Development Plan, which, for the reasons contained in the Background Report, the Council did not include in the North Lanarkshire Local Development Plan Proposed Plan.

Springhill Farm, Springhill Road, Stane, Shotts ML7 5DP

Part High Street/Biggar Road, Newarthill

The Urban Boundaries Review Background Report presented at the time of the North Lanarkshire Local Development Plan Proposed Plan consultation in 2017 detailed the considerations that led to the final decision of the Council on whether a site or sites would be identified as Proposed Sites.

Having considered contributions to the North Lanarkshire Local Development Plan Proposed Plan consultation the Council proposes to change the status of the following sites in the North Lanarkshire Local Development Plan Modified Proposed Plan.

- 25/19 Biggar Road, Cleland has been removed as a site following further consideration of the characteristics of the site and lack of suitable vehicle access for a substantial development which is not needed to meet a housing requirement.
- 09/02 Westerwood Golf Club, Cumbernauld has been removed as a site following further consideration of the characteristics of the site, the setting of the site on the edge of a golf course, acting as a buffer between existing houses and the golf course and lack of suitable vehicle access for a development which is not needed to meet a housing requirement.
- 06/17 Part of this site at High Street Newarthill has been included as a result of a further boundary review subsequent to the granting of Planning Permission for a large residential plot.
- 29/05 East of Auchengeich Road Moodiesburn has been reduced in size to exclude the community building and site of the Auchengeich Miners Memorial to protect this community facility.

Site North Dryburgh has been designated part of the Urban Green Network to protect its role within the urban area.

Site alongside M74 has been designated part of the Urban Green Network to protect its role within the urban area.

Sites alongside M8 have been designated part of the Urban Green Network to protect their role within the urban area. These sites could not previously be designated due to ongoing works to complete the M8/A8.

### **Implications for Environmental Report**

Proposed sites benefiting from the granting of Planning Permission through the Development Management process were considered against the policies and provisions of current approved and adopted policies with the materiality of the North Lanarkshire Local Development Plan Proposed Plan and its attendant assessments being of limited materiality to the decision making process.

Sites which were excluded from the North Lanarkshire Local Development Plan Proposed Plan but now have the benefit of Planning Permission were similarly considered through the Development Management process and the considerations in the development of the Proposed Plan were again of limited materiality to the decision making process.

All sites considered through the Development Management process were the subject of levels of planning and environmental assessment appropriate to their scale, are now part of the respective land supplies contained in the Modified Proposed Plan and Strategic Environment Assessment is therefore through the assessment of the PROM LOC Policy.

The assessment of the proposal to create an Urban Green Network and therefore its constituent parts is part of the consideration and assessment of both Policy PROM LOC 4 and the complementary Policy PROT A.

Clyde Valley Infrastructure Fund Projects contained in the North Lanarkshire Local Development Plan Proposed Plan and associated Environmental Report are currently undergoing further business case assessment sufficient detail to carry out further environmental assessment is not available and under the provisions of Policy PROM ID1 Transport Improvements and its associated guidance appropriate assessment requirements will be identified through the project delivery programmes for each project.

The reduction in size of site 29/05 East of Auchengeich Road Moodiesburn, to exclude the community building and site of the Auchengeich Miners Memorial thereby protecting this community and cultural facility, is reflected in a revised assessment for the site included in this addendum, following the Policy Assessments.

Following the granting of Planning Permission for a large residential plot, originally part of site 06/17 at High Street Newarthill a larger portion of the site has been included as a result of a further boundary review to identify an appropriate and defensible Green Belt boundary. A site assessment for this site is included in this addendum, following the Policy Assessments.

All other assessments contained in the Proposed Plan Environmental Report remain unaltered by this addendum.

## Next steps

The Modified Proposed Plan addresses the spatial implications of economic, social and environmental change for North Lanarkshire. The Modified Proposed Plan is the Council's settled view as to what the Local Development Plan will be. It identifies opportunities for development and sets out policies for the development and use of land.

Consultation on the Modified Proposed Plan will take place between February and April 2019. Following the end of the consultation period objections to the Modified Proposed Plan will be sent categorised into issues with responses and sent, along with the Plan, for Examination by Scottish Government Reporters. The Examination period takes 6-9 months and concludes with the Council receiving a Report of Examination. Adoption of the plan takes place within three months of the receipt of the Report of Examination. Adoption is therefore expected in late 2019 or early 2020. Once adopted a Post Adoption Environmental Statement will be prepared detailing how all the comments have been taken into account.

## ASSESSMENT OF ENVIRONMENTAL EFFECTS

### Assessment activities to date

The assessment activities to date in relation to the Local Development Plan are set out below.

Date	LDP	SEA
Sept 2012	North Lanarkshire Local Plan was Adopted	Included Development Strategy Policy 2 Location of Development criteria for assessing the sustainable locational characteristics of proposed development sites.
March 2013	South Wishaw Mini-Charrette took place to develop spatial strategy options for housing development in the South Wishaw area.	The criteria and parameters for the Call for Sites developed based on the findings of the South Wishaw Mini-Charrette and North Lanarkshire Local Plan Development Strategy Policy 2 Location of Development.
June 2013	Call for Sites criteria and parameters approved at Planning and Transportation Committee. ( <b>Appendix 1</b> )	
July 2013 - September 2013	Call for Sites consultation.	179 sites were submitted during this process.
November 2013	Call for Sites responses reported to Planning and Transportation Committee.	
February 2013 - March 2014	Consultation on the potential deliverability of Call for Sites submissions took place with key agencies, infrastructure providers, and council service providers.	Responses were included within the Site Sustainability and Deliverability Matrix. ( <b>Appendix 2</b> )
October 2014	Letters sent to all Call for Sites submitters requesting confirmation that they wish their sites to continue to be considered as part of the Main Issues Report.	4 sites were withdrawn from the Call for Sites process and not taken forward for consideration as part of the Main Issues Report, reducing the number of Call for Sites sites to 175.
January 2015	Planning and Transportation Committee approved the Main Issues Report 2015.	Included Site Sustainability and Deliverability Matrices for all 175 Call for Sites sites for public engagement.
April 2015 - May 2015	Main Issues Report 2015 consultation	The Site Sustainability and Deliverability Matrix to be used for site selection and SEA assessment was part of the MIR consultation.
October 2015	Draft site selection process approved by Planning and Transportation Committee.	The treatment of sites and the consideration of factors identifying the type of sites required to be assessed was agreed
December 2015	Final site selection process approved by Planning and Transportation Committee.	The weighting factors to be applied to the sites submitted was agreed and the identification of geographic areas for site assessment and the application of the matrix was agreed.

January 2016	Planning and Transportation Committee approved site selections on the basis of responses to Issues 10 and 11 of the Main issues Report 2015 and subsequent site selection process.	Sites selected for the plan in accordance with the application of the weighted matrix and reasonable alternatives were assessed at the same time based on either geographic location or performance against the matrix.
April 2016	Planning and Transportation Committee approved the Main Issues Report - Report on Responses and Site Options (Main issues Report 2016). This completes the Main Issues Report stage of the Local Development Plan. It reports on the responses to all the issues raised in the Main Issues Report 2015 and includes site selections from January 2016 and the site implications of urban boundary review in accordance with Scottish Planning Policy.	A Draft Environmental Report was prepared assessing the preferred and alternative options presented in the Main Issues Report against the SEA objectives. High level site assessments were prepared for each identified site and reasonable alternatives
August 2016	Planning and Transportation Committee approved a draft Proposed Plan for publication. This document contained 7 policies developed in response to the Main Issues Report consultation and XX sites being promoted for development.	An Environmental Report was in preparation assessing the proposed policies against the SEA objectives and final Site Sustainability and Deliverability Matrices were prepared for the proposed and alternative sites with the matrix factors mapped to the SEA Objectives.
January 2017 – March 2017	Proposed Plan Consultation	1594 submissions received. Following registration and assessment 6176 identifiable comments were registered for consideration. This includes SEA comments from Key Agencies
September 2017	Clydeplan approved by the Scottish Ministers	The NLLDP is designed to be Clydeplan compliant and Schedule 4s and updated Environmental Report could now be prepared
October 2017	Approval of Clydeplan challenged at the Court of Session	Council begins consideration of options for NLLDP and SEA.
January 2018	Council resolves to proceed to prepare a Modified Proposed Plan	Comments on SEA assessed as part of the Modification process, in relation to policies, sites and mitigation. Preparation of new State of Environment Report and updated Environmental Report agreed.
September 2018	Modified Proposed Plan agreed by the Planning Sub-committee	Addendum to Environmental Report on existing baseline agreed with SEA Gateway in October and discussion around content with Key Agencies undertaken. Addendum preparation begun.
February 2018	Modified Proposed Plan Consultation	

## Assessment methods

The LDP policies, have been assessed against the list of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005. Below is a sample assessment sheet of the framework used.

[Name/reference of policy or proposal]		
Objectives	Impact	Justification for predicted impact
Land Use	✓ x	
Ecology	✓ x	
Aquatic Environment	✓ x	Coming to a view on the predicted impact involves assessing the policy or proposal against the high level objectives and sub-objectives.
Geology and Soils	✓ x	
Waste and Resources	✓ x	
Energy	✓ x	
Landscape and Visual	✓ x	
Cultural Heritage	✓ x	
Air Quality and Noise	✓ x	
Communities	✓ x	
Summary		
Mitigation		

Left blank if no significant environmental effects. A tick if positive effects. A cross if negative effects

Summarising the reasons for the predicted effect.

Summarising the overall impact of the policy or proposal across all State of the Environment SEA Objectives

Depending on the outcome of the above assessment this section will identify what, if any, mitigation measures are needed

### **Assessment of Modified Proposed Plan Policies and Site Changes**

The Proposed Plan policies, guidance, plan and sites and alternatives were assessed using the framework shown above. A summary of the assessment findings (illustrating the compatibility with Strategic Environmental Assessment objectives), and the individual assessments, are set out here.



## Summary of assessment findings

SEA Topic	Strategy		Thematic Policy and associated Guidance		Principal Policy and associated Guidance			
	Vision	Principal and Thematic Policies	Promoting Development Locations and Infrastructure (Promote)	Protecting Assets and Development Constraints (Protect)	Purpose of Place (PP)	Amount of Development (AD)	Contributions to Infrastructure (CI)	Environmental & Design Qualities
Land Use								
Ecology								
Aquatic Environment								
Geology and Soils								
Waste and Resources								
Energy								
Landscape and Visual								
Cultural Heritage								
Air Quality and Noise								
Communities								

Key		Compatible with SEA Objectives		No significant impact		Incompatible with SEA assessment Objectives
-----	--	--------------------------------	--	-----------------------	--	---

Plan policies were assessed as compatible with Strategic Environmental Assessment Objectives.

## Assessment of Modified Proposed Plan Policies and Guidance

The following section contains the individual assessments of the Proposed Plan Strategy, Policies and associated Guidance. The consideration firstly contains the Strategy and Policies followed by an assessment as they are presented and grouped in the Modified Proposed Plan.

### ASSESSMENT OF ENVIRONMENTAL EFFECTS Vision and Strategy

Assessment of Vision and Strategy

### ASSESSMENT OF ENVIRONMENTAL EFFECTS Promoting & Protecting Policies

#### Promoting Development Locations and Infrastructure

**PROM LOC1** Regeneration Priorities

**PROM LOC2** Business Development Sites

**PROM LOC3** Housing Development Sites

**PROM LOC4** Special Landscape Areas & Green Network Improvements

**PROM ID1** Transport Improvements

**PROM ID2** Utilities Improvements

Assessment of **Promoting Development Locations and Infrastructure** Policies and Guidance

#### Protecting Assets

**PROT A** Natural Environment and Green Network Assets

**PROT B** Historic Environment Assets

**PROT C** Mineral Resources

Assessment of **Protecting Assets** Policies and Guidance

### ASSESSMENT OF ENVIRONMENTAL EFFECTS Placemaking Policies

#### 1A Strategic Town Centres

**PP 1A** Purpose of Place Policy

**AD 1A** Amount of Development Policy

#### 1B Town & Large Centres

**PP 1B** Purpose of Place Policy

**AD 1B** Amount of Development Policy

#### 1C Local Centres

**PP 1C** Purpose of Place Policy

**AD 1C** Amount of Development Policy

#### 2A Strategic Business Centres

**PP 2A** Purpose of Place Policy

**AD 2A** Amount of Development Policy

#### 2B Local Business Centres

**PP 2B** Purpose of Place Policy

**AD 2B** Amount of Development Policy

#### 2C Visitor Economy Areas & Locations

**PP 2C** Purpose of Place Policy

**AD 2C** Amount of Development Policy

#### 3 General Urban Area

**PP 3** Purpose of Place Policy

**AD 3** Amount of Development Policy

#### 4 Green Belt

**PP 4** Purpose of Place Policy

**AD 4** Amount of Development Policy

#### 5 Countryside

**PP 5** Purpose of Place Policy

**AD 5** Amount of Development Policy

Assessment of **Placemaking** Policies and Guidance

**Contributions to Infrastructure**

**CI** Contributions to Infrastructure Policy

Assessment of **Contributions to Infrastructure** Policies and Guidance

**Environmental & Design Qualities**

**EDQ 1** Site Appraisal Policy

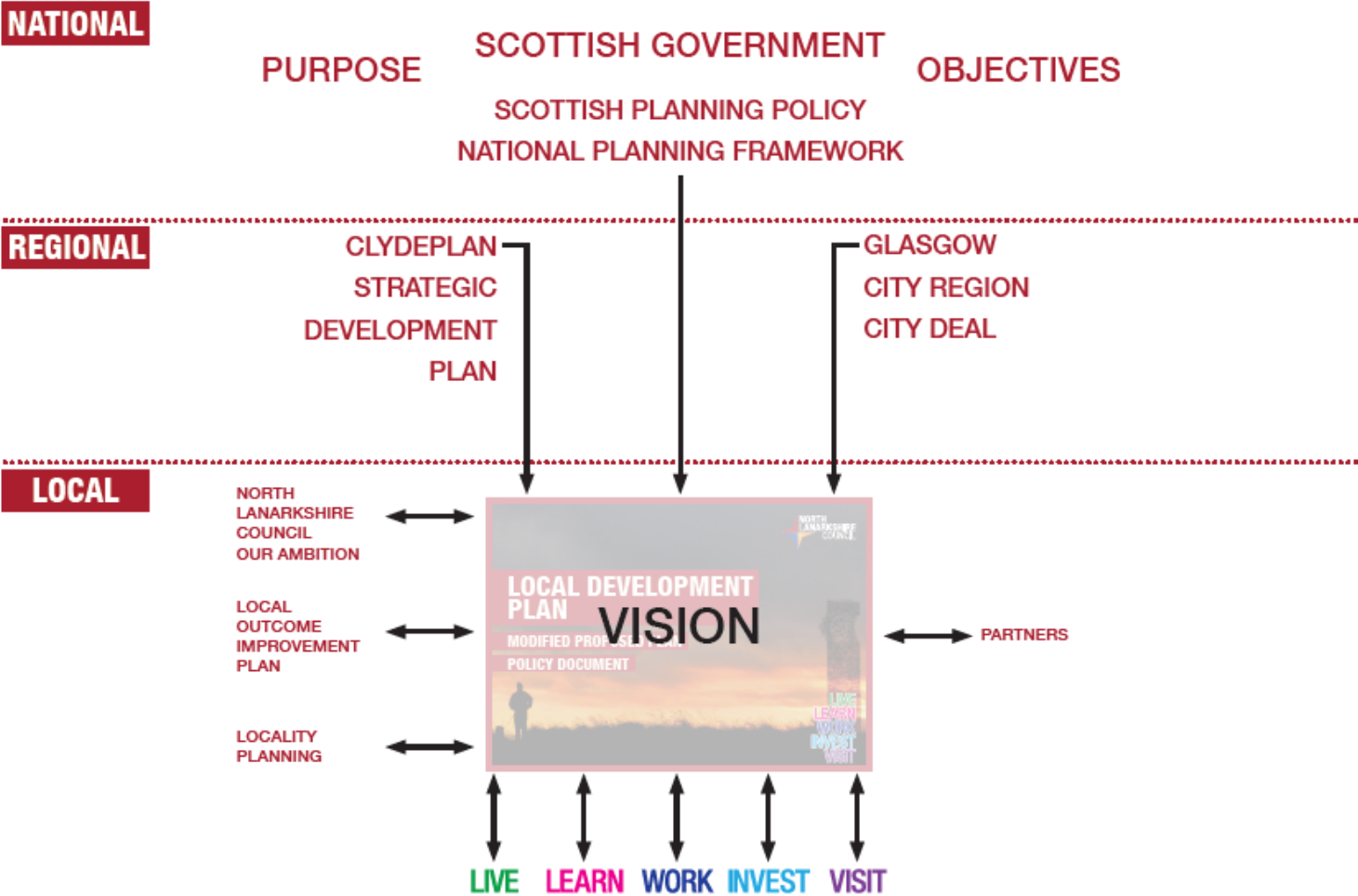
**EDQ 2** Specific Features for Consideration Policy

**EDQ 3** Quality of Development Policy

Assessment of **Environmental & Design Qualities** Policies and Guidance

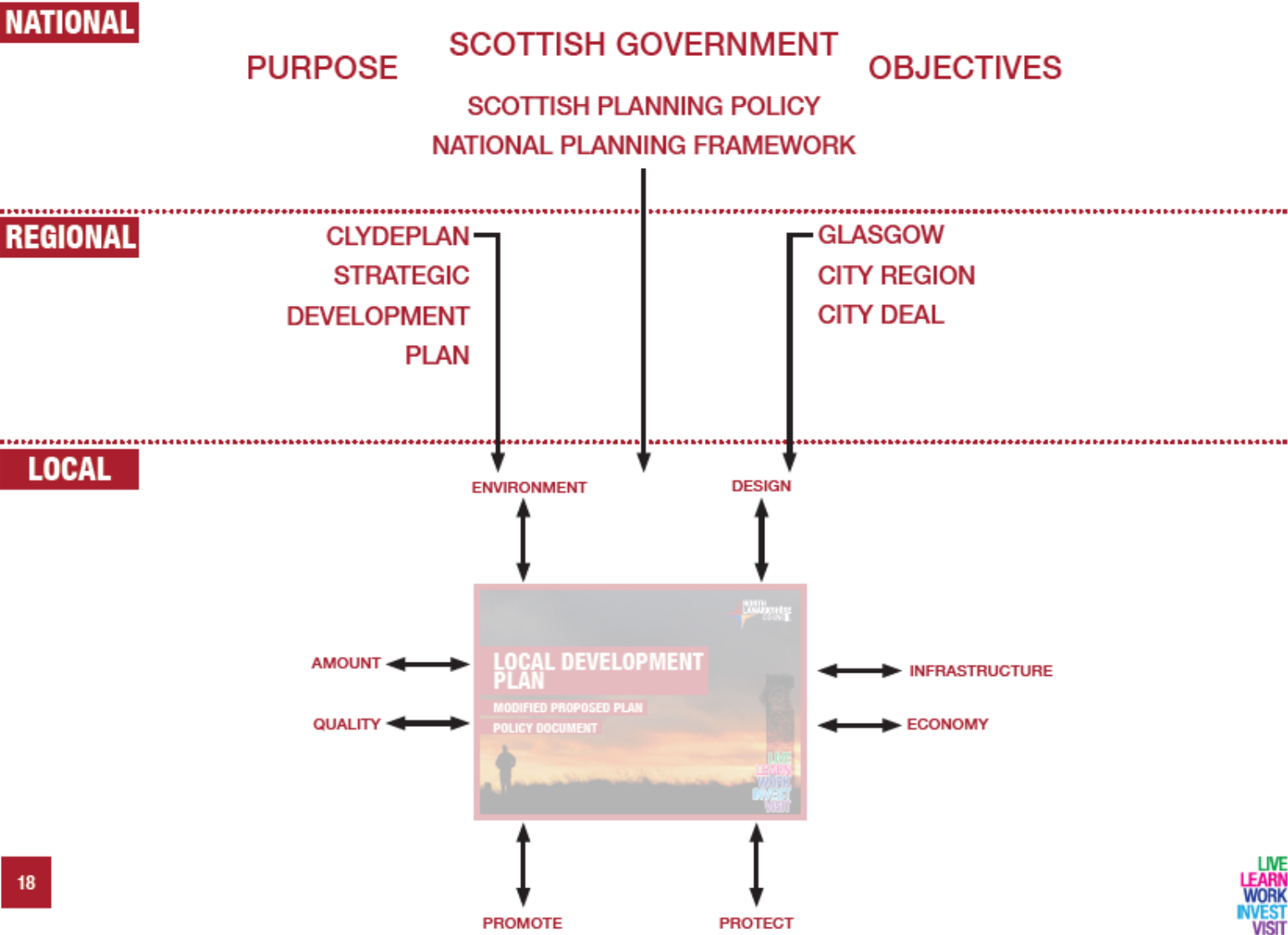
# **ASSESSMENT OF ENVIRONMENTAL EFFECTS**

## **Vision and Strategy**



Local Development Plan Modified Proposed Plan Policy Document 2018

Local Development Plan Modified Proposed Plan Policy Document 2018



Local Development Plan Modified Proposed Plan Policy Document 2018

**Corporate Priority Outcomes**

Improved economic opportunities and outcomes  
Supporting all children to realise their full potential

Improving health, wellbeing and care of communities  
Improving relationships with Communities and the third sector

- Outcomes from the Corporate Plan, Community Plan and Single Outcome Agreement.
- particularly for households and communities that experience significant economic disadvantage.
  - through education, apprenticeships and training with a particular focus on children from deprived backgrounds who are often failed by current arrangements.
  - with a particular focus on prevention and reducing inequalities.
  - to mobilise community capacity and resources behind priority outcomes.

**Community Planning Partnership Priorities**

Community Resilience  
Homelessness  
Looked After Children and Young People  
Poverty

Locality Plans will be developed with communities outlining collective actions to improve their lives and deliver on the Partnership Priorities. This approach will be delivered in phases across North Lanarkshire informed by a robust and evolving evidence base.

**Local Development Plan Vision**

**PROM**oting Development Locations and Infrastructure

**PRO**Tecting Assets

Purpose of **P**lace  
Amount of **D**evelopment  
Contributions to **I**nfrastructure  
Environmental & **D**esign **Q**ualities

- The Local Development Plan is the land use planning policy expression of the Community Plan vision and our shared Ambition for North Lanarkshire to be the place to live, learn, work, invest and visit. It aims to increase sustainable growth and regeneration, and to improve places because:
- development opportunities and infrastructure improvements contribute to successful, sustainable places and there is a need to mitigate and adapt to the challenges of climate change.
  - natural and historic environment assets and resources contribute to resilient, sustainable places.
  - the right development happens in the right places;
  - there is a balance of supply and demand for land uses;
  - places have the infrastructure they need to support sustainable development;
  - development does not compromise the environment and the form of development makes places more distinctive.

Vision and Strategy		
The Local Development Plan is the land use planning policy expression of the Community Plan vision for North Lanarkshire. It aims to increase sustainable growth and regeneration, and to improve places.		
Objectives	Impact	Justification for predicted impact
Land Use	✓	<p>The clearly expressed high level aims in the Plan vision are aligned with the high level objective HLO1 To achieve balanced, sustainable land use</p> <p>And consistent, through the application of the stated Plan Policies, with the following sub objectives</p> <p>SO1 To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use</p> <p>SO2 To improve quality, accessibility and biodiversity of open spaces</p> <p>SO4 To create vibrant, attractive and functional woodland environments</p> <p>SO6 To overcome land access constraints and promote more sustainable forms of transport</p> <p>SO7 To ensure future supply of quality land</p> <p>SO8 To increase development on brownfield sites</p> <p>SO9 To integrate land use with transportation and other infrastructure requirements</p> <p>SO10 To identify and promote land use development opportunities</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO12 To protect valued environmental resources</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
Ecology	✓	Impacts considered on a policy and site basis in subsequent pages
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		<p>The vision of the Local development Plan is considered to have a likely significant positive impact on the high level and SEA objective of sustainable land use and a range of sub-objectives related to sustainable land use, the re-use of brownfield land, integration with transport and environmental protection and enhancement.</p> <p>As the articulation of the Vision is expressed in the form of the Policies it will implement, the effects of the Policies are considered separately in relation to the SEA topic objectives.</p>
Mitigation		None required.





# **ASSESSMENT OF ENVIRONMENTAL EFFECTS**

## **Promoting & Protecting Policies**

# plan policies

## Promoting & Protecting Policies

**PROMoting** Development Locations:  
and Infrastructure:

Business sites / Housing sites / Regeneration priorities  
Green Network improvements / Transport improvements / Utilities

**PROtecting** Assets:

Green Network assets / Historic & Natural Environment assets / Mineral resources

### Placemaking Policies

Purpose of **P**lace

Amount of **D**evelopment

Contributions to **I**nfrastructure

Environmental & **D**esign Qualities



Principal and Thematic Policies		
<p>There are 2 thematic policies to promote developments and protect assets.            There are 4 Principal Policies addressing sustainability and placemaking that apply to all applications for planning permission.</p>		
Objectives	Impact	Justification for predicted impact
Land Use	✓	<p>Having Strategic Policy that applies to all applications for planning permission means that each application is considered in terms of whether or not it passes policy tests looking at:</p> <p>Amount - supply and demand factors            Location - sustainable location criteria            Impact - community facility mitigation            Quality - environmental performance            Place - contributing to community            These five policies address all SEA topics.</p>
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		The approach of applying strategic Principal Policies brings sustainability and placemaking considerations to all applications for planning permission. This is a presumption in favour of sustainable development and is consistent with the Principal Policies in Scottish Planning Policy.
Mitigation		None required.

**PROM LOC1 Regeneration Priorities**

North Lanarkshire Council will promote regeneration and sustainable growth through delivering the right amount of development in the right places, developed to the right quality, and for the benefit of the communities they affect. Physical regeneration of the existing urban area and the Centres identified therein will be given priority

**PROM LOC1 Guidance**

This Policy will be implemented in line with the priorities of the Council's Ambition and Economic Regeneration Delivery Plan, which has a strong focus on area-wide regeneration and Clydeplan's compact city-region model. Where appropriate, regeneration will be delivered through Town Centre and Area Action Plans, Masterplans and Locality Plans, in accordance with the priorities set out in the Purpose of Place Policies for each Land Use Character Area.

Any development proposals will require to take into account all Promote and Protect Policies and the Council's Regeneration Priorities:

Business and Industry  
Housing Regeneration/ Re-Provisioning  
Town Centre and Area Regeneration  
Infrastructure Development  
and Business Development, Housing Development and Regeneration Sites identified in this Plan.

Any sites proposed outwith the parameters of Policy PROM LOC1 will only be supported if they accord with all Purpose of Place and Amount of Development Policies of this Plan.

**All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.**

Local Development Plan Modified Proposed Plan Policy Document 2018

#### PROM LOC2 POLICY Business Development Sites

North Lanarkshire Council will support and direct business development to the Strategic and Local Business Centres identified in the Plan and Industrial & Business Land Supply. This comprises of:

- buildings and land located in the Strategic and Local Business Centres
- Marketable/Potentially Marketable sites identified in the 2017 Industrial & Business Land Survey,
- sites for specific uses, and
- new sites, identified as preferred proposed business sites in the Main Issues Report 2016, being promoted through this Plan.

The Industrial Land Survey 2017 Appendix lists all industrial sites, including the land supply (refer to the land supplies viewer on the council website).

North Lanarkshire Council will support the development of the Visitor Economy, seek to strike an appropriate balance between the benefits from sustainable economic growth and any impacts arising that could compromise the character of North Lanarkshire and manage the type and scale of development through Policies AD2C and PP2C.

Striking an appropriate balance between the benefits from sustainable economic growth and any impacts arising that could compromise the character of an area may require suitable mitigation.

#### PROM LOC2 Guidance

Purpose of Place Policies PP 2A, PP 2B and PP 2C indicate the uses deemed appropriate for each of these types of locations, with Amount of Development Policies AD 2A, AD 2B and AD 2C indicating the relevant scales of development and how development proposals will be considered by the Council. The Industrial & Business Land Supply identifies individual sites that are available for development.

Those sites promoted in the Plan will be brought forward through consideration of applications for planning permission and/or in accordance with the Action Programme.

Additional sites identified in the Industrial & Business Land Supply will be brought forward through consideration of applications for planning permission, subject to any specific restrictions that may be identified in the Area Strategies.

**All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.**

**PROM LOC3 POLICY Housing Development Sites**

North Lanarkshire Council will maintain a minimum 5-year effective supply of land for housing in each housing sub-market area at all times, through supporting and directing new housing development to the sites identified in the Plan and Housing Land Supply. This comprises of:

- new sites identified as Proposed Housing Sites in this plan;
- Effective sites identified in the 2017 Housing Land Audit;
- new sites with planning permission granted between 1 April 2017 and 30 June 2018.
- Strategic Housing Investment Programme

In the event of a shortfall identified by the Council, or the existing supply becoming substantially taken up ahead of programming forecasts, North Lanarkshire Council will seek to direct development towards sites considered non-effective in the most up-to-date, agreed Housing Land Audit. Any additional sites will be assessed using the following site sequence location criteria

Sites within the proposed Urban Area with no protection designation will be considered first, then

- ↓ Sites within the urban area and protected by a local designation or proposed policy then
- ↓ Sites within the urban area and protected by a national designation then
- ↓ Sites outwith the proposed Urban Area with no protection designation then
- ↓ Sites outwith the proposed Urban Area and protected by a local designation then
- ↓ Sites outwith the proposed Urban Area and protected by a national designation

Sites protected by an international designation will not be considered acceptable

The Housing Land Audit 2017 Appendix lists all the Established Housing Land Sites, including that proportion considered Effective (refer to the land supplies viewer on the council website).

**PROM LOC3 Guidance**

Those sites promoted in the Plan will be brought forward through consideration of applications for planning permission and/or in accordance with the Action Programme.

The site sequence location criteria set out in the Policy PROM LOC3 are based on the Filters illustrated in Stage 3 of the Site Selection Methodology.

For proposals for housing development in General Urban Areas, Strategic Town Centres, Town & Large Centres and Local Centres, please refer to Policies PP1A, PP1B, PP1C, PP3, AD1A, AD1B, AD1C and AD3.

Any sites proposed outwith the parameters of Policy PROM LOC3 will only be supported if they accord with Policies PP4, PP5, AD4 and AD5 of this Plan.

**All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.**



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#### **PROM LOC4 Special Landscape Areas & Green Network Improvements**

North Lanarkshire Council will promote the designation Special Landscape Areas and the enhancement and development of Seven Lochs Wetland Park and the Green Network, as listed in Area Strategies.

#### **PROM LOC4 Guidance**

Any proposals affecting the Special Landscape Areas will be required to satisfy the provisions of all EDQ and PROT Policies.

Any proposals affecting the Glasgow & the Clyde Valley Green Network in North Lanarkshire and other natural areas and green spaces that contribute to the health and quality of life of local communities will be required to satisfy the provisions of all EDQ and PROT Policies. Local level, small scale improvements will be delivered through specific North Lanarkshire Partnership Local Development Programme.

Green Networks are a means of attracting people into their local natural environment by improving community access, recreation opportunities, and environmental and ecological quality close to and within communities. Green Networks, corridors and linkages are widely seen as a key mechanism for reversing the effects of fragmentation on biodiversity.

Within North Lanarkshire, opportunity maps have been created for each of the four Green Network Priorities (Health and Wellbeing, Climate Change Adaption, Access to Greenspace, Habitat Connectivity). From this, strategically important areas that represent the greatest opportunity for delivering each of the priorities were identified. These six locations known as Strategic Delivery Areas (SDA) for the Green Network are:

- Broadwood (Climate Change Adaption, Habitat Connectivity)
- Gartcosh (Climate Change Adaption, Access to Greenspace, Habitat Connectivity)
- Holytown/Mossend (Health and Wellbeing, Climate Change Adaption, Access to Greenspace)
- Ravenscraig (Health and Wellbeing, Climate Change Adaption, Access to Greenspace, Habitat Connectivity)
- Gowkthrapple/Wishaw (Health and Wellbeing, Climate Change Adaption, Access to Greenspace, Habitat Connectivity)
- Waterloo (Health and Wellbeing, Climate Change Adaption, Access to Greenspace, Habitat Connectivity)

It should be noted that EDQ and PROT Policies may identify a requirement for provision of, or contribution towards the provision and maintenance of, Green Network infrastructure. EDQ Guidance under Policy EDQ3 will outline how new development proposals may protect, enhance and manage existing Green Network infrastructure and, in key locations, provide new Green Network infrastructure.

**All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.**



Local Development Plan Modified Proposed Plan Policy Document 2018

#### **PROM ID1 POLICY Transport Improvements**

North Lanarkshire Council will support sustainable, multi-modal transport improvements identified and delivered through the:

- National Transport Strategy
- National Walking Strategy
- Cycling Action Plan for Scotland
- Regional Transport Strategy
- Strategic Transport Projects Review
- Glasgow City Region City Deal Infrastructure Fund
- North Lanarkshire Transportation Strategy, including park & ride, car parks, and Safer Routes to School initiatives listed in Area Strategies
- North Lanarkshire Walking and Cycling Strategy
- Proposed Site Action Programmes
- Contributions to Infrastructure Policy

Developments not included in any of the above will be assessed for their contribution to modal shift in line with the sustainable modal hierarchy and current Strategies, in accordance with the EDQ Policies in this Plan.

#### **PROM ID1 Guidance**

Current North Lanarkshire Transportation Strategy projects are listed in the Area Strategies.

Glasgow City Region City Deal Infrastructure Fund projects are listed in the Area Strategies and, as appropriate to the location and scale of the project, delivery programmes will be prepared including details of the:

- nature and scope of the infrastructure to be delivered
- timescale within which the project will be delivered
- legislative requirements and processes applying to the project, including any statutory requirements under the Environmental Assessment (Scotland) Act 2005
- requirements in relation to the provisions of the Policies of the Plan

Any required mitigation in association with development sites will be delivered, as appropriate, through Action Programming or planning conditions or obligations and in accordance with the provisions of the Contributions to Infrastructure Policy.

**All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.**

**PROM ID2 POLICY Utilities Improvements**

North Lanarkshire Council will support utilities development in principle, subject to the assessment criteria listed in the Guidance below and consideration of other Policies in the Plan, and encourage the use of capacity from heat producing sources for heat networks identified through the National Heat Map.

**PROM ID2 Categories and Guidance****Assessment Criteria for Utilities Development**

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals, assessments or evidence (as outlined below) which should be submitted with any planning application to allow consideration of the proposal.

In addition, all Planning Applications will be assessed for their suitability for being located in the Land Use Character Areas in which they are proposed in terms of environmental qualities, as required by the EDQ Policies of this Plan.

**All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.**

Recycling centres vehicle charging points heat networks	<p>An assessment of the proposal's:</p> <ul style="list-style-type: none"> <li>• Convenience to the public</li> <li>• Impact on visual amenity</li> <li>• Potential for noise and other disturbance</li> <li>• Impact on traffic and highway safety, and the ability of vehicles to operate safely.</li> </ul> <p>Potential heat producing sources for heat networks identified through the National Heat Map are listed in the Area Strategies. The Council encourages co-location of existing/proposed energy sources with high demand energy users.</p>
Waste	<p>The location being:</p> <ul style="list-style-type: none"> <li>• at an existing/previous waste management facility licensed by SEPA,</li> <li>• a designated Business Centre within an appropriate development site,</li> <li>• a site identified in the Plan.</li> </ul> <p>Waste developments will support the delivery of the Zero Waste Plan objectives. The facility would need to comply with the EU Waste Framework Directive, National Waste Plan, regional guidance and issues of need and impact. Consideration of transportation of waste being located close to users of heat and power in the case of Energy From Waste or Advanced Thermal Treatment facilities should be taken into account. Development for thermal treatment plants will meet the criteria set out in SEPA's Thermal Treatment of Waste Guidelines.</p>

Local Development Plan Modified Proposed Plan Policy Document 2018

PROM ID2 Categories and Guidance	
Renewable Energy	<p>An assessment of the impact on features affected by the Protecting Assets Policy (in particular the integrity of Natura 2000 sites and peatlands) and issues of:</p> <ul style="list-style-type: none"> <li>• scale,</li> <li>• amenity,</li> <li>• cumulative impact,</li> <li>• community benefit and restoration.</li> </ul> <p>There are no National Parks or National Scenic Areas in North Lanarkshire. A Regional Onshore Wind Spatial Framework for Wind Energy Development, was approved as part of the Clydeplan Strategic Development Plan. This identifies all areas outwith those with potential for wind farm development as areas of significant protection, in order to protect communities and internationally and nationally important environmental designations and resources.</p> <p>At the more local level, the North Lanarkshire Landscape Capacity Study for Wind Turbine Development identifies landscape character areas across North Lanarkshire and are shown in the relevant Local Development Plan Map Book map. This covers ground-to-tip heights from 15m - &gt;120m.</p> <p>Within each of the landscape character areas identified in North Lanarkshire, the sensitivity for wind turbine development will vary, depending upon:</p> <ul style="list-style-type: none"> <li>• Proximity to receptors (people)</li> <li>• Levels of intervisibility</li> <li>• Sensitivities of adjacent landscapes</li> </ul> <p>In addition, for each of these defined landscape character areas, the Capacity Study describes the potential for and constraints on wind turbine development, of all scales, in terms of:</p> <ul style="list-style-type: none"> <li>• sensitivity of each landscape area to wind turbine development</li> <li>• capacity for different heights of turbines</li> <li>• capacity for different numbers of turbines</li> <li>• cumulative development impact</li> <li>• visual impact and</li> <li>• potential community benefit</li> </ul> <p>The Council will seek removal of operationally redundant generating equipment through a decommissioning process and the restoration of the location to the Council's satisfaction, through planning conditions.</p>

PROM ID2 Categories and Guidance	
Telecommunications	<p>The Council seeks the submission of evidence as to how the proposed equipment:</p> <ul style="list-style-type: none"><li>• will deliver new or enhanced connectivity to an area</li><li>• fits into the wider network</li><li>• complies with ICNIRP Radiation Guidelines</li></ul> <p>Any assessment should also consider the cumulative effects of the proposed development in combination with existing equipment in the area.</p> <p>The Council will encourage telecommunications proposals that:</p> <ul style="list-style-type: none"><li>• share existing and new facilities, or use existing buildings or structures</li><li>• are sited and designed to reduce visual and environmental impact</li></ul> <p>The Council will seek removal of operationally redundant communications installations and the restoration of the location to the Council's satisfaction, through planning conditions.</p>

<b>Thematic Policy</b> <b>Promoting Development Locations and Infrastructure (PROM)</b> <b>and associated Guidance</b> The Council will support the creation of successful, sustainable, connected places by promoting development locations and infrastructure improvements. Locations are detailed in Area Strategies for each Local Area Partnership area. Guidance gives further detail where necessary.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	<p>The promotion of sites, projects and infrastructure developments through this policy is designed to be consistent with the overall vision of the Plan and be consistent with the new Principal Policy structure, particularly the Purpose of Place policy. As such the proposals identified are consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO1 To achieve balanced, sustainable land use</p> <p>SO1 To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use</p> <p>SO2 To improve quality, accessibility and biodiversity of open spaces</p> <p>SO6 To overcome land access constraints and promote more sustainable forms of transport</p> <p>SO7 To ensure future supply of quality land</p> <p>SO8 To increase development on brownfield sites</p> <p>SO9 To integrate land use with transportation and other infrastructure requirements</p> <p>SO10 To identify and promote land use development opportunities</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
Ecology	✓	<p>The current policy safeguards and enhances the environment through the protection of biodiversity by promoting the Seven Lochs Wetland Park Special Landscape Areas and Green Network Improvements. As such the proposals identified are consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>HLO2 Protect, enhance and where necessary restore species and habitat</p> <p>SO3 To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice</p> <p>SO5 Take practical steps to restore, enhance and manage protected and at risk species and habitats</p> <p>SO6 Identify new sites, monitor confirmed sites and create new sites for Action Plan species and habitats</p>
Aquatic Environment	✓	<p>The particular promotion of the Seven Lochs Wetland Park is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>SO1 Adopt practices which help maintain and enhance biological resources</p> <p>SO2 To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</p>

		SO3 To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice
Geology and Soils		No significant impacts.
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities	✓	<p>The promotion of sites, projects and infrastructure developments through this policy is designed to be consistent with the overall vision of the Plan and be consistent with the new Principal Policy structure, particularly the Purpose of Place policy. As such the proposals identified are consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO2 To promote sustainable communities</p> <p>HLO3 To improve quality of life</p> <p>HLO4 To create a prosperous society where regeneration supports long term sustainable growth</p> <p>HLO5 Protect and enhance green spaces for recreation and biodiversity</p> <p>HLO9 Protect, enhance and create green spaces important for recreation and biodiversity</p> <p>SO2 To ensure development promotes greater social inclusion</p> <p>SO3 To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use</p> <p>SO5 To improve accessibility and sustainability of housing development by increasing brownfield development</p> <p>SO7 To create sustainable and safe green spaces</p> <p>SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing</p> <p>SO11 To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities</p> <p>SO12 To improve poor environments which contribute to ill health</p> <p>SO13 To create vibrant, attractive and functional woodland environments</p>
Summary		This policy will positively affect a number of SEA objectives through the promotion of Town Centres, identification of brownfield regeneration opportunities, new and enhanced environmental projects and designations and new and enhanced infrastructure. The Policy has been strengthened with the addition of further site assessment considerations and protections with clearer links to other supporting Policies and programmes provided in the guidance sections. Where insufficient information is available to allow Assessment of projects Guidance outlines how future assessment requirements will be identified and resolved.
Mitigation		None required. Mitigation for sites is identified in site assessments.

PROT PROTECTING ASSETS	
PROT A POLICY Natural Environment and Green Network Assets	
North Lanarkshire Council will protect natural and resilient sustainable places by safeguarding natural heritage assets.	
PROT A Guidance	
<p>When considering future development affecting the natural environment and the specific Green Network Assets identified in this Policy, the Council will seek guidance where appropriate from Scottish Natural Heritage. Scottish Natural Heritage have produced a variety of policy and guidance documents for aspects of the natural environment which the Council will utilise and will expect developers to consider in preparing proposals.</p> <p>Site categories identified in this Policy are locations protected for their importance for species or habitats, or other environmental value.</p>	
<b>Category A1 International (Designated by Scottish Natural Heritage)</b> Special Areas of Conservation / Special Protection Areas	Development proposals likely to have a significant effect on a Natura 2000 site will be subject to an Appropriate Assessment. Where an Appropriate Assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; there are imperative reasons of overriding public interest; and if compensatory measures are provided to ensure the overall coherence of the Natura network is protected. Refer to Supplementary Planning Guidance 20 Biodiversity and Development for further information.
<b>Category A2 National</b> Sites of Special Scientific Interest (Designated by Scottish Natural Heritage)  Ancient Woodland	Development that affects a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated: the objectives of the designated area and the overall integrity of the area would not be compromised; or any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.  When assessing suitability for woodland creation, applicants should refer to the Clydeplan Forestry and Woodland Strategy. Applicant should adhere to the Scottish Government's Control of Woodland Removal Policy with regards to any development proposal on land parcels containing woodland either in full or in part.



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<b>PROT A Guidance</b>	
<b>Category A3 Local Sites</b> Special Landscape Areas / Seven Lochs Wetland Park / Sites of Importance for Nature Conservation / Local Nature Reserves / Geodiversity Sites / Country Parks / Formal Town Parks / Community Parks / Tree Preservation Orders* / Core Paths* and Rights of Way*	Planning permission will only be granted for proposals potentially affecting Local 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.
<b>Category A4 Urban Green Network</b> Natural areas (including urban wildlife corridors, trees & woodlands, watercourses & wetlands and flood plains), outdoor sports facilities* and other green open spaces contributing to quality of life in local communities.	Planning permission will only be granted for proposals potentially affecting the Urban Green Network 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. EDQ Guidance under Policy EDQ3 will outline how new development proposals may protect, enhance and manage existing Green Network infrastructure and, in key locations, provide new Green Network infrastructure.  Outdoor sports facilities should not be redeveloped except where: <ul style="list-style-type: none"> <li>the proposed development is ancillary to the principal use as an outdoor sports facility or involves a minor part not affecting its use and potential for sport or training;</li> <li>the outdoor sports facility would be replaced by a new or upgraded outdoor sports facility of comparable or greater benefit for sport and in a location convenient for its users; or</li> <li>a playing field, or other relevant strategy prepared in consultation with SportScotland which demonstrates a clear excess of provision to meet current and anticipated future demand in the area, and the site could be developed without detriment to the overall quality of provision.</li> </ul>
<b>Category A5 Protected Species*</b>	<ul style="list-style-type: none"> <li>Development that significantly affects a species protected by law will only be permitted where an appraisal has demonstrated that the protected species would not be compromised; or any significant adverse effects on the protected species are mitigated through planning conditions or use of planning agreements to: facilitate protection of individual species members, reduce disturbance to a minimum and provide appropriate alternative habitats to sustain at least the current levels of the species locally. Not all locations important for species are identified.</li> </ul>

\* Categories of assets indicated with an asterisk are not mapped on the Protection map.  
 Prior to applying for Planning Permission applicants should confirm that designations are still in effect prior to making an application.



**PROT PROTECTING ASSETS****PROT B Policy Historic Environment Assets**

North Lanarkshire Council will protect and create resilient sustainable places by safeguarding historic environment assets.

**PROT B Guidance**

When considering future development affecting categories of historic environment assets and their settings, identified in this Guidance, the Council will seek guidance where appropriate from Historic Environment Scotland. Historic Environment Scotland have produced a variety of policy and guidance documents for aspects of the historic environment which the Council will utilise and will expect developers to consider in preparing proposals.

Development should avoid causing harm to the character or setting of sites protected for their historic environment value.

Planning permission or any other relevant consent will only be granted for such sites where the character and appearance of the site and its setting, including any special interest or features of architectural or historic interest, is preserved and/or enhanced.

**Category B1 International**  
Frontiers of the Roman Empire  
(Antonine Wall)  
World Heritage Site /  
Frontiers of the Roman Empire  
(Antonine Wall)  
World Heritage Site Buffer  
Zones

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

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PROT B Guidance	
Category B2 National Gardens and Designed Landscapes in Scotland	Development shall not impact adversely upon important views to, from and within them, or upon the site or setting of component features which contribute to their value.
Scheduled Monuments	Development shall preserve archaeological remains in situ and within an appropriate setting. Adverse impact on the integrity of the monument or its setting shall not be permitted unless there are exceptional circumstances. Historic Environment Scotland is responsible for granting Scheduled Monument Consent for works directly affecting a Scheduled Monument.
Kilsyth Historic Battlefield	Development should avoid causing harm to the character or setting of sites.
Category A Listed Buildings	<p>Applications for Planning Permission in Principle are not normally considered appropriate for these historic environment assets.</p> <p>The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting. There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting. No listed building should be demolished unless it can be clearly demonstrated: that the building is not of special interest; or that the building is incapable of repair; or that the demolition of the building is essential to delivering significant benefits to economic growth for the wider community; or that the repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. Historic Environment Scotland shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.</p>

<b>PROT B Guidance</b>	
<b>Category B3 Regional/Local</b> Category B Listed Buildings* Category C Listed Buildings*	<p>Applications for Planning Permission in Principle are not normally considered appropriate for these Regional (Category B listed building) and Local (Category C listed building) historic environment assets.</p> <p>The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting. There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting. No listed building should be demolished unless it can be clearly demonstrated: that the building is not of special interest; or that the building is incapable of repair; or that the demolition of the building is essential to delivering significant benefits to economic growth for the wider community; or that the repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. Historic Environment Scotland shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.</p>
Conservation Areas	<p>Development shall be consistent with any relevant Conservation Area appraisal or management plan, including the provisions of any Article 4 Direction. The designs, materials, scale, and siting of any development shall be appropriate to the character of the conservation area and its setting. Trees which are considered by the Planning Authority to contribute to the character and appearance shall be preserved (or replaced with a new tree if health reasons justify). Where an existing building (listed or not) contributes positively to the character of the Conservation Area, the presumption against demolition shall apply. Demolition should not begin until there is evidence of contracts being let for the approved development.</p>
Canal Corridors	<p>Canal Corridors are important to the preservation and setting of the Forth &amp; Clyde and Monkland Canals, which are protected as Scheduled Monuments. Development within the defined Canal Corridors shall be consistent with protecting this environment through the application of EDQ Policies.</p>
Sites of Archaeological Interest	<p>For Sites of Archaeological Interest, the aim should be to preserve in situ wherever feasible. The Council will weigh the significance of the archaeological resources and of any impacts upon them and their setting against other merits. An archaeological evaluation report may be required. Where demolition results in damage or destruction, the site shall first be appropriately recorded. The developer may be requested to supply an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording analysis, publication and archiving in advance of development, and, at the developer's expense.</p>

\* Categories of assets indicated with an asterisk are not mapped on the Protection map.

Prior to applying for Planning Permission applicants should confirm that designations are still in effect prior to making an application.

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**PROT PROTECTING ASSETS****PROT C POLICY Mineral Resources**

North Lanarkshire Council will operate a presumption against proposals for development that would potentially sterilise valuable mineral resources.

**PROT C Guidance**

In line with National Policy the Council will safeguard the categories of mineral supplies specified below. However, applications for extraction of such resources will still require to be assessed on supply, environmental, social and economic impacts, and restoration criteria in guidance.

**Category C1 Construction Minerals**

Hard rock\*  
Crushed rock  
aggregate\*  
Sand & gravel\*

The Council will satisfy market demands by protecting construction mineral sites from alternative development where the loss of sites would affect the 10-year supply in the Strategic Development Plan area and directing proposals for extraction to extension areas within or adjacent to existing operational sites.

The winning of construction minerals is not considered appropriate within the urban area and within the rural area will be directed to currently operational sites in the first instance. Any proposals for the winning of construction minerals from sites over 2Ha in size will have to be assessed for the impact of the development on the strategic supply as defined in the Strategic Development Plan.

All workable mineral resources which are of economic or conservation value will be safeguarded and in considering proposals for non-mineral development we will ensure that these are not sterilised by other development.

There is existing Supplementary Planning Guidance **SPG 11 Minerals** relating to **Assessing Planning Applications for Minerals**. Revised Supplementary Planning Guidance will be prepared to reflect any changes in advice from the Coal Authority and any changes in Scottish Planning Policy, Advice or Guidance. The revised Guidance will also set out assessment methods to ensure that there will be no significant adverse impacts from mineral extraction processes including unconventional fossil fuels, in terms of noise, vibration, dust, fumes and other impacts on the human or natural environment.

PROT C Guidance	
Category C2 Fossil fuels	
Coal Unconventional fossil fuels	<p>The Council will satisfy market demands by directing new proposals for opencast extraction to the identified search areas and for unconventional fossil fuels to the licence areas. North Lanarkshire Council is bound by the current Scottish Government advice on dealing with planning applications for unconventional fossil fuel extraction.</p> <p>There is existing Supplementary Planning Guidance SPG 11 Minerals relating to Assessing Planning Applications for Minerals. The search areas defined in this guidance will be maintained along with the broad principles of assessment until revised Supplementary Planning Guidance has been prepared to reflect any changes in advice from the Coal Authority and any changes in Scottish Planning Policy, Advice or Guidance.</p> <p>Revised Supplementary Planning Guidance will also set out assessment methods to ensure that there will be no significant adverse impacts from mineral extraction processes including unconventional fossil fuels, in terms of noise, vibration, dust, fumes and other impacts on the human or natural environment.</p>

*\* Categories of assets indicated with an asterisk are not mapped on the Protection map.  
Prior to applying for Planning Permission applicants should confirm that designations are still in effect prior to making an application.*

<b>Thematic Policy</b> <b>Protecting Assets (PROT)</b> <b>and associated Guidance</b>  The Council will protect natural and resilient sustainable places by safeguarding natural and built heritage assets, mineral resources.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	<p>This Policy is in effect a policy protecting natural assets and resources as well as indicating development constraints which may affect future development proposals. These factors will influence the appraisal of development proposals and the implementation of the policy is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO1 To achieve balanced, sustainable land use</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO12 To protect valued environmental resources</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
Ecology	✓	<p>Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>HLO2 Protect, enhance and where necessary restore species and habitat</p> <p>SO1 Adopt practices which help maintain and enhance biological resources</p> <p>SO2 To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</p> <p>SO4 To develop an effective management framework that ensures biodiversity is taken into account in all decision-making</p> <p>SO7 To protect and promote the greenbelt, SINCs, natural heritage and other locations of environmental significance</p> <p>SO8 To prevent development which will adversely affect a SSSI or other conservation designation</p>
Aquatic Environment	✓	<p>Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO1 To ensure the importance of aquatic habitats and resources is recognised and protected</p> <p>HLO2 To protect and enhance the water environment</p> <p>HLO3 Protect and enhance the water environment including coastal and river systems</p>

		SO4 To improve overall water quality and enhance riparian habitat SO6 To protect and enhance freshwater supplies, waterbodies and their catchments
Geology and Soils	✓	Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives HLO1 To protect the geological resource SO2 To ensure sustainable use and management of geology and soils SO4 To ensure that economically viable mineral resources may be exploited within environmentally sensitive parameters SO6 To minimise the disturbance to carbon rich soils, in particular peat.
Waste and Resources		No significant impacts.
Energy		
Landscape and Visual	✓	Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives HLO1 To improve the quality of the urban and rural landscape HLO2 Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV HLO3 Protect and where necessary restore, landscape character, especially those designated as having particular worth HLO4 Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value SO1 To promote development which enhances urban form and function SO2 To improve the quality of open space SO3 To improve links within and between the open space network elements SO4 Improve streets and open spaces, upgrade access routes and develop landscapes, improve the quality of buildings and their surroundings SO6 To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape
Cultural Heritage	✓	Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives HLO1 To preserve and interpret cultural heritage resources SO1 Protect, enhance and where necessary restore building character and townscape SO2 Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site



		SO3 Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones SO4 Protect, enhance and where necessary restore Scheduled Monuments SO5 Protect, enhance and where necessary restore Inventory of Gardens and Designed Landscapes in Scotland SO6 Protect, enhance and where necessary restore Listed Buildings SO7 Protect, enhance and where necessary restore Conservation Areas SO8 Protect, enhance and where necessary restore Canal Corridors SO9 Protect, enhance and where necessary restore Sites of Archaeological Interest SO10 Protect, enhance and where necessary restore Battlefield areas
Air Quality and Noise		No significant impacts.
Communities	✓	<p>Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives</p> HLO2 To promote sustainable communities HLO3 To improve quality of life HLO5 Protect and enhance green spaces for recreation and biodiversity HLO7 Respect urban form, settlement pattern and identity HLO9 Protect, enhance and create green spaces important for recreation and biodiversity SO7 To create sustainable and safe green spaces SO8 To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing SO12 To improve poor environments which contribute to ill health
Summary		<p>This Policy identifies a full range of policy protections covering International, National and Local designations while identifying constraints requiring the protection of resources and the consideration of the effect of development across the full range of the Policy. The outcome will be positive through reinforcing an extensive range of objectives for most SEA topics. The Policy has been strengthened with the addition of further site assessment considerations and protections with clearer links to other supporting Policies and programmes provided in the guidance sections. Consideration of Infrastructure constraints is now incorporated into the new Environmental and Design Qualities Policy EDQ2 Specific Features for Consideration.</p>
Mitigation		None required.





# **ASSESSMENT OF ENVIRONMENTAL EFFECTS**

## **Placemaking Policies**

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**1A Strategic Town Centres****PP 1A Purpose of Place Policy**

North Lanarkshire Council will support and encourage the provision of a range of appropriate uses and improvements to the physical environment to help maintain the role and function of the Strategic Town Centres and delivery of the Ravenscraig Masterplan and Town Centre Action Plans.

**PP 1A Purpose of Place Policy Guidance****Strategic Town Centres**

Airdrie  
Coatbridge  
Cumbernauld  
Motherwell  
Ravenscraig  
Wishaw

In the Strategic Town Centres, high footfall generating uses are appropriate, where the infrastructure exists to support them and facilitate the movement of large numbers of people and neighbouring uses are assessed as being compatible. This accords with the sequential approach as defined in Scottish Planning Policy, in support of the Town Centres First Principle. Business Centres appear in our Sequential Approach in recognition that they may have the infrastructure capacity to cope with higher volumes of people and traffic and are preferable to sporadic, isolated out-of-centre development. In addition, it is recognised that to support the operation, of our business centres, ancillary uses may be appropriate. An assessment of appropriateness is set out under Policies PP 2A and PP 2B.

- |     |  |
|-----|--|
| 1st | Strategic Town, Town & Large Centre,           |
| 2nd | Edge of Strategic Town, or Town & Large Centre |
| 3rd | Local Centre                                   |
| 4th | Business Centre (use dependent)                |
| 5th | Out-of-Centre                                  |

Subject to the assessment thresholds set out in Policy AD 1A, these Use Classes stated in the Town and Country Planning (Use Classes) (Scotland) Order 1997, are deemed appropriate in our Strategic Town Centres:

Class 1 shops, including sui generis: Sale or display of motor vehicles,

Class 2 financial, professional and other services, including sui generis: Betting shops and Pay-day loan shops, taxi business, vehicle hire

Class 3 food/drink, including sui generis: Public house, hot-food takeaway

Class 4 business

Class 5 general industrial

Class 6 storage/distribution

Class 7 hotels/hostels

Class 8 residential institutions

Class 9 housing, including sui generis: Flats

Class 10 non-residential institutions

Class 11 assembly/leisure, including sui generis: Theatre, amusement centres

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

The physical environment plays a vital role in the perception of overall attractiveness of our Strategic Town Centres as places to shop, invest, live and work. As such, proposals that seek to enhance the physical environment, for example, through streetscape works and regeneration initiatives are supported and encouraged. The Council's Ambition intends that a coordinated approach be taken that is tailored to the individual characteristics of each centre. The best means of delivering this ambition is through Town Centre Action Plans.

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**

**1B Town & Large Centres****PP 1B Purpose Of Place Policy**

North Lanarkshire Council will support and encourage the provision of a range of appropriate uses and improvements to the physical environment to help maintain the role and function of the Town and Large Centres within the Network of Centres and support delivery of Town Centre Action Plans.

**PP 1B Purpose of Place Policy Guidance****Town & Large Centres**

Bellshill

Birkenshaw

Kilsyth

Shotts

Caledonian Park,

Wishaw

Westway Park,

Cumbernauld

In the Town and Large Centres, high footfall generating uses are appropriate, where the infrastructure exists to support them and facilitate the transport of large numbers of people and neighbouring uses are assessed as being compatible. This accords with the sequential approach as defined in Scottish Planning Policy in support of the Town Centres First Principle. Business Centres appear in our Sequential Approach in recognition that they may have the infrastructure capacity to cope with higher volumes of people and traffic and are preferable to sporadic, isolated out-of-centre development. In addition, it is recognised that to support the operation of our business, ancillary uses may be appropriate. An Assessment of Appropriateness is set out under Policies PP 2A and PP 2B.

- |     |  |
|-----|--|
| 1st | Strategic Town, Town & Large Centre,           |
| 2nd | Edge of Strategic Town, or Town & Large Centre |
| 3rd | Local Centre                                   |
| 4th | Business Centre (use dependent)                |
| 5th | Out-of-Centre                                  |

Subject to the assessment thresholds set out in Policy AD 1B, these Use Classes stated in the Town and Country Planning (Use Classes) (Scotland) Order 1997, are deemed appropriate in our Town and Large Centres:

- Class 1 shops, including sui generis: Sale or display of motor vehicles,
- Class 2 financial, professional and other services, including sui generis: Betting shops and Pay-day loan shops, taxi business, vehicle hire
- Class 3 food/drink, including sui generis: Public house, hot-food takeaway
- Class 4 business
- Class 5 general industrial
- Class 6 storage/distribution
- Class 7 hotels/hostels
- Class 8 residential institutions
- Class 9 housing, including sui generis: Flats
- Class 10 non-residential institutions
- Class 11 assembly/leisure, including sui generis: Theatre, amusement centres

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

The physical environment plays a vital role in the perception of overall attractiveness of our Town Centres as places to shop, invest, live and work. As such, proposals that seek to enhance the physical environment, for example, through streetscape works and regeneration initiatives are supported and encouraged. The Council's Ambition intends that a coordinated approach be taken that is tailored to the individual characteristics of each centre. The best means of delivering this ambition is through Town Centre Action Plans.

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**

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**1C Local Centres****PP 1C Purpose of Place Policy**

North Lanarkshire Council will encourage a range of uses and a level of development in these Centres to meet the needs of their localities, whilst directing significant footfall generating uses in line with the Town Centres First Principle.

**PP 1C Purpose of Place Policy Guidance**

<b>Local Centres</b>	<b>Local Centres (continued)</b>	
Abronhill	Airbles Street, Motherwell	Local Centres provide a range of services and opportunities that reflect the communities they serve. Larger scale, high footfall generating uses are more appropriate in larger Mixed-Use Centres, where the infrastructure exists to support them and facilitate the transport of large numbers of people and neighbouring uses. This accords with the sequential approach as defined in Scottish Planning Policy, in support of the Town Centres First Principle.
Kirkwood	Aitchison Street, Airdrie	
Muirhouse	Calder Street, Coatbridge	Business Centres appear in our Sequential Approach in recognition that they may have the infrastructure capacity to cope with higher volumes of people and traffic and are preferable to sporadic, isolated out-of-centre development. In addition, it is recognised that to support the operation, of our business centres, ancillary uses may be appropriate. An Assessment of Appropriateness is set out under Policies PP 2A and PP 2B.
Netherton	Craigneuk, Wishaw	
Newarthill	Eastfield, Cumbernauld	1st Strategic Town, Town & Large Centre, 2nd Edge of Strategic Town, or Town & Large Centre 3rd Local Centre 4th Business Centre (use dependent) 5th Out-of-Centre
Balmalloch	Viewpark (Market Place)	
Bargeddie	Cumbernauld Rail Station	Subject to the assessment thresholds set out in Policy AD 1C, these Use Classes stated in the Town and Country Planning (Use Classes) (Scotland) Order 1997, are deemed appropriate in our Local Centres: Class 1 shops, including sui generis: Class 2 financial, professional and other services, including sui generis: Taxi business, Betting shops and Pay-day loan shops Class 3 food/drink, including sui generis: Public house, hot-food takeaway Class 4 business Class 5 general industrial Class 6 storage/distribution Class 7 hotels/hostels Class 8 residential institutions Class 9 housing, including sui generis: Flats Class 10 non-residential institutions Class 11 assembly/leisure
Blairgrove	Cumbernauld Village	
Carfin	Glenmanor Avenue,	Identifying acceptable uses in each of the Local Centres does not imply permitted change between those uses. Changes of use, along with potentially ancillary uses, will be subject to assessment against legislation and other Policies in the Plan.
Orbiston	Moodiesburn	
Overtown	Old Edinburgh Road,	<b>All proposed development will also be subject to assessment against legislation and other Policies in the Plan.</b>
Stane	Viewpark	
Stepps	Petersburn Four Isles	
Thrashbush	Petersburn Glen Road	
Calderbank	Station Road, Shotts	
Caldercruix	Stoneyetts Road,	
Chapelhall	Moodiesburn	
Clarkston	Townhead, Coatbridge	
Cleland	Logans Road, Motherwell	
Condorrat	Lorne Place, Coatbridge	
Chryston	Manse Road, Motherwell	
Coatdyke	Merry Street, Motherwell	
Craigmarloch	Russell Colt Street,	
Harthill	Coatbridge	
Holytown	Katherine Park, Airdrie	
Tannochside	Hamilton Road, Bellshill	
Mossend	Kenilworth Court,	
Newmains	Cumbernauld	
Forgewood	Woodside Street,	
Gartsherrie	Coatbridge	
Glenboig		
Whifflet		
Cambusnethan		
Glenmavis		
New Stevenston		

2A Strategic Business Centres	
PP 2A Purpose of Place Policy	
North Lanarkshire Council will encourage large scale business users to locate in our Strategic Business Centres and safeguard their character from dilution by other inappropriate uses and support upgrading of premises, amenities, access, parking and green space.	
PP 2A Purpose of Place Policy Guidance	
<b>Strategic Business Centres</b> Eurocentral-Mossend-Newhouse  Gartcosh-Kilgarth-Gartsherrie  Ravenscraig  Strathclyde-Righead-Bellshill  Westfield, Cumbernauld	<p>Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.</p> <p>These Centres are of such a scale and location that they can accommodate a full range of Class 4 Business, Class 5 Industrial and Class 6 Storage or Distribution uses. In addition, the introduction of a limited range of ancillary activities can be appropriate to maintain and support the operation of the Centres and their occupiers. Ancillary uses include limited retail, day-care nurseries and hotels to serve occupiers.</p> <p>Ancillary Development is development in the following classes that supports the operation of an existing use in the Centre, or the operation of the Centre, by providing uses at a scale appropriate to the Centre.</p> <ul style="list-style-type: none"> <li>• Class 1 Shops (Convenience)</li> <li>• Class 2 Financial &amp; Professional Services</li> <li>• Class 3 Food &amp; Drink including sui generis: hot-food takeaway</li> <li>• Class 7 Hotels &amp; Hostels</li> </ul> <p><b>Assessment of Appropriateness</b> of any proposal for ancillary development within the Business Centre in which it is proposed, should include a business plan or statement justifying that the development is designed to serve the Centre in which it is located.</p> <p>Strategic Business Centres are large-scale business investment centres, offering a full range of sites with good locations for major rail/motorway connections. Policy PP 2A recognises this and safeguards their Character from dilution by other, non-ancillary or inappropriate uses.</p> <p>Proposals for non-ancillary development or changes of use <b>will generally not be supported, however</b>, for any non-ancillary or high-footfall generating uses for which this location has been identified through the application of the <b>Town Centres First Sequential Approach</b> (1st Strategic Town, Town &amp; Large Centre /2nd Edge of Strategic Town, Town &amp; Large Centre /3rd Local Centre /4th Business Centre (use dependant) /5th Out-of-Centre) the following information should be supplied for assessment in justification of the suitability of this development for the Business Centre in which it is being proposed:</p> <ul style="list-style-type: none"> <li>• the <b>Town Centres First Sequential Approach assessment identifying the site</b>, as defined in Policy PP1A and above.</li> <li>• a statement on the mix of uses, the scale and nature of existing development in the Business Centre (all proposals require to satisfy the provisions of Policy EDQ 1).</li> <li>• its impact on the attractiveness as a location for industry and business (all proposals require to satisfy the provisions of Policy EDQ 3).</li> <li>• evidence that there is a requirement for a building with use-specific characteristics (e.g. roof height, layout, security).</li> <li>• evidence that the proposal will result in economic benefit.</li> <li>• Its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy Cl3 and Policy EDQ 3).</li> </ul> <p><b>All proposed development will be subject to assessment against legislation and other Policies in the Plan.</b></p>



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## 2B Local Business Centres

### PP 2B Purpose of Place Policy

North Lanarkshire Council will encourage small, medium and large sized enterprises to locate in our Local Business Centres, safeguard their character from dilution by other, inappropriate uses and support upgrading of premises, amenities, access, parking and green spaces.

### PP 2B Purpose of Place Policy Guidance

#### Local Business Centres

Blairlinn-Lenziemill, Cumbernauld  
 Brownsburn, Airdrie  
 Buchanan Gate, Stepps  
 Caldeen Road, Coatbridge  
 Chapelhall  
 Excelsior, Wishaw  
 Flemington, Motherwell  
 Greenhill, Coatbridge  
 High Street, Shotts  
 Shawhead and Carnbroe,  
 Coatbridge  
 Tannochside  
 Wardpark North, Cumbernauld  
 Wardpark South, Cumbernauld

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

These locations can accommodate a full range of Class 4 Business, Class 5 Industrial and Class 6 Storage or Distribution uses.

Ancillary Development is development in the following classes that supports the operation of an existing use in the Centre, or the operation of the Centre, by providing uses at a scale appropriate to the Centre.

- Class 1 Shops (Convenience)
- Class 2 Financial & Professional Services
- Class 3 Food & Drink including sui generis: hot-food takeaway
- Class 11 Assembly & Leisure

**Assessment of Appropriateness** of any proposal for ancillary development within the Business Centre in which it is proposed, should include a business plan or statement justifying that the development is designed to serve the Centre in which it is located.

Local Business Centres are primarily for small, medium and large sized enterprises to locate. Policy PP2B recognises this and safeguards their Character from dilution by other, inappropriate uses and support upgrading of premises, amenities, access, parking and green spaces.

Proposals for non-ancillary development or changes of use **will generally not be supported** for any non-ancillary or high-footfall generating uses for which this location has been identified through the application of the **Town Centres First Sequential Approach** (1st Strategic Town, Town & Large Centre /2nd Edge of Strategic Town, Town & Large Centre /3rd Local Centre /4th Business Centre (use dependant) /5th Out-of-Centre) the following information should be supplied for assessment in justification of the suitability of this development for the Business Centre in which it is being proposed:

- the **Town Centres First Sequential Approach assessment identifying the site**, as defined in Policy PP1A and above.
- a statement on the mix of uses, the scale and nature of existing development in the Business Centre (all proposals require to satisfy the provisions of Policy EDQ 1).
- its impact on the attractiveness as a location for industry and business (all proposals require to satisfy the provisions of Policy EDQ 3).
- evidence that there is a requirement for a building with use-specific characteristics (e.g. roof height, layout, security).
- evidence that the proposal will result in economic benefit.
- Its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy Cl3 and Policy EDQ 3).

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**

**2C Visitor Economy Areas & Locations****PP 2C Purpose of Place Policy**

North Lanarkshire Council will support the provision of tourism and leisure facilities in the Visitor Economy Locations.

**PP 2C Purpose of Place Policy Guidance****Visitor Economy Areas**

Kilsyth Hills & Kelvin Valley  
Palacerigg Country Park,  
Cumbernauld  
North Lanarkshire Canals  
Drumpellier Country Park/  
Seven Lochs Wetland Park  
Strathclyde Country Park,  
Motherwell

**Visitor Economy Locations**

Auchinstarry, Kilsyth  
Broadwood, Cumbernauld  
Time Capsule, Coatbridge  
Summerlee, Coatbridge  
Ravenscraig Regional Sports  
Centre  
Wishaw Sports Centre

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

There are a number of facilities that are specifically designed to cater for leisure and tourism. Striking an appropriate balance between the benefits from sustainable economic growth and any impacts arising that could compromise the character of an area or location may require suitable mitigation.

The introduction of a limited range of ancillary activities can be appropriate to maintain and support the operation of the Visitor Economy Locations. Ancillary uses include limited retail and hotels/accommodation, but any high-footfall generating, non-tourism uses will be subject to the **Town Centres First Sequential Approach** (1st Strategic Town, Town & Large Centre /2nd Edge of Strategic Town, Town & Large Centre /3rd Local Centre /4th Business Centre (use dependant) /5th Out-of-Centre).

- Class 1 Shops, restricted to within existing or improved facilities
- Class 3 Food & Drink, restricted to within existing or improved facilities
- Class 7 Hotels & Hostels, accommodation occupancy restricted to non-permanent use
- Class 9 Houses, accommodation occupancy restricted to non-permanent use
- Class 11 Assembly & Leisure, restricted to within existing or improved facilities

Assessment of appropriateness of any proposal for Visitor Economy development, development ancillary to the Visitor Economy Location, or change of use within the Visitor Economy Location in which it is proposed, should include, but not be limited to:

- a business plan or statement justifying that the development is designed to serve the Visitor Economy Location in which it is located and that it has been assessed using the **Town Centres First Sequential Approach**, as defined in Policy PP1A.
- a statement on the mix of uses, the scale and nature of existing development in the Land Use Character Area (all proposals require to satisfy the provisions of Policy EDQ 1).
- its impact on the attractiveness as a Visitor Economy Location (all proposals require to satisfy the provisions of Policy EDQ 3).
- evidence that there is a specific locational requirement for the proposal.
- evidence that the proposal will result in significant economic benefit.
- its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy CI 3 and Policy EDQ 3).

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**



### 3 General Urban Area

#### PP 3 Purpose of Place Policy

North Lanarkshire Council seeks to maintain and improve the level of amenity in urban areas, by encouraging development that is in keeping with their residential character and encouraging diversity in more mixed-use areas.

#### PP 3 Purpose of Place Policy Guidance

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

General Urban Areas are either primarily residential in character, or have a mixture of recognisably urban uses.

The aim of the Plan is to maintain and improve the level of amenity appropriate for the local context. Development in Classes 8 (Residential Institutions) and 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 is deemed to support the purpose of those places and offer the best opportunity to meet the aims of those places. This will primarily be achieved through the provisions of the Environmental and Design Qualities Policies of the Plan, which will also be applied to all proposals for developments of Classes 8 and 9.

The maintenance of the existing mix of other urban uses, or introduction of a limited range of ancillary uses and activities, outwith Classes 8 and 9, of an appropriate scale, within recognisably mixed use areas (see Assessment of Appropriateness below), can be appropriate to maintain and support the operation of the General Urban Area.

An Assessment of Appropriateness submitted by the applicant in relation to any proposal for new development, ancillary development, or change of use, outwith Classes 8 and 9 and within the General Urban Area should include, but not be limited to:

- a business plan or statement justifying that the development is ancillary development designed to serve the area in which it is located and that it has been assessed using the Town Centres First Sequential Approach, as defined in Policy PP1A.
- a statement on the mix of uses, scale and nature of existing development in the General Urban Area (all proposals require to satisfy the provisions of Policy EDQ 1).
- a statement on whether the proposal is an intensification of an existing use.
- its impact on the attractiveness of the General Urban Area (all proposals require to satisfy the provisions of Policy EDQ 3).
- evidence that there is a specific locational requirement for the proposal.
- evidence that the proposal will result in significant economic benefit.
- its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy CI 3 and Policy EDQ 3).

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**

**4 Green Belt****PP 4 Purpose of Place Policy**

North Lanarkshire Council will protect the setting of communities, support regeneration by directing growth to urban areas, protect natural assets and provide a high quality environment, by promoting a Green Belt as defined on the Proposals Maps.

North Lanarkshire Council will support developments for agriculture, forestry, recreation, or developments that need a non-urban location, including, where appropriate, Visitor Economy related development.

**PP 4 Purpose of Place Policy Guidance**

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

The purpose of the Green Belt is to protect the setting of communities, support regeneration by directing growth to urban areas, protect natural assets and provide a high quality environment. North Lanarkshire Council will encourage development appropriate for a Green Belt location by resisting development that is not for agriculture, forestry, recreation, tourism, or needs a Green Belt location, whilst allocating appropriate land for urban expansion.

Assessment of Appropriateness of any proposal for development (excluding Householder Development), or change of use, within the Green Belt, should include, but not be limited to:

- support by a business plan, or statement justifying that the development is compatible with the Green Belt.
- a statement that the proposal is not best suited to being located in a Centre, or General Urban Area, taking the Town Centres First Sequential Approach where appropriate.
- a statement on the scale and nature of existing development in the Green Belt (all proposals require to satisfy the provisions of all EDQ Policies).
- evidence that there is a specific locational requirement for the proposal.
- evidence that the proposal will result in significant economic benefit.
- its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy CI3 and Policy EDQ 3).

The Council will resist other forms of development, through the full range of Policies in the Plan. Any application for planning permission will be subject to appropriate assessment of its impacts through the limits defined in the Amount of Development policy.

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**

## 5 Countryside

### PP 5 Purpose of Place Policy

North Lanarkshire Council will support the Countryside, as defined on the Proposals Maps, by accommodating limited development such as Visitor Economy related development, extending existing businesses and settlements, and agricultural diversification.

North Lanarkshire Council will resist pressure for sporadic and isolated development in the Countryside, protect and enhance local landscapes and encourage the creation of jobs and services to serve Countryside communities.

### PP 5 Purpose of Place Policy Guidance

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

All of the uses that are appropriate in the Green Belt are appropriate in the Countryside. However, in addition to these, proposals for limited expansion of existing businesses and settlements, agricultural diversification and local job creation will be encouraged.

Assessment of appropriateness of any proposal for development (excluding Householder Development), or change of use, within the Countryside, should include, but not be limited to:

- support by a business plan, or statement justifying that the development is compatible with the Countryside.
- a statement that the proposal is not best suited to being located in a Centre, or General Urban Area, taking the, **Town Centres First Sequential Approach**, where appropriate.
- a statement on the scale and nature of existing development in the Countryside (all proposals require to satisfy the provisions of all EDQ Policies).
- evidence that the development is an expansion of an existing business and/or settlement in the Countryside.
- evidence that the development is an expansion/replacement of an existing building or cluster of buildings in the Countryside (all proposals require to satisfy the provisions of all EDQ Policies).
- evidence that there is a specific locational requirement for the proposal.
- evidence that the proposal will result in significant economic benefit.
- its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policies CI 3, EDQ 1 and EDQ 3).

Development not meeting these requirements **will not be supported**.

The Council will resist sporadic or isolated development in the Countryside through the application of the full range of Policies in this Plan and any applications for planning permission will be subject to appropriate assessment of its impacts through the limits defined in the Amount of Development Policy.

**All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.**

<b>Principal Policy</b> <b>Purpose of Place (PP)</b> <b>and associated Guidance</b> Every part of North Lanarkshire is in one of nine <b>CHARACTER AREAS</b> , each with a purpose based on the uses that are or should be there. Each area faces challenges to their ability to fulfil their purpose. The Council seeks to reinforce <b>PURPOSE</b> of places through <b>USES</b> that take place there.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	Through the identification of character areas and clearly stating their purpose and the challenges for the areas this policy is consistent with the SEA objectives HLO1 To achieve balanced, sustainable land use SO11 To promote more environmentally friendly patterns of development and land uses SO13 To protect landscape setting creating a defensible urban edge
Ecology		No significant impacts.
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy	✓	Positive impact through seeking to maintain and enhance the role and function of character areas through encouraging ancillary and compatible uses consistent with sub objective SO1 Reduce the need to travel and journey length
Landscape and Visual	✓	Through the identification of character areas and clearly stating their purpose and the challenges for the areas this policy is consistent with the SEA objectives of HLO2 Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV HLO3 Protect and where necessary restore, landscape character, especially those designated as having particular worth SO1 To promote development which enhances urban form and function SO6 To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape SO7 To upgrade the quality of urban form and encourage good quality urban design
Cultural Heritage		No significant impacts.
Air Quality and Noise		
Communities	✓	Through recognition of Character areas and the application of the Policy principles this Policy is consistent with the high level objective of developing sustainable communities through a healthy and inclusive population in a high quality built environment.

		HLO1 To promote community regeneration HLO2 To promote sustainable communities HLO3 To improve quality of life HLO7 Respect urban form, settlement pattern and identity SO11 To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities
Summary		This expanded strategic Principal Policy and associated Guidance has the aim to achieve more distinctive, successful places across the character areas by over time influencing the uses and form of development and protecting amenity. It is therefore considered to have potential significant impacts on the objectives and sub-objectives relating to sustainable patterns of development and community, with no significant impacts on other SEA topic objectives.
Mitigation		None required.

1A Strategic Town Centres													
AD 1A Amount of Development Policy													
Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.													
1 shops	2 services	3 food/drink	4 business	5 industrial	6 storage /distribution	7 hotels /hostels	8 residential institutions	9 housing	10 non-residential institutions	11 assembly /leisure	Renewable Energy	Utilities	Green Network
Over 5,000m <sup>2</sup> subject to the Sequential Approach and the assessment of impact	No assessment of amount of development is required		Assessment of Appropriateness			No assessment of amount of development is required					Refer to Policies EDQ, PROM and PROT		

#### AD 1A Amount of Development Policy Guidance

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

Proposals for developments of Class 1 floor space over 5,000m<sup>2</sup> will be subject to the Town Centres First Sequential Approach and assessment of impact on the other Strategic Centres and Town Centres across the Glasgow city region network, as required by Clydeplan Strategic Development Plan.

Through the Sequential Approach set out at Policy PP 1A Guidance, the availability and suitability of alternative sites must be assessed and quantified. This accords with Scottish Planning Policy, guidance and practice.

An assessment of impact will take the form of a Retail Statement, or Retail Assessment, outlining the effect of development on the network of centres.

Any amount of Class 4 Business, Class 5 Industrial, Class 6 Storage or Distribution will be subject to an Assessment of Appropriateness (see Policies PP 2A, PP 2B, PP 2C) of the development for Strategic and Local Business Centres.

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**



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1B Town & Large Centres													
AD 1B Amount of Development Policy													
Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.													
1 shops	2 services	3 food/drink	4 business	5 industrial	6 storage /distribution	7 hotels /hostels	8 residential institutions	9 housing	10 non-residential institutions	11 assembly /leisure	Renewable Energy	Utilities	Green Network
Over 2,500m² subject to the Sequential Approach and the assessment of impact	No assessment of amount of development is required		Assessment of Appropriateness			No assessment of amount of development is required					Refer to Policies EDQ, PROM and PROT		

AD 1B Amount of Development Policy Guidance													
Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.													
Proposals for developments of Class 1 floor space over 2,500m2 will be subject to the <b>Town Centres First Sequential Approach</b> and assessment of impact on the other Strategic Centres and Town Centres across the Glasgow city region network, as required by Clydeplan Strategic Development Plan.													
Within the Amount of Development Policy where there is reference to impact on Town & Large Centres, this will take the form of a Retail Statement, or Retail Assessment, outlining the effect of development on the network of Mixed-Use Centres.													
Through the Sequential Approach set out at Policy PP 1B Guidance, the availability and suitability of alternative sites must be assessed and quantified. This accords with Scottish Planning Policy, guidance and practice.													
Any amount of Class 4 Business, Class 5 Industrial, Class 6 Storage or Distribution will be subject to an Assessment of Appropriateness (see Policies PP 2A, PP 2B, PP 2C) of the development for Strategic and Local Business Centres.													
<b>All proposed development will be subject to assessment against legislation and other Policies in the Plan.</b>													

**1C Local Centres****AD 1C Amount of Development Policy**

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.

1 shops	2 services	3 food/drink	4 business	5 industrial	6 storage /distribution	7 hotels /hostels	8 residential institutions	9 housing	10 non-residential institutions	11 assembly /leisure	Renewable Energy	Utilities	Green Network
Over 500m <sup>2</sup> subject to the Sequential Approach and the assessment of impact			Any amount of development - Assessment of Appropriateness			Any amount of development subject to the Sequential Approach		Use appropriate	Any amount of development subject to the Sequential Approach and the assessment of impact		Refer to Policies EDQ, PROM and PROT		

**AD 1C Amount of Development Policy Guidance**

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

In accordance with the Town Centres First Principle and the limited size of the centres, any development of over 500 m<sup>2</sup> (gross) floor space of Use Classes 1,2 and 3, identified in Policy AD 1C, will have to be assessed using the Town Centres First Sequential Approach and for their impact on Strategic Town and Town & Large Centres.

Within the Amount of Development Policy where there is reference to impact on Local Centres this will take the form of a Retail Statement, or Retail Assessment, outlining the effect of development on the network of Mixed-Use Centres.

Any amount of Class 4 Business, Class 5 Industrial, Class 6 Storage or Distribution will be subject to an Assessment of Appropriateness (see Policies PP 2A, PP 2B, PP 2C) of the development for Strategic and Local Business Centres.

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**



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2A Strategic Business Centres															
AD 2A Amount of Development Policy															
Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.															
1 shops comparison	1 shops convenience	2 services	3 food/drink	4 business	5 industrial	6 storage /distribution	7 hotels /hostels	8 residential institutions	9 housing	10 non-residential institutions	11 assembly /leisure	Construction minerals	Renewable Energy	Utilities	Green Network
Use not appropriate	Ancillary - Assessment of Appropriateness and scale			No assessment of amount of development is required			Ancillary - Assessment of Appropriateness and scale of impact	Use not appropriate					Refer to Policies EDQ, PROM and PROT		

**Notes****Ancillary Uses:** See Purpose of Place Guidance PP 2A for appropriate usesUse Classes in the above table do not include Sui Generis uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Guidance identifies appropriate *sui generis* uses.

AD 2A Amount of Development Policy Guidance
Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.
If the proposed use is deemed appropriate, its scale has to be assessed. The Amount of Development Policy identifies Centres where development in Classes 4, 5 and 6 is deemed to support the purpose of those places and offer the best opportunity to meet the aims of those places. For Strategic Business Centres, this means any amount of development in Class 4, 5 and 6 development.
Assessment of amount of any proposal for ancillary development , or change of use within the Strategic Business Centre in which it is proposed should include, but not be limited to: <ul style="list-style-type: none"> <li>a statement on whether the proposal is an intensification of an existing use.</li> <li>its impact on land supply for industry and business.</li> <li>evidence regarding the existence of suitable alternative sites.</li> <li>evidence regarding the re-use of vacant or underutilised industrial land.</li> </ul>
<b>All proposed development will be subject to assessment against legislation and other Policies in the Plan.</b>

**2B Local Business Centres****AD 2B Amount of Development Policy**

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.

1 shops comparison	1 shops convenience	2 services	3 food/drink	4 business	5 industrial	6 storage /distribution	7 hotels /hostels	8 residential institutions	9 housing	10 non-residential institutions	11 assembly /leisure	Construction minerals	Renewable Energy	Utilities	Green Network
Use not appropriate	Ancillary - Assessment of Appropriateness and scale			No assessment of amount of development is required			Use not appropriate				Ancillary - Assessment of Appropriateness and scale	Use not appropriate	Refer to Policies EDQ, PROM and PROT		

**Notes**

**Ancillary Uses:** See Purpose of Place Guidance PP 2A for appropriate uses

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Guidance identifies appropriate *sui generis* uses.

**AD 2B Amount of Development Policy Guidance**

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

If the proposed use is deemed appropriate, its scale has to be assessed. Policy AD2B identifies Centres where development in Classes 4, 5 and 6 is deemed to support the purpose of those places and offer the best opportunity to meet the aims of those places. For Local Business Centres, this means any amount of development in Use Classes 4, 5 and 6.

Assessment of amount of any proposal for ancillary development, or change of use within the Local Business Centre in which it is proposed should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use
- its impact on land supply for industry and business
- evidence regarding the existence of suitable alternative sites
- evidence regarding the re-use of vacant or underutilised industrial land

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**

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**2C Visitor Economy Areas & Locations****AD 2C Amount of Development Policy**

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.

1 shops	2 services	3 food/drink	4 business	5 industrial	6 storage /distribution	7 hotels /hostels	8 residential institutions	9 housing	10 non-residential institutions	11 assembly /leisure	Construction minerals	Renewable Energy	Utilities	Green Network
Ancillary - Assessment of Appropriateness and scale	Use not appropriate	Ancillary - Assessment of Appropri- ateness and scale	Use not appropriate			Ancillary - Assessment of Appropri- ateness and scale	Use not appropriate			Ancillary - Assessment of Appropri- ateness and scale	Use not appropriate	Refer to Policies EDQ, PROM and PROT		

**Notes**

**Ancillary Uses:** See Purpose of Place Guidance PP 2A for appropriate uses

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Guidance identifies appropriate *sui generis* uses.

**Sequential Approach:** 1st Strategic Town, Town & Large Centre /2nd Edge of Strategic Town, Town & Large Centre /3rd Local Centre /4th Business Centre (use dependant) /5th Out-of-Centre

**AD 2C Amount of Development Policy Guidance**

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

Appropriateness refers to the nature and scale of the development and whether it would be more appropriate in a Land Use Character Area designated for the size and class of development proposed, or whether there are considerations which can be introduced to justify that the development is appropriate for a Visitor Economy Location.

Assessment of amount of any proposal for ancillary development, or change of use within the Visitor Economy Area in which it is proposed should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use
- its impact on land supplies
- evidence regarding the existence of suitable alternative sites
- evidence regarding the re-use of vacant or underutilised industrial land

Development not meeting these requirements **will not be supported**.

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**

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3 General Urban Area												
AD 3 Amount of Development Policy												
Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (Use Class), scale and location of development.												
1 shops	2 services	3 food/drink	4 business	5 industrial	6 storage /distribution	7 hotels /hostels	8 residential institutions	9 housing	10 non- residential institutions	11 assembly /leisure	Renewa- ble Energy	Utilities Green Network
Any amount of development – impact on Strategic Town, Town and Large and Local Centres and subject to Sequential Approach			Any amount of development – Assessment of Appropriateness and scale			Any amount of development – subject to Sequential Approach		No assessment of amount of development is required		Any amount of development – subject to a Sequential Approach		Refer to Policies EDQ, PROM and PROT

**Notes**

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Guidance identifies appropriate *sui generis* uses.

**AD 3 Amount of Development Policy Guidance**

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

Appropriateness (considered under the provisions of Policy PP3) refers to the nature and scale of the development and whether it would be more appropriate in a Character Area designated for the size and class of development proposed, or whether there are considerations which can be introduced to justify that the development is appropriate for the General Urban Area.

If the proposed use is deemed appropriate under Policy PP3, its scale has to be assessed. In addition to the provisions of the Environment & Design Qualities Policy, an assessment of the amount of development for any new proposal, ancillary development, or change of use within the General Urban Area should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use
- its impact on land supplies
- evidence regarding the existence of suitable alternative sites
- evidence regarding the re-use of vacant or underutilised industrial land

Development not meeting these requirements **will not be supported**.

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**

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**4 Green Belt****AD 4 Amount of Development Policy**

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (Use Class), scale and location of development.

1 shops	2 services	3 food/drink	4 business	5 industrial	6 storage /distribution	7 hotels /hostels	8 residential institutions	9 housing	10 non-residential institutions	11 assembly /leisure	Construction minerals	Renewable Energy	Utilities	Green Network
Any amount of development – impact on Strategic Town, Town & Large and Local Centres and subject to Sequential Approach (Policy PP4)			Any amount of development – Assessment of Appropriateness (Policy PP4)			Any amount of development – subject to a Sequential Approach (Policy PP4)		To support Green Belt appropriate use. (Policy PP4)	Any amount of development – subject to a Sequential Approach (Policy PP4)		Any amount of development. If over 2Ha assess impact on strategic supply	Refer to Policies EDQ, PROM and PROT		

**Notes**

**Ancillary Uses:** See Purpose of Place Guidance PP 2A for appropriate uses

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Guidance identifies appropriate *sui generis* uses.

**Sequential Approach:** 1st Strategic Town, Town & Large Centre /2nd Edge of Strategic Town, Town & Large Centre /3rd Local Centre /4th Business Centre (use dependant) /5th Out-of-Centre

**AD 4 Amount of Development Policy Guidance**

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

Appropriateness refers to the nature and scale of the development and whether it would be more appropriate in a Land Use Character Area designated for the size and class of development proposed, or whether there are considerations which can be introduced to justify that the development is appropriate for the Green Belt, supported by a business plan, or statement.

Assessment of amount of any development, or change of use within the Green Belt should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use.
- its impact on land supplies, including all housing proposals over 10 units on the Housing Land Supply.
- evidence regarding the existence of suitable alternative sites.
- evidence regarding the re-use of vacant or underutilised industrial land.

Development not meeting these requirements **will not be supported**.

All proposals for housing of over 10 units should include an assessment of its impact on the Council's Housing Land Supply, as required by Clydeplan Strategic Development Plan.

The winning of construction minerals is not considered appropriate within the urban area. Within the Green Belt and Countryside this will be directed to currently operational sites in the first instance. Any proposals for the winning of construction minerals from sites over 2Ha in size will have to be assessed for the impact of the development on the strategic supply as defined in the Strategic Development Plan.

There is existing guidance on Assessing Applications for Minerals. The search areas defined in this guidance will remain the same under the Local Development Plan, along with the broad principles of assessment, but the guidance will be updated to reflect the policies of the Local Development Plan and any changes in Scottish Planning Policy, Advice or Guidance.

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**



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**5 Countryside****AD 5 Amount of Development Policy**

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (Use Class), scale and location of development.

1 shops	2 services	3 food/drink	4 business	5 industrial	6 storage /distribution	7 hotels /hostels	8 residential institutions	9 housing	10 non-residential institutions	11 assembly /leisure	Construction minerals	Renewable Energy	Utilities	Green Network
Any amount of development – impact on Strategic Town, Town & Large and Local Centres and subject to Sequential Approach (Policy PP5)			Any amount of development – Assessment of Appropriateness (Policy PP5)			Any amount of development – subject to a Sequential Approach (Policy PP5)		To support Countryside appropriate use. (Policy PP5)	Any amount of development – subject to a Sequential Approach (Policy PP5)		Any amount of development. If over 2Ha assess impact on strategic supply	Refer to Policies EDQ, PROM and PROT		

**Notes**

**Ancillary Uses:** See Purpose of Place Guidance PP 2A for appropriate uses

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Guidance identifies appropriate *sui generis* uses.

**Sequential Approach:** 1st Strategic Town, Town & Large Centre /2nd Edge of Strategic Town, Town & Large Centre /3rd Local Centre /4th Business Centre (use dependant) /5th Out-of-Centre

**AD 5 Amount of Development Policy Guidance**

Where specified by this Policy or Guidance, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal. In addition to those developments suitable for the Green Belt, the purpose of the designated Countryside is to encourage and accommodate limited development by extending existing businesses and settlements in the countryside and by supporting agricultural diversification and local job creation.

The Council will resist sporadic or isolated development in the Countryside through the application of the full range of policies in this plan and any applications will be subject to appropriate assessment of its impacts through the limits defined in the Amount of Development policy. Appropriateness refers to the nature and scale of the development and whether it would be more appropriate in a Land Use Character Area designated for the size and class of development proposed, or whether there are considerations which can be introduced to justify that the development is appropriate for the Countryside, supported by a business plan, or statement.

Assessment of amount of any development, or change of use within the Countryside should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use.
- its impact on land supplies, including all housing proposals over 10 units on the Housing Land Supply.
- evidence regarding the existence of suitable alternative sites.
- evidence regarding the re-use of vacant or underutilised industrial land.

Development not meeting these requirements **will not be supported**.

All proposals for housing of over 10 units has to include an assessment of its impact on the Council's Housing Land Supply, as required by Clydeplan Strategic Development Plan.

The winning of construction minerals is not considered appropriate within the urban area and within the Green Belt and Countryside will be directed to currently operational sites in the first instance. Any proposals for the winning of construction minerals from sites over 2Ha in size will have to be assessed for the impact of the development on the strategic supply as defined in the Strategic Development Plan.

There is existing guidance on Assessing Applications for Minerals (SPG 11). The search areas defined in this guidance will remain the same under the Local Development Plan, along with the broad principles of assessment, but the guidance will be updated to reflect the policies of the Local Development Plan and any changes in Scottish Planning Policy, Advice or Guidance.

**All proposed development will be subject to assessment against legislation and other Policies in the Plan.**

<b>Principal Policy</b> <b>Amount of Development (AD) and associated Guidance</b> Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	By identifying appropriate types and amounts of development suitable for areas, expressing the criteria against which proposals not consistent with them should be assessed and by directing, controlling and assessing the impact of the amount of development in particular character areas this Policy will have appositive impact and is consistent with the SEA objectives HLO1 To achieve balanced, sustainable land use SO7 To ensure future supply of quality land SO8 To increase development on brownfield sites SO11 To promote more environmentally friendly patterns of development and land uses SO12 To protect valued environmental resources SO13 To protect landscape setting creating a defendable urban edge
Ecology		No significant impacts.
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities	✓	Through the introduction of the potential for ancillary development and a wider range of compatible developments in Character Areas this policy is consistent with High Level Objective HLO4 To create a prosperous society where regeneration supports long term sustainable growth
Summary		The Local Development Plan considers the merits of proposed housing, retailing, office, business, industrial and construction minerals development on the basis of supply and demand. This would have the effect of restricting development on new locations that may prejudice the development of locations already identified as appropriate and consistent with sustainable development principles. The policy is specifically targeted at assessing the appropriate amount of development and does not significantly impact upon other SEA topic objectives although application of the policy will positively impact on Communities.
Mitigation		None required.

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**POLICY CI Contributions to Infrastructure**

North Lanarkshire Council will seek to secure developer contributions for new developments that, individually or cumulatively, generate a requirement for new or enhanced infrastructure or services, covering Affordable Housing in Cumbernauld Housing Sub-Market Area, and Education, Transport and Green network Infrastructure, Amenity Space and Play across North Lanarkshire.

**Contributions to Infrastructure Policy Categories and Guidance**

Where new development is proposed that, individually or cumulatively, generates a requirement for new or enhanced infrastructure or services in the categories listed, developers will be expected to contribute towards the provision of the required infrastructure, facilities and services. This will include any infrastructure to be provided in advance of development proposed in this Plan.

Developer contributions will be sought through a legal agreement or planning condition and in accordance with the five tests of Circular 3/2012 – “Planning Obligations and Good Neighbour Agreements”, as outlined by the Scottish Government and in accordance with this Guidance.

Any information provided to developers by the Council before the application stage is only indicative, including the Action Programme for the delivery of those housing sites identified in this Plan.

Category C11 Affordable Housing	The Council will consider the requirement for the provision of affordable housing on a case by case basis, however, for proposed residential developments in the Cumbernauld Housing Sub-Market Area (as shown in the Local Development Plan Map book) the Council seeks to secure 20% affordable housing provision in continuation of adopted Council Policy on the advice of the Council's Housing Strategy Service. Justification is contained in the <b>Affordable Housing Policy Background Report</b> . Further Guidance is contained in the <b>Council's Affordable Housing Guidance</b> .
Category C12 Education	<p>For proposed residential developments the Council is seeking education infrastructure contributions, through Legal Agreements or planning conditions, based on adaptations and new builds within our Schools and Centres 21 Programme and the identified solutions to deal with the impact of all known future development within the catchment areas. This may include contribution(s) towards early-years provision, due to the increase in provision by 2020 outlined in the Children and Young People Act 2014. It should be noted that any potential need identified is based on known future housing provision and could be affected if additional units come forward as a result of housing sites that have not been identified through the Plan process.</p> <p>A contribution towards education infrastructure will be expected for <b>all</b> dwellings, with the exception of those with only one bedroom. Indicative conditions attached to any agreement will include the education authority retaining any payment for a period of 10 years or as otherwise agreed with the Council, following the completion of the final dwelling, after which time the payment would be returned to the applicant if not spent. Phased payments may be acceptable in most instances.</p> <p>Full details of any infrastructure and contribution requirements will be identified by the Council as Education Authority on a case-by-case basis through the Development Management process.</p>



Category CI3 Transport	<p>Full details of any transport infrastructure will be identified by the Council as Transport Authority on a case-by-case basis through the Development Management process.</p> <p>For all forms of development the Council will secure the required on-site transportation infrastructure by planning condition and or legal agreement. For developments where off site provision is required but cannot be provided directly by the developer or group of developers the Council will seek contributions to the identified transport infrastructure. This will include, as required, areas where cumulative development requires joint infrastructure provision from developers.</p> <p>Forms of Transport infrastructure can include, road and public transport as well as active travel such as walking and cycling.</p>
Category CI4 Green Infrastructure, Amenity Space and Play	<p>For all forms of development a contribution towards the creation and maintenance of green infrastructure, amenity space and/or the provision of play infrastructure may be expected.</p> <p>For all forms of development the Council will secure the required on-site green infrastructure, amenity space and/or the provision of play infrastructure by planning condition and or legal agreement. For developments where off site provision is preferred or required but cannot be provided directly by the developer or group of developers the Council will seek contributions to the identified infrastructure. This will include, as required, areas where cumulative development requires joint infrastructure provision from developers.</p> <p>Full details of any infrastructure and contribution requirements will be identified through Green Network Opportunities Mapping prepared in conjunction with the Glasgow and the Clyde Valley Green Network Partnership, Clydeplan Strategic Delivery Areas and in consultation with North Lanarkshire Environmental Facilities Greenspace Development and/or Culture NL's Play Imagineer.</p> <p>Contributions will be sought on a case-by-case basis, through the Development Management process. Any information provided by the Council before the application stage is only indicative, including the Action Programme for the delivery of those housing sites identified in this Plan.</p>

<b>Principal Policy</b> <b>Contributions to Infrastructure (CI) and associated Guidance</b>  This policy requires mitigation for the impact of proposed development on community facilities, initially concentrating on the provision of affordable housing, the impact of housing development on primary school utilisation, Transportation infrastructure and the requirements for the provision of Green Infrastructure, Amenity Space and Play.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		No significant impacts.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Cultural Heritage		
Air Quality and Noise		
Landscape and Visual	✓	Through the identification of a range of Green Infrastructure, Amenity Space and Play impact related mitigations of development proposals the policy is consistent with and will have a positive effect on the following SEA objectives HLO4 Where necessary enhance landscape character, local distinctiveness and scenic value SO2 To improve the quality of open space SO3 To improve links within and between the open space network elements SO4 Improve streets and open spaces, upgrade access routes and develop landscapes, improve the quality of buildings and their surroundings SO6 To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape
Communities	✓	Through seeking to mitigate the effects on community infrastructure and the enhancement of provision in housing, transport and greenspace, where a requirement is identified this Policy is consistent with and has a positive effect on the SEA objectives HLO2 To promote sustainable communities HLO3 To improve quality of life HLO9 Protect, enhance and create green spaces important for recreation and biodiversity SO7 To create sustainable and safe green spaces

		SO8 To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places SO9 To create an integrated and sustainable transport network SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing
Summary		This Principal Policy relates the impact of new development upon a range of community facilities and infrastructure. The Policy and associated Guidance seeks to mitigate the effects of development on communities by requiring facilities to be maintained, enhanced and provided as required. It therefore is likely to have a positive impact on the SEA topics of landscape and visual and communities, but unlikely to have any significant impact on other SEA topic objectives.
Mitigation		None required.

**ENVIRONMENTAL AND DESIGN QUALITIES POLICY EDQ****EDQ 1 POLICY Site Appraisal**

Any proposed development will require to be appraised in terms of the site and its surroundings to ensure it will integrate successfully into the local area and avoid harm to neighbouring amenity.

The matters to be addressed in the appraisal include but are not limited to:

- massing, height, style, finishing materials of any building or buildings on the site and surrounding Land Use Character Area
- orientation and topography of the site and surrounding Land Use Character Area
- mixture of uses in the Land Use Character Area
- building lines, plot ratios, groupings, types of enclosure (e.g. fences, walls, hedges), landmarks in the Land Use Character Area
- public utilities, e.g. underground services (including the fibre network), drainage systems, overhead power lines
- public services available locally, e.g. schools, public transport, play/recreation provision
- accessibility by a range of sustainable transport modes
- lighting - day, night, seasonal variation of use, security arrangements, informal supervision
- ground stability and contamination on the site and surrounding Land Use Character Area
- existence and quality of connections and access including site and building entrances, roads, paths and visuals on the site and surrounding Land Use Character Area
- Green Network, landscape character and quality on the site and surrounding Land Use Character Area
- impacts associated with the holistic water environment and flood risk
- biodiversity of plants and animals on the site and surrounding Land Use Character Area
- heritage, or amenity value of buildings or structures above or below ground on the site and surrounding Land Use Character Area
- the character and scale of any building clusters in rural areas
- the nature and types of features to be safeguarded or enhanced on the site and surrounding Land Use Character Area
- requirement for any additional assessments on the site and surrounding Land Use Character Area
- the potential for and benefits of co-location with existing/proposed energy/heat sources
- the potential for installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings.
- the existence of and impact of or on "Bad Neighbour" Development on the site and surrounding Land Use Character Area. Bad Neighbour uses are defined in Statutory Instrument 1992 No. 224 (S.18) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 Schedule 7.

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#### EDQ 1 Guidance

To achieve appropriate form and design and to allow consideration of the proposal, Planning Applications will require to be accompanied by an appraisal of the site and its surrounding Land Use Character Areas. The matters to be addressed in the appraisal include but are not limited to those specified in the Policy. Guidance on carrying out and the matters to be covered in an appropriate Site Appraisal can be found in:

Scottish Planning Policy

Planning Advice Notes

Designing Streets

Designing Places

North Lanarkshire Council Supplementary Planning Guidance SPG 15 Good design toolkit

With the exception of references to North Lanarkshire Local Plan policies, Supplementary Planning Guidance currently in use remains in force and will be reviewed to reflect changes in Local Development Plan Policy, SPP, PAN other Government Guidance and best practice.

Additional information may be required or Guidance referred to, depending on the type and scale of development, and may be identified in other Policies of this plan and discussed during the pre-application stage of the Development Management process.

**All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.**

**EDQ 2 POLICY Specific Features for Consideration**

North Lanarkshire Council will consider development in areas subject to hazards (Hazardous Zones) and other specific features (Utilities infrastructure and Management areas) identified in this Policy, in accordance with plans and protocols of the relevant managing agencies.

**EDQ 2 POLICY Categories and Guidance**

The Council will expect applications for Planning Permission to be accompanied by an assessment of how constraints affect sites dependant on the characteristics of the site, its surroundings and the form of development.

**All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.**

**CATEGORY EDQ 2A Hazardous Zones:**

Flood Risk* Contaminated Land* Ground Instability (coal mining)*	<p>The Council will manage development in areas that are subject to hazards and other potential site considerations in accordance with plans and protocols of the relevant managing agencies. This includes, for flood-risk areas, implementing the Water Framework Directive and the Flood Risk Framework set out in Scottish Planning Policy, the <i>Clyde and Loch Lomond Local Plan District Local Flood Risk Management Plan</i> and the <i>Forth Estuary Local Flood Risk Management Plan</i> (alongside the Flood Risk Management Strategies). Scottish Environmental Protection Agency's Flood Maps can be used to identify areas of functional floodplain to help ensure a precautionary approach is taken to flood-risk from all sources. SEPA is a statutory consultee in the planning process and applicants will always be advised to consult with SEPA on matters pertinent to flood-risk.</p> <p>North Lanarkshire Council has published guidance relating to the development of contaminated land, which can be accessed through the Council web site. Developers should consult this guidance when preparing their site appraisals and consult with the relevant section of the Council as required.</p> <p>Where a ground stability, or contamination appraisal identifies the need for any necessary mitigation measures, including treatment or remediation, development will only be permitted where those mitigation measures can be secured.</p>
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**CATEGORY EDQ 2B Utilities infrastructure:**

Pipelines* Cables	<p>The Council will manage development in areas where utility infrastructure requires to be protected or will limit development potential in accordance with plans and protocols of the relevant managing agencies.</p> <p>Applicants will always be advised to contact utility or infrastructure providers to obtain up to date advice on current requirements and standards.</p>
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**CATEGORY EDQ 2C Management areas**

Air Quality Management Areas (AQMA) Noise Management Areas* (NMA)	<p>Development proposals should detail how any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality or Noise Management areas will be mitigated.</p> <p>An updated Air Quality Action Plan is being published by the Council and appropriate guidance developed in conjunction with NLC Protective Services will also be available through the Council website.</p> <p>North Lanarkshire Council has published Noise Guidance for New Developments which can be accessed through the Council web site. Developers should consult this guidance when preparing their site appraisals and consult with the relevant section of the Council as required.</p> <p>The relevant guidance is:</p> <p>Site specific – where the location of an application for planning permission is within an AQMA/NMA or buffer/influence zone</p> <p>Topic specific – where the development being proposed is something that raises potential AQMA/NMA issues</p>
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\* Categories of features indicated with an asterisk are not mapped on the Protection Map.

Prior to applying for Planning Permission applicants should confirm that designations are still in effect prior to making an application.



## Local Development Plan Modified Proposed Plan Policy Document 2018

**POLICY EDQ Environmental and Design Qualities****EDQ 3 POLICY Quality of Development**

Development will only be permitted where high standards of site planning and sustainable design are achieved. Planning Applications will need to demonstrate that the proposed development takes account of the site appraisal carried out as a requirement of Policies EDQ1 and, if appropriate, EDQ2, assets protected under Policy PROT, any evaluation of design options, and achieves a high quality development in terms of:

- a Establishing a clear vision for the site with design principles which lead to the creation of a distinct, successful place addressing: siting; overall layout; density; form; scale; height; massing; proportion; detailing; colour; materials.
- b Providing a safe, pleasant, inclusive, convenient and welcoming development addressing:
  - personal safety, security and crime prevention;
  - adaptability (including, as appropriate, to the effects of Climate Change and for residential development for specialist provision);
  - sustainable, safe, secure, and convenient access into and through the development that is easy to move around, attractive to pedestrians, cyclists, and people with disabilities;
  - integration with public transport, green networks and wider links;
- c Establishing a clear vision for the site with design principles which lead to the creation of a distinct, successful place addressing: siting; overall layout; density; form; scale; height; massing; proportion; detailing; colour; materials.
- b Providing a safe, pleasant, inclusive, convenient and welcoming development addressing:
  - personal safety, security and crime prevention;
  - adaptability (including, as appropriate, to the effects of Climate Change and for residential development for specialist provision);
  - sustainable, safe, secure, and convenient access into and through the development that is easy to move around, attractive to pedestrians, cyclists, and people with disabilities;
  - integration with public transport, green networks and wider links;
  - sustainable access for cars where required, being safe for all road users, and appropriate parking or traffic calming being well located and integrated.
- c Addressing, resource efficiency, Mitigation of and Adaptation for the effects of Climate Change, energy and waste issues in order to create a sustainable development with a low ecological footprint including:
  - reducing energy need;
  - promoting co-location of existing/proposed energy sources with high demand energy users and district heating networks for new developments;
  - encouraging sustainable construction;
  - promoting health and wellbeing;
  - provision for electric vehicle charging points should be considered and provided where appropriate;
  - reducing waste and resources used through effective storage collecting and composting of waste and recyclable materials,
  - and measures that reduce CO2 emissions, where appropriate through the protection of carbon-rich soils, such as peatland and including the installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings.
- d Connection to the fibre optic network to ensure that next generation broadband speeds of 100 megabytes per second and above can be provided.
- e Mitigating any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality or Noise Management Areas. In some circumstances, mitigation may not always be possible and avoidance may be required.
- f Ensuring that water body status is protected and, where possible, enhanced. Status includes physical characteristics, so proposals such as culverting will only be considered where no other practical option exists. Foul water should connect to the public sewer - alternatives to this will only be permitted where no public system exists and the alternative does not pose an environmental risk. Sustainable Urban Drainage Systems should be adopted within site design and appropriate details require to be submitted with any relevant planning application. Buffer strips may be required in respect of the water environment between a development and each watercourse.
- g Adequate provision has been made for the development and maintenance of landscaped open space areas and amenity space and play provision, and for linking to and enhancing open spaces and green networks.
- h Existing features of Green Network or Historic Environmental interest or Resources, protected under the terms of the Protect Assets, and including features (e.g. traditional stone buildings/structures) identified through the site appraisal required by Policy EDQ1, will be safeguarded or enhanced.

**EDQ 3 GUIDANCE**

To achieve high standards of site planning and sustainable design and to allow consideration of the proposal, Planning Applications will require to take account of the Site Appraisal required by Policies EDQ1 and, if appropriate, EDQ2. Advice on creating **Successful Places** can be found in:

Scottish Planning Policy

Planning Advice Notes

Designing Streets

Designing Places

North Lanarkshire Council Supplementary Planning Guidance [SPG 15 Good design toolkit](#) (in particular the Design Quality Checklist)

Other Supplementary Planning Guidance of relevance are [SPG 01 Landscaping](#) and [SPG 01A Landscaping supplement](#) [SPG 02 Trees and development](#), [SPG 07 Green belt](#), [SPG 17 Accessibility for all](#), [SPG17 Accessibility appendix](#) as well as current [open space and play area standards](#), [minimum standards for space around houses](#) and on [minimum parking standards](#) in new housing developments. In relation to the installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings reference should be made to current Building regulations.

For Guidance on specific matters relating to relevant EDQ3 sections:

e refer to - [noise Guidance For New Developments](#) and [Air Quality](#)

f refer to - [SPG 09 Flooding and drainage](#)

g refer to - [SPG 01 Landscaping](#) and [SPG 01A Landscaping supplement](#), current Open Space Guidelines and Minimum Space Standards (Play Provision)

h refer to - Guidance from Scottish Natural Heritage, Historic Environment Scotland, [SPG 05 Rescuing your listed building](#), [SPG 20 Biodiversity](#), [SPG 32 Antonine Wall](#), [SPG 31 Conservation Areas](#), [SPG 33 Archaeology](#)

The Council will seek to secure the aims of this Policy through planning conditions and obligations, as appropriate, depending on the merits of each proposal.

With the exception of references to North Lanarkshire Local Plan policies, Supplementary Planning Guidance currently in use remains in force and will be reviewed to reflect changes in Local Development Plan Policy, SPP, PAN other Government Guidance and best practice.

Additional information may be required or Guidance referred to, depending on the type and scale of development, and may be identified in other Policies of this Plan and discussed during the pre-application stage of the Development Management process.

**All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.**



<b>Principal Policy</b> <b>Environmental and Design Qualities and associated Guidance</b>		
<p>This new policy combines the previous Layout of Development and Environmental Qualities policies, with the addition of Specific Features for Consideration. Development will only be permitted where high standards of sustainability are achieved.</p>		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	<p>Through seeking site appraisals and evaluations which will guide the nature of development this Policy will have a positive effect consistent with the SEA objectives of achieving sustainable land use through the, promotion of high quality development.</p> <p>HLO1 To achieve balanced, sustainable land use</p> <p>HLO2 Respect land form, natural processes and systems</p> <p>SO2 To improve quality, accessibility and biodiversity of open spaces</p> <p>SO3 To identify contaminated sites and establish remediation plans</p> <p>SO9 To integrate land use with transportation and other infrastructure requirements</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO12 To protect valued environmental resources</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
Ecology	✓	<p>The current policy safeguards and enhances the environment through the protection of biodiversity by requiring a range of matters to be appraised and evaluated to ensure they are safeguarded and therefore will have a positive effect consistent with the SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>HLO2 Protect, enhance and where necessary restore species and habitat</p> <p>SO1 Adopt practices which help maintain and enhance biological resources</p> <p>SO2 To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</p> <p>SO3 To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice</p> <p>SO4 To develop an effective management framework that ensures biodiversity is taken into account in all decision-making</p> <p>SO5 Take practical steps to restore, enhance and manage protected and at risk species and habitats</p> <p>SO7 To protect and promote the greenbelt, SINCs, natural heritage and other locations of environmental significance</p> <p>SO8 To prevent development which will adversely affect a SSSI or other conservation designation</p>

Aquatic Environment	✓	<p>Through section 3e policy safeguards and enhances the environment by requiring a range of matters to be appraised and evaluated to ensure they are taken account of in the design of development including water body status and promoting and adopting soft or combination Sustainable Urban Drainage Systems which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To ensure the importance of aquatic habitats and resources is recognised and protected</p> <p>HLO2 To protect and enhance the water environment</p> <p>HLO3 Protect and enhance the water environment including coastal and river systems</p> <p>SO3 Identify new sites, monitor confirmed sites and create new sites for Action Plan species and habitats</p> <p>SO4 To improve overall water quality and enhance riparian habitat</p> <p>SO5 To manage the impact of invasive non-native species on the water environment.</p> <p>SO6 To protect and enhance freshwater supplies, waterbodies and their catchments</p> <p>SO7 To reduce the risk of flooding</p>
Geology and Soils		No significant impacts.
Waste and Resources	✓	<p>Through section 3b policy requires a range of resources and waste matters to be appraised and evaluated to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To reduce waste</p> <p>HLO2 To promote sustainable resource use</p> <p>HLO3 To promote recycling and recovery</p> <p>SO1 To ensure progress towards sustainable management of waste and achievement of landfill reduction targets</p> <p>SO2 To ensure waste is recovered/disposed of without harm to the environment and human health</p> <p>SO4 To encourage the prevention/reduction of waste production and the application of the waste management hierarchy</p>
Energy	✓	<p>Through section 3b policy requires energy matters to be appraised and evaluated to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To promote energy efficiency</p> <p>SO2 Reduce energy consumption</p>
Landscape and Visual	✓	<p>Through seeking site appraisals and evaluations across a full range of issues which will guide the nature of development which will have a positive effect consistent with the SEA objectives of achieving sustainable land use through the, promotion of high quality development.</p> <p>HLO1 To improve the quality of the urban and rural landscape</p> <p>HLO2 Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV</p> <p>HLO3 Protect and where necessary restore, landscape character, especially those designated as having particular worth</p>

		<p>HLO4 Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value</p> <p>SO1 To promote development which enhances urban form and function</p> <p>SO2 To improve the quality of open space</p> <p>SO3 To improve links within and between the open space network elements</p> <p>SO4 Improve streets and open spaces, upgrade access routes and develop landscapes, improve the quality of buildings and their surroundings</p> <p>SO6 To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape</p> <p>SO7 To upgrade the quality of urban form and encourage good quality urban design</p>
Cultural Heritage	✓	<p>Through section 2 policy requires a range of heritage matters to be appraised, evaluated and safeguarded to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To preserve and interpret cultural heritage resources</p> <p>SO1 Protect, enhance and where necessary restore building character and townscape</p> <p>SO2 Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site</p> <p>SO3 Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones</p> <p>SO4 Protect, enhance and where necessary restore Scheduled Monuments</p> <p>SO5 Protect, enhance and where necessary restore Inventory of Gardens and Designed Landscapes in Scotland</p> <p>SO6 Protect, enhance and where necessary restore Listed Buildings</p> <p>SO7 Protect, enhance and where necessary restore Conservation Areas</p> <p>SO8 Protect, enhance and where necessary restore Canal Corridors</p> <p>SO9 Protect, enhance and where necessary restore Sites of Archaeological Interest</p> <p>SO10 Protect, enhance and where necessary restore Battlefield areas</p>
Air Quality and Noise	✓	<p>Through section 3d policy requires air quality and noise matters to be appraised and evaluated to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To ensure air quality meets all legislative and regulatory requirements</p> <p>HLO2 Protect the environment from pollution (this includes air, water and land pollution)</p> <p>SO1 To reduce emissions which contribute to climate change</p> <p>SO2 To reduce the harmful effects of poor air quality</p> <p>SO3 Encourage walking, cycling and use of public transport</p>

		SO4 To promote environmentally friendly development SO6 To promote sustainable forms of transport SO7 To discourage private car use SO8 To promote energy efficiency and renewable energy technologies SO 10 To reduce the harmful effects of poor noise quality
Communities	✓	Through seeking site appraisals and evaluations, considering the full range of matters identified in the Policy which will guide the nature of development and promote a high quality of development this Policy will have a positive effect consistent with the SEA objectives HLO2 To promote sustainable communities HLO3 To improve quality of life HLO5 Protect and enhance green spaces for recreation and biodiversity HLO7 Respect urban form, settlement pattern and identity HLO9 Protect, enhance and create green spaces important for recreation and biodiversity SO1 Improve design quality in new development SO6 To increase role of cycling and walking SO7 To create sustainable and safe green spaces SO8 To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places SO9 To create an integrated and sustainable transport network SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing SO11 To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities SO12 To improve poor environments which contribute to ill health
Summary		The Environmental and Design Qualities Policy and associated guidance has specific assessment criteria for new development proposals that have a significant positive impact on each of the SEA topic objectives, with the exception of Geology and soils, where there is no anticipated significant impact anticipated. This strategic Principal Policy has the aim to achieve more distinctive, successful places across landscape character areas identified in the area by over time influencing the uses and form of development and protecting amenity. It is therefore considered to have potential significant positive impacts on the objectives and sub-objectives relating to sustainable patterns of development, landscape and visual quality and community, with no significant impacts on other SEA topic objectives.
Mitigation		None required.



# ASSESSMENT OF ENVIRONMENTAL EFFECTS

## Modified Proposed Plan Site Changes

The following section contains the individual assessments of the two sites identified as requiring assessment in the **Updates to** Sites selected through Urban Boundaries Review section of this Addendum.

The reduction in size of site 29/05 East of Auchengeich Road Moodiesburn, to exclude the community building and site of the Auchengeich Miners Memorial thereby protecting this community and cultural facility, is reflected in a revised assessment for the site included in this addendum, following the Policy Assessments.

Following the granting of Planning Permission for a large residential plot, originally part of site 06/17 at High Street Newarthill a larger portion of the site has been included as a result of a further boundary review to identify an appropriate and defensible Green Belt boundary. A site assessment for this site is included in this addendum, following the Policy Assessments.

All other assessments contained in the Proposed Plan Environmental Report remain unaltered by this addendum.

Urban review	29/05	P	East of Auchengeich Road, Moodiesburn
Description	This reduced 4.18 Ha site is part of an original submission extending to 23 Ha. It is bounded to the west by the Auchengeich water treatment site, a community building and miners memorial, to the east an existing residential opportunity site, and to the south by the existing residential urban area of Moodiesburn.		
Objective	Impact	Justification for Predicted Impact	
Land Use	✓	To ensure future supply of quality land.	
Ecology			
Aquatic environment		Minor water course runs along site boundary. Review of the surface water 1 in 200 year flood map shows that there may be localised flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention authority. Further information required in the form of a FRA - Assessment of flood risk required	
Geology and soils			
Waste and resources			
Energy			
Landscape and visual			
Cultural heritage			
Air quality and noise			
Communities			
Summary	There are no protected designations or other environmental implications related to this site. By further restricting the extent of the site to only the southern fifth of the larger submission area, now excluding community facilities and a memorial, the urban review in relation to this site is not a significant outer urban boundary review but a potential change in status to general urban classification to correct an otherwise incongruous green belt definition for a gap site. There are no significant environmental implications.		

<b>Urban review</b>	06/17	P	High Street, Newarthill
Description	This 2.06 Ha site is part of a larger original submission. It is bounded to the north east and south west by existing housing areas and a large residential plot, to the north west by Green Belt and to the south east by the B7006, High Street, Newarthill with an existing residential opportunity site across the road.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>	
Land Use	✓	SO7	To ensure future supply of quality land
		SO13	To protect landscape setting creating a defendable urban edge
Ecology			
Aquatic environment			
Geology and soils			
Waste and resources			
Energy			
Landscape and visual			
Cultural heritage			
Air quality and noise			
Communities			
<b>Summary</b>	There are no protected designations or other environmental implications related to this site. By restricting the extent of the site taking into account existing residential areas and the existence of a substantial residential plot granted permission since the Proposed Plan, the urban review in relation to this site is not a significant outer urban boundary review but a potential change in status to general urban classification to correct an otherwise incongruous green belt definition for a gap site. There are no significant environmental implications.		





**ENVIRONMENTAL REPORT ADDENDUM****4. NEXT STEPS****Consultation**

The Modified Proposed Plan is available in tandem with this Environmental Report. Both reports are available for consultation for. Comments should be received by 4.15 p.m. on Friday 5<sup>th</sup> April 2019.

There is no set format for comments in respect of the Environmental Report. Comments in respect of the Proposed Plan should be made on the Response Form available to download at:

[www.northlanarkshire.gov.uk/planconsutation](http://www.northlanarkshire.gov.uk/planconsutation)

Completed response forms should be submitted preferably by e-mail to:

[yourplan@northlan.gov.uk](mailto:yourplan@northlan.gov.uk)

or by post to:

Head of Enterprise and Place  
Enterprise and Communities  
Fleming House  
2 Tryst Road  
Cumbernauld  
G67 1JW

## **Examination and Adoption**

Objections to the modified Proposed Plan will be collated into topics and sent with the Modified Proposed Plan to be examined by the Directorate of Planning and Environmental Appeals.

It is anticipated that the examination will take place in late 2019, allowing the Local development Plan to be adopted in 2020.

The plan's focus is on vision, spatial strategy, overarching and other key policies and proposals. Detailed material associated with the development strategy will be contained in guidance.

The Local Development Plan Action Programme will be confirmed within 3 months of plan adoption. The Action Programme will be reviewed and updated every 2 years.

Completing the Strategic Environmental Assessment of the plan a Post-Adoption Statement will explain how environmental considerations were integrated into the plan through taking into account the Environmental Report for the Main Issues Report and the Revised Environmental Report for the Proposed Plan and this Addendum. It will also explain why the approach adopted was decided upon, and arrangements for monitoring the effects of the plan.