

CUMBERNAULD LOCAL PLAN

WRITTEN STATEMENT



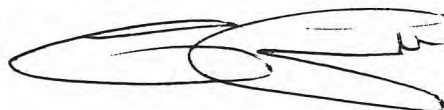
CUMBERNAULD & KILSYTH
DISTRICT COUNCIL

Preface

The Cumbernauld Local Plan is a blueprint for the future development of Cumbernauld and the southern part of the district. As well as proposals for new development it contains policies for older areas, and for protecting and improving the environment. The Council adopted a policy in 1985 to promote equal opportunities. The Plan re-affirms the significance which the Council attaches to provision for people with disabilities, women and the elderly.

The Council decided to adopt the Plan on the 26th, October, 1993, following extensive public involvement in its preparation. This began effectively in March 1992 when a public consultation edition of the Plan was produced. Generally speaking the policies suggested at that time were the views of the Chief Planning Officer and they were put forward for public debate. An exhibition, public meeting together with coverage in the local media publicised the Plan and elicited comment. That comment was analysed and taken into account in re-drafting the Plan. The finalised version of the Plan which emerged was approved by the Council, and was placed on deposit in April 1993. Various representations were made and modifications were agreed by the Council to take account of some of the objections, and these, together with other minor or technical modifications were placed on deposit. Adoption of the Plan was deferred by the Secretary of State in order to allow him the opportunity to consider further an outstanding representation, and subsequent request to be heard at a public local inquiry. On the 8th November, 1993, the Secretary of State informed the Council that it may proceed to adopt the Plan as part of the statutory development plan under part 11 of the Town and Country Planning (Scotland) Act 1972, and in accordance with the provisions of the Town and Country Planning (Structure and Local Plans) (Scotland) Regulations 1983.

I should like to thank all those who provided information and made comments on the Plan. I should also like to thank the staff of the Planning Department for their dedication in compiling such a complex document in a very readable form.



**Provost Craig Combe,
Convener of Planning & Building Control Committee**



CUMBERNAULD LOCAL PLAN

WRITTEN STATEMENT

**ADOPTED BY
CUMBERNAULD & KILSYTH DISTRICT COUNCIL
ON 8th NOVEMBER 1993**

**Roderick B. MacKinnon,
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1. Introduction

The Local Plan Area

1.1 The area covered by this Local Plan is that part of the district to the south of the Edinburgh - Glasgow railway line, and includes the Cumbernauld New Town Designated Area.

1.2 Cumbernauld was designated a new town in 1956 as an instrument of government policy to relieve crowded urban conditions in Glasgow. Since then the pace of development and population have increased dramatically particularly in the latter years, and Cumbernauld is now used as an instrument of national policy to generate employment and investment. Consequently Cumbernauld is now a regional growth centre within Strathclyde. 66% of Cumbernauld's houses are owner occupied and this is expected to increase with the completion of new private housing developments north of the A80. The residential area contains a number of schools, open spaces and attractive landscaping. There is also a covered town centre and a wide range of leisure opportunities.

1.3 Cumbernauld commands a strategic location with regard to the national communications network. The A80 trunk road passes through Cumbernauld and links Glasgow, Edinburgh and Stirling. The upgrading of the A80 commenced in 1989 with the construction of the £30 million Stepps bypass. This section was opened in the summer of 1992. Details of improvement proposals for the remainder of the route between Stepps and Haggs are the subject of consultations between the local authorities and the Scottish Office. The

Glasgow - Cumbernauld rail line provides an important transport service and the Glasgow - Edinburgh railway line also passes through the Local Plan area. There is also a small airport on the edge of Cumbernauld. There is an availability of business land and premises on the town's industrial estates, offering opportunities for future expansion. Sites are also available for high technology use at Carrickstone and Orchardton Woods North.

Issues in the Local Plan Area

1.4 The main local planning issues are identified at the start of each chapter. In general these relate to adapting to change and absorbing new development and growth, particularly on the periphery of Cumbernauld. Suitable land will be provided, particularly in the north of the area, to maintain the present momentum of housebuilding and to continue to diversify housing tenure. Existing housing areas present fewer opportunities for development.

1.5 In order to satisfy the needs of industrialists a hierarchy of industrial provision will be safeguarded, and over the next few years it is anticipated that a wide range of units and sites will be developed in the industrial estates. The growing population has put greater pressure on existing public and community facilities and the existing shopping hierarchy will be safeguarded and enhanced through planning policies. In addition, further community facilities will be supported and encouraged where appropriate. Much thought is given to traffic on a Local Plan wide basis. In order to accommodate new development the next few years may see improvements to the road network to the north of the area, including the M80 extension, and measures

to ensure that a system of safe road and pedestrian access is established. Landscaping has been a major feature of Cumbernauld and open space of various types including green belt is an essential element within the Plan area.

The Need for the Local Plan

1.6 Under the relevant Planning and Local Governments Acts, District Councils must prepare Local Plans for all parts of their area including new towns. The Kilsyth Local Plan, adopted in 1983, covers that part of the district to the north of the Glasgow - Edinburgh railway line. The Forth & Clyde Canal Local Plan was adopted by Falkirk District and Strathclyde Regional Council in 1988 in order to improve the recreational use and amenity of the canal. Within the district the canal runs between Auchinstarry and Wyndford which is outwith the Cumbernauld Local Plan area. The remaining area has no Local Plan coverage and it is, therefore, the Council's intention to complete the local planning framework for the district as soon as possible.

1.7 In 1989 the government announced the "wind - up" of the Cumbernauld Development Corporation which is to commence in 1993. Major issues which arise in the period of the Local Plan as a result "wind - up" are addressed in Chapter 9. The District Council is to succeed the Corporation as planning authority, therefore, it is essential that Local Plan coverage for the district is complete in that time. In addition, the continued growth in the area and Cumbernauld's relationship with Glasgow, as the regional centre and other nearby communities raise land use issues which require to be addressed in a Local Plan.

The Role of the Local Plan

1.8 The main purpose of the Local Plan is to inform members of the public and other interested parties of the policies and proposals now being put forward for Cumbernauld and to encourage wider participation in the planning process. The policies and proposals seek to identify:

- * **Areas of land where new development is to be absorbed, and guidance for the form and timing of such new development;**
- * **Areas of countryside and open space which should be protected from change;**
- * **Detailed implications of national and regional planning policies and advice.**

1.9 The Local Plan also establishes a framework for future investment in the area and provides developers, the public the District Council and other interested parties with a clear sense of direction for at least the next five years. Wherever possible the base date for statistical information contained within the Plan is 31.3.92, and the proposals reflect the most recent position.

The Structure Plan Context

1.10 The Local Plan must conform with the broad strategy for development in Strathclyde which is set out in the Strathclyde Region Structure Plan. Both Plans are material considerations for development control purposes. The major elements of the current Structure Plan which are relevant to Cumbernauld are:

- * To bring forward and maintain a range of opportunities for private house building (Structure Plan policy RES 1);
- * Residential development on infill or redevelopment sites within urban areas will take preference over "greenfield" sites (Structure Plan policy RES 2);
- * The housing programme be related to both the employment prospects of the new towns and the need to accommodate a proportion of second generation and special needs (Structure Plan policy RES 8);
- * The identification and safeguarding of a 10 year supply of servicable, available and marketable land for industrial and business uses (Structure Plan policy IND 1);
- * The safeguarding of strategically significant industrial and business locations (Schedule 9B). These include Westfield (IND 7, Recommendation R49), and Carrickstone Park (Structure Plan policy IND 6).
- * The preferred location for major office developments over 2,000 sq.m is Glasgow Central Area (Structure Plan policy COM 5);
- * The retention of existing shopping centres, and new retailing directed to them (Structure Plan policy COM 1);
- * The establishment of the green belt boundary (Structure Plan policy GB 2);

- * The protection of the environment including valuable landscape, wildlife and archaeological assets (Structure Plan policies ENV 1 & MIN 5).

1.11 These elements are incorporated into the Local Plan's policies and proposals in the relevant chapters.

The District Context

1.12 Within the area covered by this Local Plan, planning is dealt with by the District Council and the Cumbernauld Development Corporation. In general the Corporation is responsible for controlling development within the Designated Area except for the older parts of the Village and Condorrat, and sites or buildings which have never been in Development Corporation ownership for which the Council is responsible. Throughout the Plan area the Council is responsible for all Tree Preservation Orders, Listed Buildings and advertisements.

1.13 The Local Plan will integrate existing planning policies and guidance operated by both the District Council and the Development Corporation in Cumbernauld. The Plan must also take account of the Development Corporation's proposals for development which have already been approved by the Secretary of State under Section 6 of the New Towns (Scotland) Act 1968, hereafter referred to as Section 6(1) consent. In addition, some policies contained in the Kilsyth Local Plan, in particular green belt, conservation and development control policies will be included to maintain consistency throughout the district. The Local Plan together with the Development Profile and Section 6(1) consents make up the forward plan-

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ning documents for Cumbernauld.

1.14 The District Council in conjunction with the Development Corporation has prepared "The Village Plan", which has been published for consultation. The area subject to that Plan is excluded from this

Plan. The Cumbernauld Local Plan will be amended in due course to incorporate the Village Plan once it is approved.



Local Plans identify areas of countryside and open space which should be protected, and areas where new development is to be absorbed.

2. Population

2.1 The demand for housing, jobs and services is influenced by changes in the size and structure of the population. The population of the Local Plan area at March 1992 is 51,450. Nearly all of this number is concentrated within Cumbernauld Designated Area, since the number of people living in the rural area is estimated at approximately 100.

Local Plan Area	51,450
Cumbernauld	51,350
Within Districts:	
Auchinbee/Craigm'loch	110
Kildrum & Park	5,760
Seafar	5,550
Carbrain	7,405
Abronhill	10,690
Greenfaulds	3,720
Condorrat	7,705
Westfield	2,780
Balloch	4,055
Village	1,880
Westerwood	990
Dullatur	180
Luggiebank/Castlecary	235
Institutions	290
Rural	100

Source: Cumbernauld Development Corporation 3/92

2.2 Following the designation of Cumbernauld as a new town in 1956 the population has grown from 3,000 to 51,350 in 1992. In light of current housing and industrial development programmes it is estimated that the population will continue to increase. Although the total population increase in Cumbernauld over the next 6

years is expected to be small (3% according to Strathclyde Regional Council), the town is one of the few areas in Strathclyde which is expected to experience population growth. While it is estimated that the population of the Local Plan area will grow to 52,700 over the period to 1996, it is anticipated that Strathclyde region's population will fall from 2,285,514 to 2,211,972 over the same period.

2.3 Due to past trends the population within the older residential areas such as Carbrain and Kildrum are unlikely to increase, while that of the developing areas such as Balloch, Westerwood and Auchinbee/Craigmarloch will increase. The increase in the number of households will, however, be much more significant. This reflects the change in average household size caused by the increasing number of single person households and to a lesser extent, a decline in the number of children per family.

	Plan Area	S'thclyde
1991	51,000	2,285,514
1992	51,400	2,273,051
1993	51,800	2,260,816
1994	52,100	2,248,666
1995	52,400	2,236,675
1996	52,700	2,211,972

Source: Strathclyde Regional Council '88 projections for the district minus estimate for the Kilsyth Local Plan Area

2.4 The age structure is particularly important with respect to the provision of housing, education and other social facilities, and will have important implications for the local community. Cumbernauld has an essentially young population, in particular there are high levels in both the

POPULATION

10 - 14 and 35 - 44 year old age groups. It should be noted however that the younger population (5 - 19 years) has been decreasing over the past few years. At the same time the 20 - 29 year age group has been increasing, as second generation families enter this age group. Another consequence of the town maturing is that the proportion of the population aged 40 through to 69 is increasing, while the elderly (70+) proportion has remained relatively stable.

Age	Male	Female	Total
0 - 4	3.3	3.1	6.4
5 - 14	7.4	7.0	14.4
15 - 44	24.7	24.7	49.4
45 - 64	10.3	10.9	21.2
65+	3.3	5.3	8.6
	49.0	51.0	100.0

Source: Cambernald Development Corporation 3/92

2.5 The high numbers in the younger age groups are currently creating a significant demand for jobs and housing. In order to maintain a balanced and increasing population adequate jobs and housing will have to be made available to meet this need. Many households, for example the elderly and first time buyers, may require specific types of accommodation. The Local Plan seeks to ensure that the needs of the community can be met.

gramme, and that this target will come nowhere near meeting existing needs and there will therefore remain an unmet level of need. In some instances the demand for rented housing can be met through the turnover of existing stock, although it is inevitable that the significance of the new build will increase if turnover rates decline due to reductions in the rented sector stock as a result of house sales.



Public sector housing, Cumbernauld

3.14 As a result of government policy, the public sector is increasingly seen as providing an overall framework within which the private sector operates. It is unlikely therefore that the District Council will have resources to provide rented housing within the Plan period. The Council has, therefore, to look to other means of providing housing for rent, and progress will rely on the activities of the private sector, Development Corporation and housing associations. Current rented sector consents are shown on Table 4.

Special Needs Housing

3.15 The District Council and the Development Corporation have largely been the

only providers to the stock of special needs housing in the district, the Corporation having recently completed special needs provision at Hillcrest, Balloch and Auchinbee/Craigmarloch.

3.16 In light of the increasing number of elderly people the provision of additional sheltered and amenity housing will continue to be a priority. The District Council, therefore, supports the Development Corporation's special needs housing target of 60 units per annum to be provided by all agencies which relates to the requirement for sheltered and amenity housing. A site has been identified at Seafar for 35 units but no other sites for special needs housing have been identified. The Council urges, therefore, the Corporation to identify further sites for special needs housing in accordance with their programme. The provision of special needs housing has the added benefit that it can result in the release for re-letting of mainstream housing currently occupied by elderly residents.

3.17 Special needs groups have particular locational requirements and it is considered important that such housing be sited in close proximity to a range of local services, particularly shops and community facilities and should have a comfortable living environment.

Development Control in Housing Areas

3.18 Protection of residential amenity and the securing of a high standard of new development are basic planning aims. In order to protect and enhance residential areas the District Council and the Development Corporation will use their development control powers to ensure that new development occurs at appropriate loca-

The split in the houses programmed between each of the sites is arbitrary and not binding at this stage. The number of dwellings in each site can be altered to ensure that they total 1,600. The Eastern Extension Area gives consent for a maximum of 1,300 dwellings but the actual number built may be lower. The following areas have consent for residential development:

- * Auchinbee/Craigmarloch 652 hses
- * Carrickstone 594
1246

TABLE 4 RESIDENTIAL LAND 3/92		
Private Commitments (ie work started)		
Site	Total	Complete
Balloch	82	50
Craigmarloch	36	24
Westerwood	330	239
	448	313
Consents/Programmed		
Abrohill	29	
Balloch	27	
Carrickstone	477	
Craigmarloch	616	
Western Extension Area	1450	
Westerwood	93	
	2692	
Rented Consents/Programmed		
Carrickstone	117	
Western Extension Area	150	
Seafar (Sheltered)	35	
Kenmore Road	36	
	338	
Based upon FLAND Returns		

3.11 The Auchinbee/Craigmarloch proposal intends to produce a "modern" planned village. Builders will be offered

the opportunity of purchasing plots of development land in a high quality environment. In order that there will be a range of tenure the brief demands that there be a mix of house sizes and prices. The first residents have moved into a sheltered housing scheme. Detailed plans and the names of the builders will be released later in the year and the first homes could be on sale in 1993.

Housing for Rent

3.12 It is anticipated that the trend towards owner occupation will continue for the foreseeable future as the majority of new housing developments in Cumbernauld will be provided by the private sector. There are, however, a number of households whose needs cannot be met solely through the private sector, and the house waiting list suggests a continuing requirement for rented houses. The majority of houses with planning permission are likely to be of a size, type and price aimed at the middle and upper housing markets beyond the means of those on the waiting list. The District Council is concerned to ensure that future housing development meets local housing needs and sufficient provision must, therefore, be made for those who wish to live in rented accommodation or are unable to purchase their own homes.

3.13 The Development Corporation has a programme for 140 rented units per annum to be provided by all agencies. An element of rented housing is programmed for Carrickstone and the Western Extension Area. The District Council welcomes this target which is not related to housing needs but is concerned that sites have not been identified in accordance with the pro-

HOUSING

for new building are restricted by lack of suitable land. Further increases in private ownership to rectify the tenure imbalance are however possible through sales to tenants, private sector refurbishment schemes, demolition and rebuild and small new build schemes. In order that there will be a range of tenure within the areas to be developed the Council will encourage the provision of rented housing.

3.7 The District Council and the Development Corporation have responsibility to maintain their rented housing - modernisation of the older housing stock is therefore a continuous process. Details of current Council modernisation programmes are included in the Housing Plan. The Council urges the Corporation to maintain its modernisation programme, particularly within the older areas of Cumbernauld.

Private Housing

3.8 The Structure Plan establishes a minimum level of provision for private housing in each district to ensure that an adequate five years supply of land is available in advance of development. Cumbernauld has a substantial capacity for housing development (Table 4) which is sufficient to meet these requirements. The completion of housing sites currently under construction or with planning permission or section 6(1) consent will, therefore, accord with the objectives of the Local Plan in that they will contribute towards satisfying the demand for private housing.

3.9 The Structure Plan emphasises the need to meet these requirements as far as possible by infill developments within urban areas in order to minimise the loss of rural land to development. The District

Council and Development Corporation considers that the New Town Designated Area should provide a firm boundary for the edge of the green belt until wind-up. New housing development therefore should be directed to appropriate sites within the Designated Area in accordance with other Local Plan policies.



New private housing, Cumbernauld

3.10 In order to maintain the past momentum of house building and to continue to diversify housing tenure, the Scottish Office has approved the Development Corporation's proposals for the Western and Eastern Extension Areas. These areas require to be completed or progressed by the Corporation and/or other agencies in the private and public sectors prior to wind-up. A total of 80 ha. is available for housing in the Western Extension Area and would result in approximately 1,450 private houses and 150 houses for rent from the following areas:

* Drum Mains	369 houses
* Blackwood West	480
* Blackwood East	180
* Smithstone South	420
* Smithstone North	<u>160</u>
	1600

3. Housing

Objectives

3.1 A major function of the Local Plan is to ensure that sufficient land is available to meet local housing needs for at least the next five years. This applies to both housing for rent and housing for sale. The Local Plan has a further role in establishing policies intended to:

- Identify areas where new housing development will be encouraged;
- Ensure that new housing is well located, properly designed and laid out;
- Maintain the attractive nature of many of the housing areas.

3.2 Further information regarding housing, in particular the District Council's housing management policies and improvement programmes is contained in the Council's Housing Plan and annual Checklists and Programmes.

Existing Housing Development

3.3 Over the last ten years significant changes have taken place in housing within the Local Plan area: the Tenants Rights Act 1980 which introduced the right to buy; the Secretary of State's moratorium on the construction of general needs housing (since removed); the changing role of the Development Corporation and the District Council from providers of housing to enablers; and the increased participation of the private sector, have all acted as agents of change, and will continue to affect the future planning of the area.

3.4 The early housing development in Cumbernauld was undertaken almost exclusively by the Development Corporation, whereas most new building in recent years has been by private developers. By 1971 the Corporation had provided over 9,000 dwellings while the private sector only made up 4% of the housing stock. By March 1992 there were 19,006 houses in the Local Plan area. Of these 66% were owner occupied, 29% were owned by the Corporation, and 3% by the Council and 2% by housing associations. Some 8,565 houses have been sold by the Corporation and 131 by the Council. The future of the remainder of the Corporation's housing stock is unclear and is looked at in Chapter 9.

3.5 Throughout Cumbernauld there is a wide variety of dwelling types, sizes, tenures and prices, but choice may be more restricted within the individual residential districts. A number of older areas such as Carbrain, Kildrum and Seafar, contain relatively few privately built dwellings, while other districts such as Westerwood, have no rented stock. Most dwellings built by the Development Corporation are terraced houses and flats, while private builders have concentrated on semi-detached and detached houses. Between 1984 and 1990 over half of all dwellings completed were detached houses and only 7% was in the form of flatted accommodation. The newer, private areas also tend to have a more standard street pattern compared with the often non-conventional design and layout of the older Corporation areas.

3.6 Although the policy of tenure diversification has been successful in Cumbernauld, there are marked contrasts between areas, partly as a result of the emphasis on private building north of the A80. In many of the older developed areas, opportunities

tions, is sympathetic to its environment, and is well laid out in terms of access, car parking, amenities, landscaping and adjacent land form and buildings.



Special needs housing under construction at Seafar

3.19 House extensions must acceptably relate to the design of the original building and should not dominate the appearance of the building. Vehicle driveways should be to the side of buildings. Parking spaces in front gardens will normally be resisted as the parked vehicles are often obtrusive features which lower the amenity of the buildings and streetscape. Over-riding parking pressure will however be taken into account.

3.20 The provision of appropriate amounts of amenity and recreational open space, of adequate car parking provision and the protection of existing trees and other vegetation will be particularly important. In established housing areas where little change or development is expected the District Council has a general concern to protect amenity by excluding unneighbourly uses. The predominantly residential areas in which this policy will apply are defined on the Proposals Map.

POLICIES

LOCATION OF NEW HOUSING DEVELOPMENT

HG1

There will be a presumption in favour of new residential development on appropriate infill and redevelopment sites within the built-up area and areas covered by a 6(1) approval, provided that proposals are in accordance with other Local Plan policies. Where appropriate sites for special needs housing should be well located in relation to shopping, community and health services.

(para. 3.8-3.9; 3.17)

GENERAL & SPECIAL NEEDS HOUSING

HG2

In the approval of new housing development, the District Council will endeavour to seek a direct contribution towards alleviating local housing need. The District Council will therefore support a continued programme of housing for rent and special needs and encourage the private sector to provide a greater proportion of homes for local housing within new developments.

(para. 3.12 - 3.17)

RESIDENTIAL DEVELOPMENT

HG3

New residential development and alterations/extensions to residential properties will be in keeping with the scale and character of the surrounding area. In particular:

- The site must provide a satisfactory living environment by accommodating a reasonable size of dwelling house, and with acceptable garden area remaining, and with no detrimental effect on existing residential amenity;
- The site must be well laid out in terms of pedestrian and vehicular access, car parking, amenities and landscaping;
- The site must provide open space appropriate to the development and area in which it is situated;
- House extensions must relate to the design of the original building and should not dominate the appearance of the building;
- Houses should properly front onto an adjacent road or should acceptably relate to a suitable orderly disposition of buildings;

- Vehicle driveways should be constructed to the side of dwellings: front garden parking will only be acceptable if there are over-riding road safety reasons and the amenity of the buildings and streetscape is not severely damaged.

(para. 3.18-3.20)

RESIDENTIAL AMENITY

HG4

Within residential areas defined in the Proposals Map there will be a presumption against the loss of houses to other uses, and development which could be detrimental to residential amenity. There will be, however, a presumption in favour of developments of an ancillary nature which enhance the provision of local community facilities and services. The introduction or extension of a non-residential activity will not be accepted if likely to lead to a loss of amenity.

(para. 3.18-3.20)

PROPOSAL

NEW RESIDENTIAL DEVELOPMENT

HG5

The following sites are identified in the Proposals Map and have planning consent for new housing development:

Auchinbee/Craigmarloch	652 houses
Balloch	109
Carrickstone	594
Western Extension Area	1600
Seafar (sheltered)	35
Kenmore Road	36
Abrohill	29
Westerwood	423

(para. 3.8-3.17)

RECOMMENDATION

GENERAL & SPECIAL NEEDS

HG6

It is recommended that the Development Corporation identify housing sites for rent and special needs in order to meet their housing programmes of 140 units per annum for rent and 60 units per annum for special needs housing to be provided by all agencies.

(para. 3.13-3.16)

4. Industry and Business

Objectives

4.1 The Secretary of State has stated that one of the prime objectives of the new towns is the stimulation of employment and the underpinning of local and regional economies. In light of the high rate of job creation and the take-up of industrial floorspace, Cumbernauld is regarded as a regional growth centre. The Local Plan, therefore, intends to **promote economic growth** through policies which support the retention and growth of existing enterprises and encourage new industrial and business development. Another important objective is to **ensure that there is an adequate supply of land for new industrial development** in order to meet the needs of a wide range of employers. The Plan has a further role in establishing policies intended to **safeguard the nature of industrial and business areas**.

4.2 The local enterprise company for the Local Plan area is Dunbartonshire Enterprise who provide a number of functions including property development, land reclamation, environmental improvements, business advice and training. The District Council will continue to work in partnership with the enterprise company to make improvements to the local economy and environment.

4.3 The future of economic development is uncertain due to the impending wind-up of the Development Corporation. These issues are addressed in greater detail in Chapter 9.

Employment

4.4 In general Cumbernauld has shown itself to be capable of rapid growth in periods of expansion. Throughout the 1960s and 1970s there was a steady growth in employment before the downturn in the national economy resulted in a short term reversal. Throughout periods of recession, however, the town has fared better than older industrial/established areas. The unemployment level in Cumbernauld at March 1992 was 9.3%. Although this level presents the first increase in recent years it compares favourably with the performance of the rest of the region, the regional average unemployment level standing at 11.5%. Cumbernauld acts as a regional growth centre for the attraction of inward investment, from this country and abroad, and the successful attraction of new investment such as OKI, Edward MacBean and BOC Transhield, and the expansion of existing firms like Isola Werke has helped re-establish growth, and the 1980 employment levels have been overtaken. At 31.3.92 there were 16,985 permanent jobs. The service sector is the major employment sector in Cumbernauld, providing 34% of jobs. The town has however relatively low levels of employment in finance, insurance and other business services (3%). Manufacturing and Distribution are also well represented providing 27% and 26% of the jobs respectively. Table 5 provides further economic statistics.

Existing Industrial Land Supply

4.5 Cumbernauld's current industrial land position is summarised in Table 6. In order to safeguard the quality of Cumbernauld's environment, and to provide convenient attractive accommodation for industry, the town's industrial base has

been created within the town's industrial estates which have been segregated from other land users, and will remain the principal locations for industrial development. Current planning legislation, the Town & Country Planning (Use Classes) (Scotland) Order 1989, does not distinguish between light industrial and office use, other than financial, professional and other services. This has reduced the control that planning authorities may exercise over industry, office and research and developm-

ent uses. The Local Plan policies for the industrial areas support, therefore, a wide range of employment generating activity.

4.6 The Structure Plan requires the identification in Local Plans of a 10 year supply of servicable, available and marketable industrial land for each district. The current marketable vacant land within the industrial areas is 82.77 ha. and there is 27.5 ha. reserved for future expansion which is sufficient to meet the Structure Plan requirement. Therefore, the completion of these sites will accord with the objectives of the Local Plan in that they will continue the success of the local economy by attracting further employment to the town.

4.7 Within the industrial land supply there are a number of sites which have particular attractions for incoming or relocating industry, for example, in amenity or accessibility. These represent the Region's "shop window" and need to be safeguarded because the characteristics that make them attractive to industry also make them attractive to other uses. In Cumbernauld Westfield Industrial Estate has been developed and promoted to fulfil this requirement.

Proposed Industrial Land Supply

4.8 In order to sustain Cumbernauld's role as a major growth point in the Scottish economy, and to maintain a balanced hierarchy of industrial provision to satisfy the needs of most industrialists, further land for new industrial development has been approved by the Scottish Office. New industrial areas are proposed at Orchardton Woods North, Carrickstone Park, Drum Mains, Smithstone North and Broadwood making available a further 73.2 ha.

TABLE 5 ECONOMIC INDICATORS			
% Unemployment at April 1992			
	Male	Female	Total
Cumbernauld	11.8	5.8	9.3
Strathclyde	15.3	6.3	11.6
Scotland	12.5	5.3	9.4
Great Britain	12.8	5.2	9.6
District Unemployment			
Year	Total		
1988	11.3		
1989	8.7		
1990	7.2		
1991	7.9		
1992	9.2		
Employment Structure (%)			
	C'nauld	Str'clyde	
Energy + Water	2	-	
Chemicals	2	4	
Metals & Engineering	17	11	
Manufacturing	10	11	
Construction	3	7	
Distribution/ Catering	26	19	
Transport	6	6	
Banking& Business	7	9	
Other Services	27	33	
Based upon Strathclyde Economic Trends & Cumbernauld Development Corporation Statistical Profile 1990-91			

MARKETABLE LAND SUPPLY	
Site	Area(ha)
Carrickstone	12.0
Orchardton Woods North	22.7
Westfield	16.72
Wardpark	3.7
Smithstone	15.0
Lenziemill	1.4
Blairlinn	2.76
Broadwood	8.49
	82.77
RESERVED LAND SUPPLY	
Wardpark	17.9
Westfield	9.6
	27.5

Based upon Strathclyde Regional Council Industrial Land Monitoring

4.9 The Broadwood Project Area was identified in the Western Extension Area 6(1) 1990. The 30 ha site adjacent to the Craiglinn interchange was identified as a prime location for the development of integrated commercial /leisure facilities. The Development Corporation has approved policies to construct an all purpose stadium with associated leisure and sports facilities. The 6(1) also made provision for the inclusion of 8.49 ha of Business Class 4 Uses, all with appropriate parking within the site. The commercial /leisure uses previously proposed at Craiglinn are now incorporated into the Broadwood area. These include the development of a wide range of commercial /leisure facilities. The focus for these facilities might be a scaled grand prix fun track, associated car parking and ancillary services, or another key leisure development. In addition, the site may include uses such as retailing outlets, a hotel, bars, restaurants, garden centre, filling station and multi-plex cinema.

4.10 Carrickstone Park is identified in the Structure Plan for specialised business use, and is designated by the Scottish Office as a Category 1 High Amenity Site of National Significance to be reserved for a single user high technology business.

4.11 A recent appraisal of available land in Cumbernauld has revealed a deficiency in sites to continue the attraction of high amenity industry. The Scottish Office therefore approved the Development Corporation's proposals for a further 22.7 ha at Orchardton Woods North for industrial use. Due to the proximity to the A80 and the large scale of the site this area is suitable for development by high technology uses but is not classified specifically for a single user. Orchardton Woods was originally included in the Structure Plan as a Category 1 site, but the Secretary of State removed the site from the list of high amenity single business or industrial users as it failed to reach the level of definition required. Both the Regional Council and Secretary of State still regard the site as a possibility for future inclusion and promotion as a single user site.

Safeguarding Industrial Use

4.12 In light of endeavours to maximise employment it is essential that the potential of the industrial and business areas is fully exploited. Non-industrial / business uses, therefore, will be resisted in these areas. In particular, proposals for significant retailing from premises in the industrial areas will be resisted where they are considered to have an adverse effect on the existing local shopping hierarchy.

4.13 Carrickstone Park, Orchardton Woods North and Westfield are important sites for prestigious development which

would make a major contribution to employment levels in Cumbernauld and Strathclyde. Visually when developed, they will be seen from many viewpoints and if a high quality of environment for industry is to be created, particular attention must be paid to architectural quality of new buildings and landscaping.

Office Development

4.14 The recovery of employment levels in the 1980s was largely due to the growth in the service sector which is now the major employment sector in the Local Plan area. Within this sector, however, the private professional / finance / business sub-sector categories are lower proportionally than in Scotland and Great Britain and this constitutes an opportunity to Cumbernauld in creating jobs within this sector.

4.15 If Cumbernauld is to maintain its position as a regional growth point it needs to develop further as a commercial centre and the development of offices will therefore be encouraged. Although traditional office development are not specifically provided for on the Proposals Map opportunities for such development may arise on individual sites. Office development is concentrated in the Cumbernauld Central Area and further sites for office development will be encouraged within or adjacent to the town centre provided that the criteria set out in the Structure Plan are satisfied. Opportunities for the development of offices serving local functions in District Centres will also be encouraged provided that it is not at the expense of the primary role of these centres for shopping uses.

4.16 Some commercial development, however, can be desirable outside the Cen-

tral Area and District Centres to allow for a variety of service uses. These might include petrol stations, restaurants or specialist office and small scale high tech uses. Proposals will therefore be encouraged but treated on their merits. In general, sites should be accessible to both public and private transport users and located close to other commercial activity, should not be prejudicial to amenity, and are in accordance with other Local Plan policies.

Employment Use Outwith Industrial And Business Areas

4.17 Not all enterprises operate in the "Industrial & Business Areas" shown on the Proposals Map, and a number of planning applications are submitted for employment use or extensions to existing enterprises outwith the established areas. This helps to widen the range of locally available job opportunities, but may have adverse consequences for residential amenity. The expansion of business is to be encouraged in principle provided that there are no detrimental effects on the neighbouring properties, particularly where these are residential.



Westfield Industrial Estate

POLICIES

INDUSTRIAL AREAS

IB1

Within the defined "Industrial Areas" on the Proposals Map, there will be a presumption in favour of industrial and business Class 4 development. Proposals for development incompatible with their primarily industrial and business use will not be allowed, in particular there will be a presumption against retail developments where they are considered to have an adverse effect on the existing shopping hierarchy

(para. 4.5 & 4.12)

STRATEGIC INDUSTRIAL LOCATIONS

IB2

The Westfield Industrial Area is a strategically significant industrial and business location. The area should be safeguarded from non-industrial and inappropriate uses.

(para. 4.7)

HIGH AMENITY SINGLE USER SITES

IB3

Orchardton Woods North and Carrickstone Park are locations reserved for high technology single users, and there will be a general presumption against inappropriate uses in these areas.

(para. 4.10-4.11)

IB4

Within the defined "Strategic Industrial Locations" and "High Amenity Single User Sites" the Council will encourage a high standard of building design and landscaping.

(para. 4.13)

OFFICE DEVELOPMENT

IB5

There will be a presumption in favour of new office development on sites within the Central Area provided that the proposals are in accordance with other Local Plan policies. Elsewhere, the Council will encourage the provision of small office units, particularly within the District Centres provided that the shopping role of these centres is not threatened.

(para. 4.14-4.16)

INDUSTRIAL USE OUTWITH INDUSTRIAL AREAS

IB6

The expansion of existing industrial and business use and the establishment of small enterprises will be supported outwith the defined "Industrial Areas" provided that there is no adverse effects on residential amenity.

(para. 4.17)

PROPOSAL

NEW INDUSTRIAL AREAS

IB7

The sites on Table 6 are identified in the Proposals Map and have planning consent for new industrial/business development or are reserved/marketable industrial land.

(4.6 & 4.8-4.11)

5. Shopping

Objectives

5.1 The Local Plan policies seek to **control the location, distribution and scale of shopping facilities in order to maintain and enhance the existing shopping hierarchy of the Central Area, District Centres, Local Centres and corner shops within the Plan area.** The District Council's objectives are therefore to secure a **vast improvement in the range and choice of shopping services in centres which are convenient for all shoppers, especially those relying on public transport.** In pursuing these objectives, the Council must take into account shopping needs throughout the district and the likely impact of new proposals on the Kilsyth town centre.

The Shopping Hierarchy

5.2 The shopping hierarchy which exists in Cumbernauld has been established as a means of meeting the full variety of shopping needs from residents within the town. The Local Plan therefore aims to ensure adequate provision at all levels in the shopping hierarchy.

The Town Centre

5.3 The Cumbernauld Central Area contains the only major shopping centre in the Local Plan area. The Central Area's main retail function is as a centre for convenience and food shopping, it also acts as a centre for comparison shopping. The Central Area also contains a number of commercial, community and recreational uses.

5.4 The Town Centre building is an enclosed multi-level megastructure which has been constructed in four phases. The first three phases have the retail level above two floors of car parking. Phase 4 has shopping at ground level with parking on the roof which coincides with the retail level of Phase 2. It combines many of the advantages of a traditional city centre (a variety of shops, access to public and other facilities) with many of the benefits claimed for out-of-town centres (parking, leisure facilities). Phase 5 consisting of two retail warehouses was constructed in the mid 1980's on the south west periphery of the town centre. In contrast to many centres, the Central Area has the potential to allow for the future expansion of shopping and other activities.

5.5 The Secretary of State for Scotland has approved an additional 16,000 sq.m. of retail floorspace in the south-west quadrant of the Central Area. In addition there is a 6(1) consent for a commercial/leisure development in the south east quadrant. It is anticipated that this will contribute to the scale and type of shopping provision in Cumbernauld.

5.6 A recent study prepared for the Development Corporation reviewing shopping provision and assessing improvement opportunities within Cumbernauld revealed the following points:

- * **Shopping provision for convenience goods is virtually adequate;**
- * **The range of comparison goods offered however is limited with the result that there is substantial outflow of the expenditure generated from within the town. By 1996 it is estimated that unless improve-**

ments take place the outflow spent on comparison goods will be double the amount spent in Cumbernauld.

5.7 The aim should be to create within the Central Area a place where residents can satisfy their requirements for shopping needs, in a pleasant and safe atmosphere. The Town Centre therefore should be of adequate size, contain an appropriate range of traders and offer convenient internal and external movement for vehicles and pedestrians as well as adequate and well related parking.

5.8 The construction of Phase 4 of the Town Centre some years ago and the refurbishment of the remainder of the Centre brought it to a position where it can be regarded as a reasonably satisfactory and useful shopping centre which meets local convenience demand. It offers a good range of food and convenience goods outlets but the range of comparison goods outlets is unsatisfactory as regards size, number of shops and quality of traders.

5.9 The District Council considers therefore that the present retail provision in the Central Area is seriously inadequate to serve the needs of the town and its immediate catchment area, and the Council would support proposals to improve shopping provision. Proposals could be for retail development only, or combined with leisure and entertainment uses.

District Centres

5.10 The District Centres of Abronhill, Auchinbee/Craigmarloch, Village and Condorrat have a range of shops and other facilities which are important services for local residents. With the exception of

Auchinbee/Craigmarloch, which also caters for weekly shopping needs, none of these Centres has a large food store, nor is there potential for such a store. These Centres will continue to meet mainly local, daily shopping needs. Small scale increases in retail floorspace will be allowed and independent, specialist retailers may be attracted to these Centres. Food and drink outlets will also be acceptable, provided that the convenience shopping role of these Centres is not threatened.

5.11 Policies approved by the District Council and Development Corporation aimed at maintaining the attractiveness and viability of the Village and Condorrat District Centres are incorporated into the Local Plan. These policies seek to restrict the number of non-retail premises, including hot food shops at the expense of retail outlets. Retail and commercial uses should be directed to gap/vacant sites within these Centres but in order to protect residential character there is a presumption against the loss of houses.

Local Centres and Corner Shops

5.12 Local Centres and corner shops also play an important role catering for day to day shopping needs, particularly for people without access to a car and in areas where there are no District Centres within easy walking distance. Therefore, there is a need to provide shops to cater for everyday shopping requirements generated within housing areas.

5.13 The demand for local shops in the Western Extension Area has been assessed at approximately 450 sq.m. and a site or sites will be identified during the detailed planning stage. The District Council considers it important that the provision of

shopping, licensed premises and other ancillary community uses are provided as early as possible within residential areas. Although it will be the market which will determine the viability of such facilities, the Council will seek to ensure the early provision of shopping in new housing areas. A site adjacent Carrickstone Farm will be developed as a Local Centre in accordance with the Eastern Extension Area 6(1).

5.14 In order to safeguard local shops changes of use from retail use will not normally be permitted unless it can be demonstrated that retail use is no longer viable.

Location of New Major Shopping Development

5.15 The shopping hierarchy that exists in Cumbernauld has been established as a means of meeting the full variety of shopping needs from residents within the town. The shopping centres offer a wide range of other commercial and community services and provide the opportunity for multi-purpose journeys. These centres are also focal points on the public transport networks and are therefore convenient to all sections of the community and not just car driving households. The Local Plan therefore aims to ensure adequate provision at all levels in the shopping hierarchy. Proposals for significant out-of-centre retailing which would undermine the hierarchy will be resisted in accordance with national and regional policy. Specialised and ancillary shopping can, however, be located outwith these defined centres where this is without detriment to the shopping hierarchy and with restrictions on the types of goods for sale. It is proposed to include retailing outlets as part of the mixed commercial/leisure proposal at Broadwood.

Environmental and Other Improvements

5.16 Existing centres require continuing modernisation to sustain their attraction. In addition, shopping centre refurbishment is becoming increasingly important as the quality of shopping centre developments improves and competition between centres increases. Although there was a major refurbishment of the Town Centre in the early 1980's the District Council is concerned that the Town Centre and District Centres require further modernisation. The District Council will, therefore, encourage measures to improve and enhance all shopping centres. Consideration should be given to improved pedestrian and traffic circulation, parking, cleanliness and appearance rather than individual aspects in isolation. Most of the commercial property is in private ownership, however, and the Development Corporation have planning powers over most retail areas. The Council therefore accept that there are limits to the influence which this policy will have without full recognition being given to their intentions by the Corporation and private owners. The Council in conjunction with the Corporation have prepared a plan for the Village which aims to improve and enhance the Village District Centre. A Plan has recently been published for consultation and the Cumbernauld Local Plan will be amended at a later date to incorporate the Village Plan.

POLICIES

CENTRAL CUMBERNAULD

SH1

The District Council will seek to maintain and enhance the role of the Cumbernauld Central Area, defined on the Proposals Map, as the main shopping centre in the District. There will be a presumption in favour of major shopping development or redevelopment serving the town within the Central Area provided that proposals are in accordance with other Local Plan policies.

(para. 5.3-5.9)

DISTRICT CENTRES

SH2

There will be a presumption in favour of retail development within or adjacent the District Centres, defined in the Proposals Map, provided it is appropriate in scale and character to the Centre and meets the need for convenience shopping.

SH3

Within the District Centres there will be a presumption against the loss of retail floorspace except where the Council is satisfied that every reasonable effort has been made over a period of 12 months to dispose of the property for retail purposes.

SH4

Within the Condorrat and Village District Centres there will be a presumption against further changes of use for offices and hot-food shops, unless the District Council is satisfied that there would be no loss to residential amenity and suitable parking facilities would be available. There is also a presumption against changes from residential use to commercial use.

(para. 5.10-5.11)

LOCAL CENTRES AND CORNER SHOPS

SH5

There will be a presumption against changes of use from retail in local shopping centres and corner shops.

SH6

New local convenience shopping will be required as integral features in major new housing areas. Sites within the proposed Western Extension Area will be allocated for up to 465 sq.m. convenience shopping. The District Council will seek to encourage developers to make appropriate provision in order to ensure no time lapse between the development of these facilities and the occupation of the housing.

(para. 5.12-5.14)

OTHER SHOPPING PROPOSALS

SH7

There will be a presumption against retail development where they are considered to have an adverse effect on the existing Central Area, District Centres and Local Centres.

(para. 5.15)

ENVIRONMENTAL & OTHER IMPROVEMENTS

SH8

The District Council will seek to improve the environment of the existing Town Centre and District Centres.

(para. 5.16)

PROPOSALS

NEW RETAIL DEVELOPMENT

SH9

The following sites are reserved for retail development and defined on the Proposals Map:

- * Commercial/leisure development, south east quadrant, Town Centre;**
- * 16,000 sq.m. south west quadrant, Town Centre;**
- * Local Shopping Centre, Carrickstone Farm.**

(para. 5.5-5.13)



The Council supports proposals to improve the Central Area, and further land is proposed for retail development adjacent existing malls.

6. Transport

Objectives

6.1 Transport planning and development is the responsibility of Strathclyde Regional Council, Strathclyde Passenger Transport Executive, Scottish Office Industry Department, ScotRail and a number of private operators. The District Council can however exert considerable influence over the provision of roads, footpaths and transport services. In its consultative role the Council can seek to influence policies and programmes and can give support to public transport initiatives; in its development control role the Council can secure improvements to the road network relating to planning applications, ensure that proper provision is made for access and parking and also safeguard areas for future transportation purposes; the Council can also initiate projects for the benefits of pedestrians.

6.2 Within the Local Plan area, the main objectives of the Council are:

- To seek to secure the necessary transportation improvements which will enable proposed developments in the north of the Plan area to proceed;
- To encourage improvements to the public transport network;
- To seek improvements to the road network and pedestrian system.

Roads

6.3 Good access has been fundamental to the success and development of Cumber-

nauld. The Development Corporation's policy of providing roads in advance has facilitated development, been a factor in attracting investment and contributed to the safety and convenience of residents. Road proposals which enhance movement and safety will therefore be welcomed by the District Council. It is important, however, that all changes and additions to the road network are carried out to a satisfactory standard. Any new road should, therefore, be constructed in accordance with a Construction Consent from the Regional Council.

6.4 Cumbernauld's road system forms an integral part of the design and layout of the town. While the major part of the road system has been built, there remains a number of elements which require to be put in place to allow the continued development of the town. In particular, the development now being promoted in the north of the Local Plan area at the Western and Eastern Extension Areas is beyond the capacity and geometry of the existing road network. The Development Corporation is presently carrying out a Traffic Impact Analysis to examine the effects on the existing road system of the development proposed. This study will permit the determination of the scale of improvements necessary on the existing road system to accommodate the development in these areas. The schemes outlined below have already been proposed by the Corporation as required for this purpose but a decision on the extent of these improvements must await the outcome of the TIA:

- * Improvement of the B8048 road from Craiglinn interchange to Drumgrew Bridge;

- * **Upgrading the Mollins Road from Westfield Industrial Area to Drumgrew Bridge;**
- * **Construction of a loop road between the Eastfield Road roundabout and the roundabout at Dulatur Road end.**
- * **Preliminary results from the Traffic Impact Assessment also indicate that in order to accommodate the proposed development, the Development Corporation and/or developer will also need to upgrade the Craiglinn Interchange, provide junction improvements at Drumgrew Bridge and modify roundabouts on Westfield Road.**

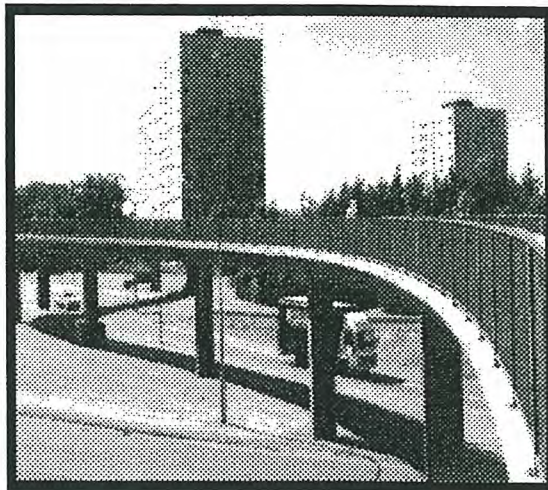
6.5 In order to open up the remaining areas for development a number of junction improvements, including the provision of additional roundabouts, will be carried out by the Development Corporation in consultation with Strathclyde Regional Council Roads Department throughout the Plan area.

6.6 Of particular concern to the District is the uncertainty over the proposed M80 from Stepps to Haggs, north of Castlecary. The Scottish Office Industry Department is considering two roadlines:

- * **The 'Green Route' which lies to the north of Cumbernauld;**
- * **The 'Red Route' which is an upgrading of the existing A80 through Cumbernauld.**

These routes are with the Scottish Office for their decision. Clearly the route of the M80 extension, and the connecting roads

to the existing road network will be crucial to the future planning of the area and, therefore, the District Council strongly urges the Secretary of State to make an early decision on the M80 route and proceed with the necessary publicity.



Cumbernauld's segregated road and footpath network

Pedestrians

6.7 Cumbernauld has an extensive network of footpaths, bridges and underpasses which forms an important part of the town's segregated road and footpath system. Such networks can enhance the quality of life for residents and contribute to Cumbernauld's good road safety record. The District Council is committed to achieving good pedestrian access throughout the Local Plan area, and opportunities to improve and extend the pedestrian network will be pursued with the agencies responsible, mainly the Development Corporation and Strathclyde Regional Council. The District Council will also seek to encourage improvements for pedestrians in assessing development proposals.

6.8 The relative isolation of the footpath system however has led to problems of vandalism and perceived danger to pedestrians particularly at night. Formation of pedestrian links in new development areas should therefore take account of these problems and in general terms should be routed adjacent to residential or industrial access roads. Thought will also be given to forming safe and attractive routes in existing areas. Strathclyde Regional Council is presently examining pedestrian movement adjacent to the North Carbrain Road with a view to identifying the scale of pedestrian/vehicle conflict owing to pedestrians crossing the road rather than using the grade separated footpath system. It is envisaged that this study will result in the formulation of measures to improve pedestrian safety.

6.9 Many of the footpaths are recorded as claimed rights of way. The Council has a statutory duty to identify, protect and keep free from obstruction pedestrian rights of way. Although proprietors of ground traversed by a right of way are under no obligation to maintain or repair the route, obstructions such as locked gates, walls and fences may not be placed across a right of way. Opportunities for countryside access are an important aspect of peoples' appreciation of an area and consequently its desirability as a place to live and work. Footpath access into the countryside from Cumbernauld, and along green corridors within the urban area is currently sparse and disjointed. This could be best addressed through the development of a strategic plan for access in close co-operation with neighbouring authorities and interested parties.

Cycling

6.10 Cycling is a form of transport which has not had a high profile in the planning of the town. However, cycling has been enjoying a resurgence of interest in recent years, and can enhance the quality of life for residents. The District Council is therefore keen to encourage good provision for cyclists such as diverting cyclists from the major roundabouts and distributor roads, and provision of cycle routes wherever possible.

Traffic Management and Parking

6.11 New development which intensifies the use of land may impose undue strain on the existing road network and may make parking matters worse. The traffic implications of new development, particularly commercial, will be taken fully into account when considering development proposals. In the case of large scale developments, or where in the opinion of the roads authority, the development will have roads implications, a Traffic Impact Analysis will be required to support a planning application for development. The provision of parking will accord with Strathclyde Regional Council's "Guidelines for Development Roads" (Appendix 5).

6.12 Increasing levels of car ownership and inadequate provision of off-street parking in some older residential and commercial areas has led to congestion and problems of traffic circulation and road safety. This also detracts from the overall appearance and quality of environment. There may be scope for the District Council, in conjunction with other agencies, to initiate and support solutions to these

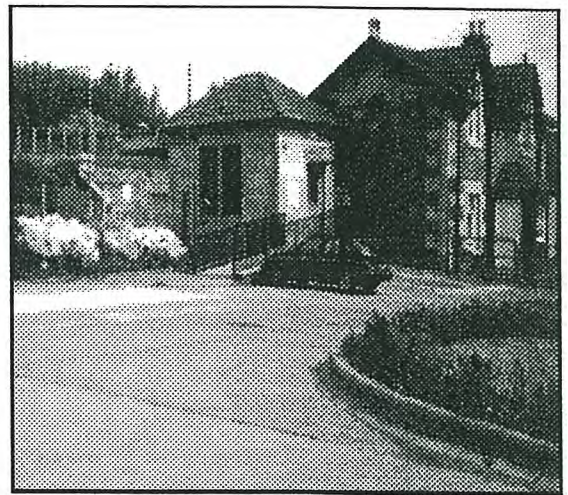
problems. Additional off-street parking is the preferred solution to these problems, but where this cannot be achieved traffic management measures can be considered where they improve the safety of vehicle users and pedestrians, and promote a more efficient movement of traffic. However, traffic management schemes need to be carefully planned to prevent undesirable side effects such as lengthened journeys or congestion on surrounding roads. The Council will encourage the Regional Council to introduce traffic management measures where they are justified in terms of road safety or congestion.

6.13 The Village Plan prepared by the Development Corporation in conjunction with the District Council contains a number of proposals to improve traffic circulation and parking in the Village. A Plan has recently been published and is subject to consultation with interested parties.

Public Transport

6.14 An effective public transport service is relied on by many residents and workers in the town, particularly for those sections of the community who do not have access to a car, and it is important to ensure that their requirements are met. It is equally important to ensure that all areas are adequately served. Although the District Council is not the public transport authority, it will support the Regional Council in encouraging the use and maintenance of public transport services and co-ordination between different transport services and modes. The Council recognises, however, that as a consequence of the 1985 Transport Act, the de-regulation of bus services, the privatisation of bus operators, and lack of finance are constraints which will limit the Regional Council's ability to

take appropriate action. As Cumbernauld expands the transport service requirement will continue to be monitored. Access by public transport should be considered by developers in the design and layout of major employment, retail, and leisure and recreation schemes. In some circumstances the Council will seek the provision of a bus layby in new development.



Croy railway station

6.15 The Cumbernauld-Glasgow and Croy-Glasgow rail lines make an important contribution to the public transport provision to and from Glasgow. It is important therefore not only to maintain these services but continue to improve them. In addition to the improved rolling stock and a new halt at Greenfaulds, other improvements currently programmed on the Glasgow-Cumbernauld line include the construction of the Cowlairst Chord line which will open after October 1993.

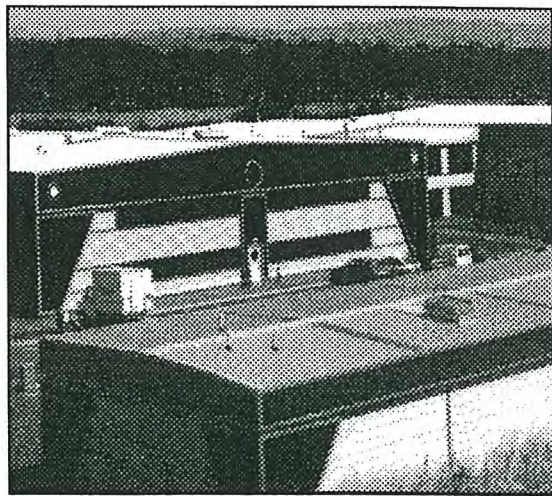
6.16 The District Council is aware of Cumbernauld's strategic location and the importance of improved rail links. These links could be improved with a Glasgow-Falkirk via Cumbernauld service, presently being studied by ScotRail as part of

an investigation into rail services in the Central Belt, and by integrating Cumbernauld services into the main line ScotRail network. The completion of the Cowlairs Chord referred to above, will make such improvements easier in the future.

6.17 Abronhill and Dullatur are in Strathclyde Passenger Transport Executive's list of possible new station sites, agreed by the Roads and Transportation Committee in May 1991. Abronhill would only be considered if and when there is a Glasgow-Falkirk via Cumbernauld service. Dullatur at present has a low catchment population but in light of the programmed housing developments in the Eastern Extension Area, the District Council considers that further consideration be given to providing a new station at Dullatur with park and ride facilities. The cost of such a station is likely to be high as new track and signalling alterations would be necessary. The extent of the facilities to be provided requires careful consideration due to unsuitable road access in terms of horizontal and vertical geometry. In addition to these improvements, the Council considers that to ensure the long term viability of the lines, as well as improve the quality of service, electrification would be essential.

6.18 Local and regional bus services are mainly provided by Midland Scottish, Strathclyde Buses and Kelvin Central Buses. Strathclyde Passenger Transport Executive ensures that where necessary supported "Tendered Services" are provided to maintain certain links. Although the District Council is no longer consulted in changes to unsubsidised services, it would like to see services which fulfil a social need retained and improved, particularly to the less accessible areas.

6.19 There is a safety problem at existing Town Centre bus stances due to the loss of bus stances and the increased number of bus operators brought about by de-regulation. The future of the bus station is currently under consideration with the parties affected, namely the Regional Council, Strathclyde Passenger Transport Executive and the Development Corporation.



Cumbernauld airport

Access for the Disabled

6.20 Planning applications for buildings intended to be open to the public will need to show suitable access for disabled people. In particular, it is important to ensure that adequate and dedicated parking facilities are made available close to public buildings.

POLICIES

ROADS

TR1:

The following road improvements are required to accommodate the proposed development in the Western and Eastern Extension Areas:

- * Improvement of the B8048 road from Craiglinn interchange to Drumgrew Bridge;
- * Upgrading the Mollins Road from Westfield North Industrial Estate to Drumgrew Bridge;
- * Construction of a loop road between the Eastfield Road roundabout and the roundabout at Dullatur road end.
- * Upgrading the Craiglinn Interchange, junction improvements at Drumgrew Bridge and modifying roundabouts on Westfield Road.

TR2:

New roads, including any associated footway and verge, should be designed in accordance with a Construction Consent from Strathclyde Regional Council as local roads authority.

(para. 6.3-6.5)

PEDESTRIANS

TR3:

The District Council in conjunction with Strathclyde Regional Council and Cumberland Development Corporation will seek to improve pedestrian safety and convenience, particularly by encouraging the provision of additional footways/footpaths, and encouraging improved provision for crossing roads.

TR4:

The District Council will seek to ensure that within new development areas a system of safe pedestrian access is established, linking the new areas and integrating them with the existing town network. In particular the majority of new footpaths should be routed adjacent to residential or industrial access roads.

TR5:

The District Council will continue to use its powers to maintain, and where possible, improve the right of way network. Where development affects existing rights of way the provision of alternative routes will be sought.

TR6:

The District Council will seek to undertake a strategic plan for countryside access with neighbouring authorities and other interested parties.

(para. 6.7-6.9)

CYCLING

TR7:

The District Council will encourage the provision of cycle facilities both as a means of personal transport and as a leisure activity within the Local Plan area.

(para. 6.10)

TRAFFIC MANAGEMENT

TR8:

The District Council in conjunction with the Development Corporation, Strathclyde Regional Council and local community groups will endeavour to identify areas suffering most from problems of poor traffic circulation, and encourage the Regional Council to introduce traffic management schemes where they increase road safety and improve traffic movement.

TR9:

The District Council will support any positive measures to improve traffic circulation and parking in the Village, as part of a package of improvements to be implemented through the Village Plan.

(para. 6.11- 6.13)

PARKING

TR10:

There will be a general presumption against any development which would substantially adversely affect the surrounding area by virtue of its car parking or traffic generation implications. Adequate provision of parking in all new development or change of use must be made by developers in conformity with Strathclyde Regional Council's adopted standards.

(para. 6.11)

PUBLIC TRANSPORT

TR11:

The District Council supports the transport operators in their contribution to public transport provision, and will seek to maintain and encourage the improvement and co-ordination of the current level of public transport provision. The District Council will also require the need for efficient and convenient public transport operation to be taken into account in the layout of new development.

(para. 6.14-6.19)

ACCESS FOR THE DISABLED

TR12:

Suitable access for disabled persons and specifically identified and convenient parking provision will be required for all buildings designed for public use.

(para. 6.20)

RECOMMENDATIONS

ROADS

TR13:

It is recommended that the Development Corporation secure the necessary road improvements outlined in TR1 in order to accommodate the proposed development in the Local Plan area.

(para.6.4)

TR14:

It is recommended that the Scottish Office Industry Department makes an early announcement declaring the preferred line of the M80 from Stepps to Haggs.

(para. 6.6)

PEDESTRIANS

TR15:

It is recommended that the Strathclyde Regional Council and Cumbernauld Development Corporation continue to examine pedestrian movement with a view to improving the footpath system to a standard which ensures that they are safe and attractive to use. Where problems in the footpath system have been identified they should endeavour to improve pedestrian safety and convenience.

(para. 6.7-6.8)

TRAFFIC MANAGEMENT

TR16:

It is recommended that the Strathclyde Regional Council endeavour to alleviate areas suffering from on-street parking problems and poor traffic circulation by traffic management measures where the provision of additional off-street parking is not possible.

(para. 6.12)

PUBLIC TRANSPORT

TR17:

It is recommended that the Strathclyde Passenger Transport Executive and bus operators maintain and wherever possible improve standards of services, particularly to the

less accessible areas and other journeys which meet social needs.

TR18:

It is recommended that the Strathclyde Passenger Transport Executive gives further consideration to electrification of the Glasgow-Cumbernauld line and construction of stations at Dullatur and Abronhill.

TR19:

It is recommended that ScotRail investigates the possibility of a Glasgow-Falkirk via Cumbernauld service and integrate Cumbernauld into the main line ScotRail network.

(para. 6.14-6.19)

7. Public Services

Objectives

7.1 The District Council is not directly responsible for education, health and social services. The measures in this Chapter, therefore, consist largely of District Council policy statements and recommendations to the bodies responsible for these services, particularly where they concern the use of land. Within the Local Plan area, the main objectives are:

- * **To safeguard existing community facilities;**
- * **To identify areas where new community facilities should be located;**
- * **To encourage community facilities which can meet a wide range of local needs.**

Community Facilities

7.2 The District Council is one of the responsible authorities for the provision of community halls/meeting rooms. As housing areas have developed the Council and the Development Corporation has built in certain areas community halls and meeting rooms. Although the Local Plan area is served by a considerable range of community facilities such as local halls, libraries and museums, the Council will continue to seek adequate provision of facilities. The Council has reserved a site for a library in the Auchinbee/Craigmarloch District Centre, and identified the need for the development of a new Town Hall and District Court facilities in Cumbernauld. The Council will, therefore, investigate the

suitability of appropriate locations within Cumbernauld. Since the production of the finalised Plan the library is now to be developed at the Balloch Local Centre and not the Auchinbee/Craigmarloch District Centre.

7.3 In light of various restrictions, primarily financial, future provision of community facilities will require the joint effort of the District Council, Development Corporation and the private sector. Modern thinking suggests that areas of population in the order of 5,000 - 7,000 would warrant the provision of a community hall as opposed to community rooms. The Council will give priority to those areas, where there are deficiencies. It is recognised that there is always the need to provide community facilities in new residential areas such as the Western and Eastern Extension Areas and some of the older areas currently served by community rooms, and for those groups within the community who have been disadvantaged. Discussions are currently taking place between the Council and the Corporation regarding the facilities to be provided in these areas. Although the precise locations of these sites will be identified during the detailed development proposals the existing buildings at Auchinbee and Smithstone Farms will be considered for community uses, together with unallocated land in Auchinbee/Craigmarloch. Further, it is anticipated that the proposed Local Centre at Carrickstone will include meeting facilities. It is also the Council's intention to provide community halls in Abronhill and Carbrain as detailed within the Recreation and Leisure Department's Capital Plan.

7.4 In addition, through land use policies the Local Plan aims to accommodate the locations of community facilities which

serve the local area. Some are best suited to quieter residential areas, others are best located in shopping centres. Residential facilities are likely to produce less traffic, noise and other problems, and usually require a relatively quiet location for their occupants. Childcare facilities such as a nursery or a creche can take a variety of forms e.g. purpose built buildings, in a childminders' house, a converted house, at the parents workplace, in schools and meeting halls. Developments should not cause unacceptable noise and disturbance to occupiers of neighbouring residential properties. The District Council will look favourably upon the provision of these services where they make a positive contribution towards local neighbourhood services.

7.5 It is likely that from time to time part or all of a community facility may become surplus to the requirements of an agency. That agency may propose a non-community use to maximise financial returns. The District Council will need to be satisfied that there is no longer a need for this facility or that there is an acceptable alternative elsewhere. The Council will encourage the re-use for community purposes where a need can be shown for such uses.

Education

7.6 There is a significant surplus of school places in Cumbernauld. Following a review of non-denominational primary and secondary education in Cumbernauld, Strathclyde Regional Council proposed that in the short term no new schools would be provided until the overall situation merited such provision and that pupils should be bussed as appropriate. If any alternative position was adopted this would require compensatory school clo-

tures in other parts of the town. However, the Development Corporation's profiles contained programmes for school building, and population projections show that the number of primary school pupils to the north of the A80 will merit additional primary schools.

7.7 The Western Extension Area will generate demand for one primary school. In addition the Eastern Extension Area includes provision for two primary school sites at Airdriehead and Carrickstone. The first primary school in Balloch opened in 1988 and there remains two additional sites reserved for primary schools.

7.8 Since these developments have received Scottish Office approval, the District Council requests that the necessary funds are allocated in Strathclyde Regional Council's capital building programme in order that school building can proceed. The Council will continue to liaise with the Regional Council in order to influence future educational provision.

7.9 Throughout the development of Cumbernauld the Development Corporation has sought to ensure one nursery school per primary school. While this objective has not been achieved it is still a valid aim. Therefore, throughout the continued development of Cumbernauld the Local Plan seeks to ensure the provision of one nursery school per primary school.

7.10 Although the majority of educational buildings are not purpose built for dual use, there is generally considered to be much potential in extending the use of school buildings and playing fields to community uses. In light of the shortage of public finance the dual use of school premises and playing fields provided by Strath-

clyde Regional Council represents an efficient use of existing facilities for sport and community purposes. The maximum use of facilities for community purposes therefore will be encouraged.

Health Care

7.11 The Lanarkshire Health Board, the responsible authority for health provision in Cumbernauld, propose to build a 90 bed geriatric/psychogeriatric hospital in Cumbernauld. A site at Carrickstone to the north of Eastfield Road and to the south of Dullatur Golf Course, has been identified for a hospital. In addition a need has been identified for medical facilities to serve the town expansion area. A site has been identified at the Auchinbee/Craigmarloch for this purpose.

7.12 Cumbernauld was chosen as the location for the establishment of the Scottish Centre for Children with Motor Impairment, and land at Craighalbert Farm has been developed for this purpose. There will be a presumption in favour of development ancillary to and associated with the Centre within the site.

7.13 Home for the elderly/nursing home developments will normally only be acceptable if they are close to local facilities and provide a comfortable living environment.

POLICIES

COMMUNITY FACILITIES

PS1:

In the provision of new community facilities or the improvement of existing facilities, the District Council will give priority to the needs of new development areas and older areas currently served by community rooms, and other areas/groups shown to have the greatest deficiency. The Council will encourage the co-operation of other public or private sector agencies in the provision and encouragement of such facilities.

PS2:

New community facilities will be required as integral features in major new housing areas. Sites within the proposed development areas in the Western Extension Area, Auchinbee/Craigmarloch and Carrickstone will be allocated for the provision of new community uses. The District Council will seek to ensure no time lapse between the development of these facilities and the occupation of the housing.

PS3:

There will be a presumption in favour of creche, nursery and similar childcare facilities provided that proposals are in accordance with other Local Plan policies.

PS4:

There will be a general presumption against proposals involving the loss of community facilities unless the District Council is satisfied that there is no longer a need for them or an acceptable alternative facility is available.

PS5:

There will be a general presumption in favour of non-residential community facilities within the Central Area, District and Local Centres, and residential community facilities within housing areas.

(para. 7.2-7.5)

EDUCATION

PS6:

Within the proposed residential areas of Carrickstone, Airdriehead, Balloch and the Western Extension Area, sites will be allocated for new primary schools. The District Council will seek the provision of one nursery school per primary school.

PS7:

The District Council will support dual use arrangements with Strathclyde Regional Council, or other bodies, and will encourage greater use of Council buildings.

(para. 7.6-7.10)

HEALTH

PS8:

The District Council will support proposals which serve to improve health care provision, particularly in newly developed areas.

PS9:

Home for the elderly/nursing home development should be close to local facilities and should provide a comfortable living environment.

(para. 7.11-7.13)

PROPOSALS

NEW HEALTH AND SOCIAL SERVICE FACILITIES

PS10:

The following sites are identified on the Proposals Map for the provision of new health and social service facilities:

- * Airdriehead: Geriatric and Psychogeriatric Hospital;
- * Auchinbee/Caigmarloch: Library

(para. 7.2 & 7.11)

RECOMMENDATIONS

COMMUNITY FACILITIES

PS11:

It is recommended that the Development Corporation allocate a proportion of "profit" derived from re-zoning land, to provision and maintenance of community facilities.

(para. 7.2-7.5)

EDUCATION

PS12:

It is recommended to Strathclyde Regional Council that the longer term education requirements of Cumbernauld be assessed, in order to determine the need for new provision. Where a lack of provision has been identified the Regional Council should endeavour to provide for this, and ensure that one nursery school per primary school is provided.

PS13:

It is recommended to the Strathclyde Regional Council that it maintains and increases community use at all school buildings and playing fields.

(para. 7.6-7.10)

8.Environment

Objectives

8.1 The District Council's wide responsibilities in relation to the environment encourages the protection and enhancement of the visual quality of the built and natural environments. One of the main responsibilities in Cumbernauld is to **protect and maintain both buildings and areas of architectural and archaeological interest**. The Council also seeks to **ensure that open space is provided and safeguarded in locations where it will benefit the local community and that the natural environment is adequately protected through the identification and protection of sites important from an ecological viewpoint**. **Maintaining the green belt free from inappropriate development is another important objective.**

Conservation Areas

8.2 The District Council has a statutory responsibility to designate areas which are of special architectural or historic interest as Conservation Areas. Within such areas the Council must pay special attention when making planning decisions to the preservation and enhancement of their character and appearance. The Council can promote conservation through improvement schemes and by restoration work.

8.3 Within the Local Plan area there is a Conservation Area at Dullatur. A further Conservation Area is being investigated in the Village. The Village centre contains a number of Listed Buildings, and is of historic interest as one of the former Villages absorbed in Cumbernauld's growth and

would benefit from Conservation Area status. It is anticipated that proposals for the Village will be finalised early 1993.

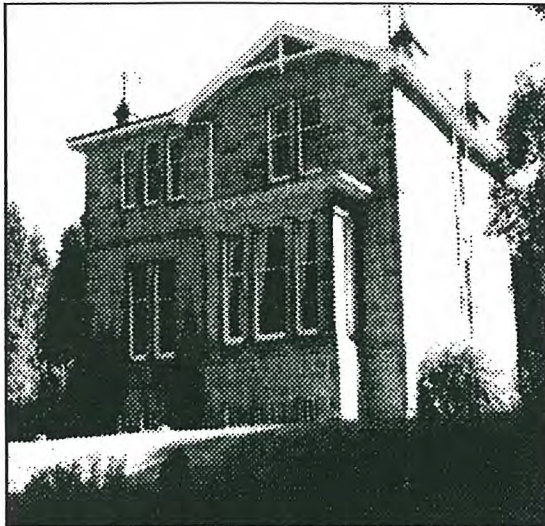
8.4 The District Council seeks at all times to promote good conservation practices. It has extended therefore the development control powers within the Dullatur Conservation Area by an Article 4 Direction to cover a range of minor alterations which do not normally require planning consent. These minor developments could cumulatively, if uncontrolled, lead to a loss of character. The Council, therefore, intends to seek similar control over permitted development in future Conservation Areas. There are, however, other areas of special architectural merit within Cumbernauld, for example, Seafar, and the Council will investigate the suitability of Article 4 Directions in these locations.

8.5 In exercising these developments control powers the District Council will seek to ensure that all new development is in keeping with the character of the Conservation Area, and that existing features which contribute to the special character of the area are not lost. New development, including advertisements, will require to conform to the Council's adopted policies to control development in Conservation Areas (Appendix 1). The Council also has positive powers through the operation of a Conservation Area budget which it can use to help fund the restoration of certain buildings.

Listed Buildings

8.6 Groups and individual buildings or structures which are of special architectural or historic interest are recorded in a list prepared by the Secretary of State. Buildings may be listed "A", "B" or "C(S)"

depending on their importance. Of the 32 Listed Buildings (Appendix 2) within the Local Plan area, 3 are Category "A" (Cumbernauld House, Dunluce, Dullatur and Woodend Dullatur), 23 are "B" or "B for Group" and 6 are Category C(S). The District Council may recommend further buildings of character for "listing", and will continue to do so where considered justified.



"Woodend" Category A Listed Building dating from 1875

8.7 Listed Buildings are subject to special controls. It is an offence to alter them in any way that affects their character either internally or externally without the express permission of the District Council and Secretary of State. In dealing with applications for such consent special regard is paid to external and internal features which contribute to character and which should be protected. This also extends to the setting of a building. Development will require to be in accordance with the Council's policies (Appendix 1), and these are considerations which may override other Local Plan policies. The Council currently operates a limited grant scheme for the upgrading of Listed Buildings and fund-

ing may also be available from Historic Scotland.

Scheduled Ancient Monuments & Archaeological Sites

8.8 Scheduled Ancient Monuments are designated by the Secretary of State. There are 5 Scheduled Ancient Monuments within the Local Plan area, including the Antonine Wall, which are afforded special protection under the Ancient Monuments and Archaeological Areas Act 1979. In addition, there are a number of other sites of proven archaeological significance identified in the Strathclyde Regional Council's Archaeology Guidelines (Appendix 3). It is an offence to carry out work affecting a Scheduled Ancient Monument without Scheduled Ancient Monument Consent granted by the Secretary of State for Scotland. Local planning authorities are required to consult Historic Scotland on all development proposals likely to affect the site of a Scheduled Ancient Monument. Any planning permission for a proposal affecting the setting of a Scheduled Ancient Monument may be restricted by conditions or subject to a legal agreement providing for archaeological investigation, protection or preservation. The District Council recognises the importance of properly conducted archaeological investigation and the benefits for education and tourism and where appropriate the Council will endeavour to facilitate archaeological investigation prior to site development, through negotiation with developers or the imposition of planning conditions.

Impact of Development on Locality

8.9 Many proposals may appear to be acceptable on a particular site when

viewed in isolation. However, planning permission will be refused if the development is likely to have an unacceptable impact on the surrounding area.

8.10 Increased traffic levels, as a result of a development proposal, may cause unacceptable congestion and /or danger on adjacent roads; or disturbance late at night or in the early morning. Drainage is normally the responsibility of Strathclyde Regional Council Sewerage, and in cases where connection to the mains sewer is not envisaged, the Forth and Clyde Purification Boards are the responsible authorities. Each will be consulted on development proposals where appropriate. In assessing noise and pollution issues, the views of the District Council's Environmental Health Department will be important.

Impact of Development on Site

8.11 In addition to an assessment of the impact of a development proposal on the surrounding area it is necessary to consider how the proposal relates to its site eg. the relationship between the new development and the existing features of the site; and the proposals for landscaping the new development on the site. Proposals will be expected to show that attention has been given to these matters.

Scale and Character of Development

8.12 Throughout the Local Plan area, the District Council will encourage a high standard of design. Most new development requires planning permission and even relatively minor proposals can have an impact on the appearance of an area. By encouraging a high standard of design in all new developments and paying attention to the amenities of an area, the Council

can effect substantial improvements to the appearance of streets and environmental quality. The Council has adopted policies to control the location of satellite dishes (Appendix 5). In order to provide comprehensive design guidance the Council will seek to publish a number of advisory leaflets on specific design issues.

Advertisements

8.13 The District Council recognises that poorly designed and cluttered advertising detracts from the attractiveness of areas, and can create potentially dangerous situations for road users. Therefore, adverts must be in keeping with the character and appearance of the area/buildings to which they are attached. Hoardings will not be acceptable due to their obtrusive and alien appearance within the built environment and on road verges. They often represent a traffic hazard. Similarly unrelated, excessive or poorly located adverts will be opposed. Special attention will be paid to proposed advertisements on Listed Buildings or in Conservation Areas, where the District Council's policy will be applied.

Environmental Improvements

8.14 The District Council will seek to encourage improvement schemes to create a more attractive environment. This will enhance living and working environment for residents and visitors, and also improve the prospects for marketing industrial and commercial properties. The Council in association with other agencies will identify areas for improvement. Central Scotland Woodlands: A Countryside Trust has been active in a wide range of environmental improvement projects in the District for a number of years, such as the planting of transport corridors. The Dis-

trict Council will continue to support the Trust in bringing about improvements for the Plan area. Priority will be given to land within local authority ownership, transport corridors, neglected land and industrial, commercial and residential areas.

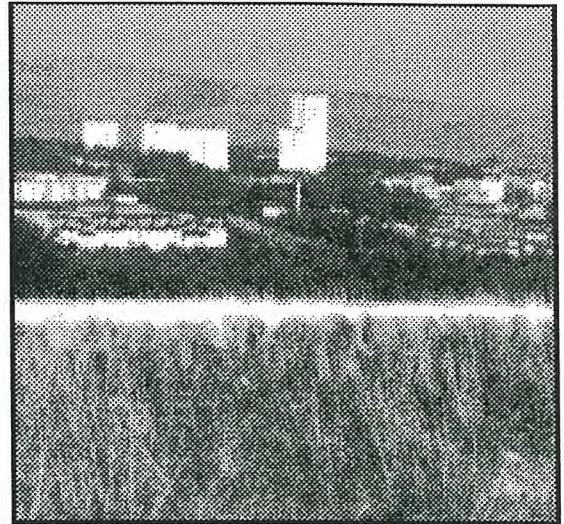
8.15 Some limited improvements have been made to the Village core, e.g. the provision of off-street parking at The Wynd, infill development and repairs to the upgrading of buildings. However, the core area still requires a major injection of resources if it is to reach its true potential as a District Shopping Centre set within an area of historic and architectural interest. The Draft Village Plan prepared by the Development Corporation in conjunction with the District Council contains a number of proposals to improve the environment of the Village. A Finalised Plan will be published in due course and will be subject to consultation with interested parties.

Green Belt

8.16 The Structure Plan requires the District Council to identify precise boundaries for the green belt around Cumbernauld. The boundary is defined on the Proposals Map and corresponds to the countryside area outwith the New Town Designated Area, safeguarding the Palacerigg Country Park as a major feature contributing to the landscape setting of Cumbernauld.

8.17 The green belt policies are based on principles laid down in the Structure Plan and the 1985 Scottish Development Department Circular on green belts, and are intended to attain the following purposes:

- * To prevent the spread of built-up areas;
- * To provide countryside around the town for formal and informal recreation, agriculture, forestry and other appropriate rural uses;
- * To maintain the landscape setting of the town.



The green belt prevents the spread of built-up areas and provides for recreation, agriculture and other appropriate rural uses.

Accordingly, within the green belt the Local Plan presents policies which exercise strict control over development. Proposals which could erode the quality of the green belt will be resisted as will developments which are not shown to be required for agriculture, forestry, nature conservation or other uses appropriate to the green belt. In particular, there is a clear presumption against the granting of new dwellings in the green belt which do not fulfil the above requirement. The improvement of housing conditions and re-use of redundant/vacant buildings which are of some vernacular interest does not conflict with the policy

of restraint on development in the countryside. In accordance with the provisions of Circular 25/85 there will be a presumption in favour of development required in connection with telecommunications.

8.18 Within the green belt there are small pockets of prime agricultural land. The protection of such land is a requirement of the National Planning Guidelines and the Council therefore incorporates these guidelines within the Local Plan.

8.19 The policy on green belts completes the District Council's statutory planning framework for this vital area of planning control, and ensures that consistency is achieved throughout the District in dealing with green belt proposals.

Nature Conservation

8.20 A district wide habitat survey was undertaken by the Nature Conservancy Council on behalf of the District Council in 1988. Although there are no recognised ecologically sensitive areas or statutory protected areas of nature conservation value within the Local Plan area, there are a number of sites of local significance which have been identified as important for wildlife, including Palacerigg Country Park and the surrounding woodlands. The moorland, lochs and associated pastures in the south eastern part of the district form part of the range of the only flock of bean geese which winters in Scotland, and are one of the most important natural heritage resources of the District. In addition, the quality and extent of blanket bog to be found at Fannyside and Garbethill Muirs is also of high conservation interest of a local context. These sites of local nature conservation value are outlined in Appendix 4. The Council will continue to co-

operate with Scottish Natural Heritage and other relevant parties in order to revise the list and identify ecologically sensitive areas, and it is now generally recognised that more positive management of these areas can secure improvements, resolve conflicts, protect the most vulnerable areas and forestall problems. It should be noted that the Dullatur "Bog" Site of Special Scientific Interest is adjacent to the Local Plan area, being just north of the Glasgow - Edinburgh railway line.

8.21 The District Council is becoming increasingly aware of the value of preparing and implementing a nature conservation strategy. The aims of such a strategy could include:

- * **Determining the ecological structure of the Plan area;**
- * **Establishing measures to protect the ecological structure;**
- * **Establishing mechanisms for enhancing the ecological structure through habitat management and creation;**
- * **Providing for people's enjoyment and understanding of the natural heritage.**

The district wide habitat survey provides a strong basis for such a strategy.

Woodland

8.22 The changes in rural land use priorities make it likely that more land will be afforested within the Local Plan area. The Structure Plan identifies the countryside to the south of Cumbernauld as a preferred area for new woodlands. The District

Council is particularly keen to achieve new planting, especially in open spaces and on land outside urban areas, and to encourage the appropriate management of woodland in the district. Forestry expansion must however be carefully related to the character of the landscape and its nature conservation value. The Indicative Forestry Strategy set out in Structure Plan provides a framework for the Council to evaluate proposals for forestry planting. With regard to the felling of woodland the Council is consulted where a license is required from the Forestry Commission. The Council will not generally oppose the granting of a license where this is part of sound forestry practice and where replanting is proposed.

8.23 Community Woodlands present a positive use of land for amenity and landscape purposes and can help enhance the image and environment of the district. The District Council is currently working with the Central Scotland Woodlands: A Countryside Trust and the Forest Authority to prepare a Community Woodland Supplement Plan for the district. This Plan aims to target additional public funding directed solely at the creation of Community Woodlands.

Tree Preservation Orders

8.24 The quality and extent of Cumbernauld's landscaped areas gives the town much of its character. Individual trees, groups of trees and areas of woodland are important features contributing to landscape quality and amenity. The protection of such trees in tree groups and of other fine specimens is therefore important. A Tree Preservation Order prohibits the felling, topping, lopping or wilful destruction of a tree without the consent of the District

Council. Where consent is granted for the felling of a protected tree there will generally be a requirement for a replacement tree to be planted. Where appropriate the Council will promote Tree Preservation Orders.

Landscaping

8.25 The District Council will also encourage the planting of new trees through the imposition of appropriate conditions on planning consents. In particular, the Council will encourage developers to provide and maintain a scheme of structural landscaping for the major new development areas, especially the Western and Eastern Extension Areas in order to provide a setting for the proposed developments. In response to ecological needs there will be a presumption in favour of native species in landscape schemes. The Council is particularly concerned to prevent any reduction in landscape quality from development proposals which seek to intensify the use of a site at the expense of existing landscape.

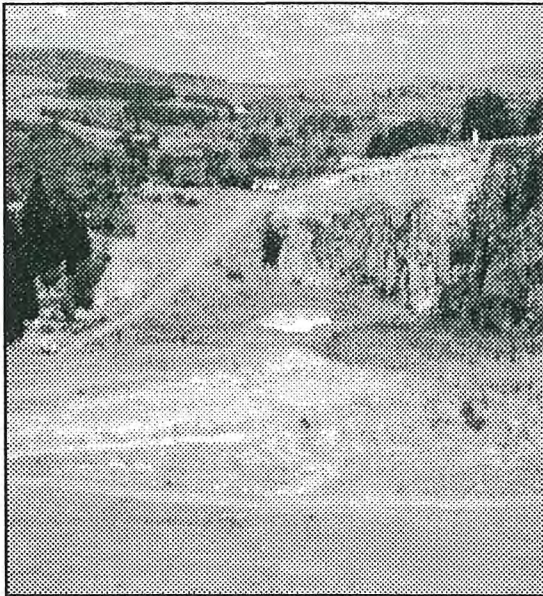
Open Space

8.26 Open space is an essential element in the environment of Cumbernauld and has been of primary consideration in the development of the town. The provision of open space, therefore, is important to recreation and leisure and a major planning consideration. Open space provision encompasses principally:

*** Open space for informal recreation parks, woodland, childrens play areas;**

- * **Playing fields for organised sport, golf courses, bowling greens and tennis courts;**
- * **Amenity open space in housing and industrial areas, and along footpaths/roads.**

8.27 Play is an important part of the development of children and failure to make adequate provision can result in a range of problems for both householders and children. The District Council will therefore endeavour to improve play provision in accordance with the Council's policy "Planning for Play" set out in Appendix 5. In addition to recreational value, open space provision in the town enhances the visual amenity of the built up areas.



Cumbernauld international golf course

8.28 As an integral part of community provision the District Council requires developers of new housing to make adequate open space provision. In existing built-up areas the Council seeks to improve provision and overcome shortages, particularly

for people who do not have a garden, subject to opportunities and resources being available.

8.29 The growing population of Cumbernauld and parallel growth in leisure time has put greater pressure on existing leisure facilities within the town. To ensure that the Cumbernauld is provided with an adequate level and quality of leisure opportunities the Development Corporation is to promote a Town Park at Airdriehead. In addition, the Corporation has approved plans to construct an all purpose stadium with associated leisure and sports facilities, such as all weather and grass pitches, scaled grand prix fun track and Balancing Pond (lake). The approved Eastern Extension Area amendment also proposes that Dullatur Golf Course be extended to the west of the existing golf course towards Auchinbee/Craigmarloch. This will allow redevelopment of the course and relocation of the clubhouse. In addition, the District Council has identified a need to improve playing field provision at Ravenswood.

8.30 Open space has, however, come under strong development pressure in recent years. The District Council has to treat development proposals on their individual merits but in doing so will have regard to the following factors when deciding any application:

- * **The availability of public open space in the surrounding area;**
- * **The landscape and nature conservation qualities of the site;**
- * **The contribution made to the visual amenity of the surroundings;**

*** The practicality of finding an alternative viable open space use.**

8.31 The significant open spaces for retention are identified on the Proposals Map; smaller areas are not identified but this does not imply a greater presumption in favour of development. The District Council accepts that development may be acceptable provided that it is for ancillary community/recreational facilities and a sizable area of public open space can be retained.

Pipeline Consultation Zone

8.32 There are two British Gas notifiable pipelines within the Local Plan area. One is to the south east of the Plan area, passing through Palacerigg and the other to the west passing close to the edge of the Plan boundary. Any significant development within the zone of interest shown on the Proposals Map will be subject to consultation with the Health and Safety Executive. There will be a general presumption against development affecting the operational safety of the pipeline.

Minerals and Waste Disposal

8.33 Society generates a demand for minerals and waste disposal. Such operations which if not properly controlled can have significant effects on the environment. The District Council seeks to ensure that the environmental impacts of both these activities are kept to a minimum.

8.34 If not properly controlled mineral working and waste disposal can lead to the loss of good quality farmland, cause damage to wildlife and landscape as well as causing environmental and amenity problems such as visual intrusion, noise, dust

and heavy traffic. In the case of mineral extraction there will, therefore, be a general presumption against such development within the Local Plan area except where certain criteria have been satisfied. In these cases proposals will be examined rigorously in relation to a wide range of environmental and amenity considerations. Special emphasis will be placed on ensuring the effective and appropriate restoration of mineral sites following extraction. Through the imposition of planning conditions and/or where appropriate through the use of legal agreements the District Council will seek to ensure that the land is restored to a standard suitable for an appropriate after use. Increasingly, restoration schemes are nature conservation or recreation based and where the land cannot be restored to a state similar to that which existed prior to extraction taking place such after uses will be given preference.

8.35 In the case of waste disposal, the District Council will seek to direct such operations to such locations whereby the maximum benefit from such operations will be achieved whilst at the same time the effects on the environment and amenity are minimised. Subject to a wide range of environmental and amenity considerations being satisfied such acceptable locations are considered to be man made voids such as disused or worked out mineral sites. The Council will place great emphasis on the appropriate restoration and after use of the site being addressed as part of any proposal for waste disposal. If considered necessary and/or appropriate the restoration and after use of the site will be controlled by planning conditions and/or legal agreement.

8.36 The District Council will seek to conclude legal agreements with operators and all interested parties in circumstances where restrictions or measures over and above those which can reasonably be attached to a planning permission by way of planning conditions are considered necessary for the proper planning of the area. The circumstances where such agreements are likely to be used include; as mentioned above to secure the acceptable restoration

and after use of the land; to safeguard and/or record archaeological remains and to control traffic routing.

8.36 All applications for minerals and waste disposal shall require to be supported by such technical information as the District Council may determine. Notes for guidance on such applications are available from the Council's Planning Department.

POLICIES

CONSERVATION AREAS AND LISTED BUILDINGS

EN1:

There will be a presumption against development which does not preserve and enhance the character of a conservation area, or which could adversely affect the setting of a conservation area. Development will be in accordance with the approved policies set out in "Development Affecting Conservation Areas and Listed Buildings" (App. 1).

EN2:

There will be a presumption against any development, including demolition, which could adversely affect the character, appearance and setting of a listed building. Development will be in accordance with the approved policies set out in "Development Affecting Conservation Areas and Listed Buildings" (Appendix 1).

EN3:

The District Council will pursue the listing of further buildings and consider the need to designate new conservation areas where appropriate. The Council will seek to obtain an Article 4 Direction in all proposed conservation areas.

(para.8.2-8.7)

SCHEDULED ANCIENT MONUMENTS & ARCHAEOLOGICAL SITES

EN4:

There will be a presumption against development which could adversely affect or threaten a scheduled ancient monument or its setting. Where permission is granted affecting the setting of scheduled monuments, it will normally be restricted by conditions or be subject to a legal agreement providing for the protection and preservation in situ of the archaeological remains.

EN5:

There will be a presumption against development which could adversely affect an unscheduled archaeological site which is considered to be of sufficient interest to be protected from disturbance. On sites where development is permitted, consent will normally be subject to a legal agreement and/or conditions to ensure that archaeological remains are preserved in situ. Where this can not be justified the Council will seek to ensure through the use of planning conditions or legal agreements that the developer has made provision for the excavation and recording of remains prior to and during development.

EN6:

There will be a presumption against development within the Antonine Wall Amenity Zone which could adversely affect the setting of the Antonine Wall.

(para. 8.8)

IMPACT OF DEVELOPMENT ON LOCALITY

EN7:

There will be a presumption against development which could be harmful to the surrounding area for any of the following reasons:

- * Additional traffic generation which could overload the existing road network or cause undue disturbance noise or fumes;**
- * Inadequate drainage, which could adversely affect surface water disposal or overload the existing foul drainage system;**
- * An unacceptable loss of privacy, sunlight and daylight;**
- * Unacceptable pollution by noise, smell or other emission;**
- * Physical damage to neighbouring property including natural features
(para. 8.9-8.10)**

IMPACT OF DEVELOPMENT ON SITE

EN8:

There will be a presumption against development unless:

- * It is well related to the landscape or townscape in which it is set by virtue of its location on the site and/or planting proposals;**
- * It provides adequate protection for any features on site which could be retained in the interests of public amenity;**
- * It complies with the requirements or recommendations of the highway authority for access to and vehicle movement within the site;**
- * It meets the requirements and recommendations of the authorities responsible for drainage, safety and refuse disposal.
(para. 8.11)**

SCALE & CHARACTER OF DEVELOPMENT

EN9:

All new development will be expected to make a positive contribution to the overall quality of the environment through its design, materials and landscaping. Regard should be paid to setting and relationship with neighbouring development.

(para. 8.12)

ADVERTISEMENTS

EN10:

There will be a presumption against road side hoardings/advertisements unless they serve road safety interests: there will be a presumption against all other advertisement hoardings unless they result in overriding environmental improvements.

(para. 8.13)

ENVIRONMENTAL IMPROVEMENTS

EN11:

In the interests of maintaining a high quality environment the District Council will support improvements to the environment throughout the Local Plan area, particularly to:

- * Neglected and derelict land;
- * Paved areas, footpath system and underpasses;
- * Town centre and District Centres;
- * Residential and industrial areas.

EN12:

The District Council in partnership with other agencies will support any positive measures to improve the physical environment of the Village, as part of a package of improvements to be implemented through the Village Plan.

(para. 8.14-8.15)

GREEN BELT

EN13:

The District Council has delineated a green belt around Cumbernauld. There will be a presumption against new development in the green belt unless required for agriculture, forestry, nature conservation, outdoor recreation, telecommunications development where there is a proven need and there is no alternative location, and other uses appropriate only to a rural area. In particular, prime agricultural land will be safeguarded.

EN14:

There will be a presumption against residential development in the green belt unless it is shown to be necessary for the furtherance of agriculture, forestry, nature conservation or other uses appropriate only to a rural area provided. Where a proposal meets these criterion, the following will apply:

ENVIRONMENT

- * The design and siting of the development reflects a functional and visual association with existing buildings or some other significant feature, and should be sited in proximity to existing farm groups;
- * Planning consent will be subject to an "occupancy condition" to the effect that the house must remain in the occupation of a person employed wholly and locally in agriculture or any other appropriate rural use, or a widow/er, or a dependant of such person residing with them;
- * Where an existing agricultural dwelling has been sold separately from the associated unit, there can be no assumption that consent will be allowed for the construction of a replacement dwelling.

EN15:

There will be a presumption in favour of the restoration and renovation of existing buildings which are of some vernacular interest to form houses in the green belt provided:

- * Any proposed extension is of an appropriate scale and design with particular regard to materials for the original building;
- * The existing buildings has external walls and a roof which is substantially complete and the development would not amount to the effective reconstruction of the building;
- * The District Council is satisfied that the building is no longer capable of reasonably beneficial use for the purpose for which it was designed or last used and is capable of accommodating the proposed conversion. However, when a building makes a particular contribution to the local environment the Council may exercise, at their discretion, a relaxation of this policy in the interests of restoring the property to a viable condition.

(para. 8.16-8.19)

NATURE CONSERVATION

EN16:

The District Council will seek to undertake a strategy for nature conservation and landscape with Scottish Natural Heritage and other interested parties.

EN17:

The District Council in conjunction with other agencies, will continue to seek to identify areas of nature conservation value, and will seek both the conservation and enhancement of such land through management agreements and other initiatives.

EN18:

There will be a general presumption against development which could adversely affect sites of nature conservation value listed in Appendix 4. Where development is approved which could affect any site of nature conservation value, the District Council will seek to conserve, as far as possible, the site's ecological interest and to provide for replacement habitats or features where damage is unavoidable.

(para. 8.20-8.21)

WOODLAND**EN19:**

The District Council will encourage the planting of new woodland at appropriate locations, particularly in the countryside to the south of Cumbernauld. Proposals should have regard to the provisions of the Indicative Forestry Strategy in the Structure Plan and should complement the surrounding countryside and not adversely affect the arable land and good quality grazings, landscape quality of scenic areas, quality and capacity of water catchment areas and supplies, tourism and recreational opportunities and the natural heritage of the District. There will be a presumption against the felling of significant woodland which have not been demonstrated to be in a poor condition. Where felling is permitted conditions may be imposed requiring replacement planting of woods composed of native species.

EN20:

The District Council will encourage appropriate proposals for community woodlands, in particular along urban fringes, transport corridors, within the green belt and in relation to derelict and industrial sites and farmed landscapes.

EN21

The District Council will encourage the improved management of existing woodlands. Management should recognise their importance for recreation, amenity, and nature conservation, in addition to any commercial value. In particular, the Council will seek to protect and enhance the nature conservation value of areas of ancient and semi-natural woodland along the Red Burn.

(para. 8.22-8.23)

TREE PRESERVATION ORDER**EN22:**

The District Council will make Tree Preservation Orders to prevent the loss or destruction of individual trees, groups of trees or areas of woodland which form a notable feature of the landscape or townscape.

(para. 8.24)

LANDSCAPING

EN23:

The District Council will require developers to provide appropriate tree planting and landscaping in new developments. In particular, the Council will seek to secure structural landscaping for major new development areas. There will be a presumption in favour of the use of native trees and shrubs in landscaping schemes. Conditions may also be imposed to protect existing planting on development sites.

(para. 8.25)

OPEN SPACE

EN24:

The District Council will seek to improve open space provision, expand opportunities for outdoor recreation, nature conservation and secure greater access to the countryside when opportunities arise.

EN25:

In the approval of new housing development, the District Council will endeavour to seek open space and play provision in accordance with the Council's approved policy set out in "Planning for Play" (Appendix 5).

EN26:

There will be a presumption against development in areas of open space defined on the Proposals Map, and other areas of recreational or amenity value to their surroundings except where the development provides for outdoor recreation, nature conservation or landscape protection.

(para. 8.26-8.31)

PIPELINE CONSULTATION ZONE

EN27:

Within the pipeline zone indicated on the Proposals Map development will be subject to consultation with the Health and Safety Executive and will not affect the operational safety of the pipeline.

(para. 8.32)

MINERALS & WASTE DISPOSAL

EN28:

There will be a presumption against mineral extraction within the Local Plan area except:

- * Where the proposal involves a total tonnage of less than 50,000 tonnes or the land involved is less than 2 ha. in area;

- * Where the proposal involves the extension to an existing site subject to there being an opportunity to review and rationalise existing planning permissions;
- * Where the proposed development has regard to the opportunity to conserve minerals or restore dereliction;
- * Where it can be demonstrated that there is a need for the mineral which cannot reasonably be met from elsewhere.

EN29:

There will be a presumption against the disposal of waste by means of landfill onto agricultural land, moorland, or woodland. There will be a presumption in favour of landfill into disused or worked out mineral sites, disused railway cuttings or other man made voids, and the extension of existing sites subject to there being an opportunity to review and rationalise existing planning permissions.

EN30:

Planning applications for the extraction of minerals or waste disposal will be considered in relation to:

- * The need to protect woodland, moorland, agricultural land, scheduled ancient monuments, archaeological sites, listed buildings, conservation areas, sites of local nature conservation value;
 - * The effects on the environment and on the open countryside and on the amenities of residents in the area, of undue visual intrusion and of possible noise, dust and blasting from mineral extraction operations;
 - * The length of time of the proposed operations;
 - * The number of proposed traffic movements and the effect on the transportation network;
 - * The type of waste to be disposed at the site and the suitability of the site and its environs for receiving it;
 - * The effect on drainage, water supply and nearby surface and underground watercourses;
 - * The effects of the development on the character of the area;
 - * The effects of the development on farm structure and viability;
 - * The potential after-use of the site and the scheme for the restoration of the land, where appropriate;
-

ENVIRONMENT

- * **The opportunity for restoration or reclamation created by waste disposal at the site;**
- * **The need to ensure that finished levels are compatible with the surrounding landscape and are suitable for the proposed after-use;**
- * **The number, type, reserves remaining at other existing or proposed mineral workings in the locality;**
- * **The possible sterilisation of minerals as a result of other development;**
- * **The extent, quality and quantity of the reserve.**

(para. 8.33-8.36)

PROPOSALS

EN31:

The allocation of land for public open space/recreational uses is proposed as follows:

- * **Broadwood: integrated commercial/leisure development comprising of all purpose stadium with associated leisure and sports facilities such as all weather and grass pitches, scaled grand prix fun track and Balancing Pond.**
- * **83.4 ha. of land at Airdriehead for public open space to be promoted as a Town Park by the Cumbernauld Development Corporation**
- * **Dullatur Golf Course is to be extended to the west towards Auchinbee.**

(para. 8.29)

9. CUMBERNAULD DEVELOPMENT CORPORATION WIND-UP

Introduction

9.1 Following the announcement in 1988 of the Government's intention to review the Scottish new towns, a White Paper, entitled "The Scottish New Towns - The Way Ahead", was published setting out the proposals and timescales for winding-up East Kilbride, Glenrothes, Cumbernauld, Livingston and Irvine. Cumbernauld Development Corporation will begin its wind-up process in 1993 with a three year period for completion.

9.2 This chapter identifies:

- * the main issues relating to the wind-up of Cumbernauld Development Corporation.
- * the courses of action which the District Council propose to follow to prepare for the change in responsibilities arising from wind-up, and
- * the roles and responsibilities of other bodies and agencies which will influence or participate in the wind-up process.

Planning

9.3 Prior to the date of dissolution of Cumbernauld Development Corporation, the Government will require an adopted Local Plan covering the area. The District Council in conjunction with the Development Corporation has prepared the Cumbernauld Local Plan which covers the area south of the Glasgow - Edinburgh railway line and includes the Cumbernauld New Town Designated Area. It is anticipated that this plan will be adopted well before wind-up.

9.4 The Government has accepted that the Development Corporation's planning powers should transfer to the District Council as planning authority. The District Council will seek agreement therefore with the Development Corporation on the possibility of a phased transfer of development control powers, together with proposals for dealing with the detailed administration of such a transfer.

9.5 With regard to information it is recognised that the Development Corporation holds records and statistics for the designated area. As access to this information is essential to carry out the planning function, the District Council proposes to enter into discussion with the Development Corporation to determine how information can be adequately made available to the District Council in future.

Housing

9.6 It is stated in the White Paper that until wind-up, the Development Corporation will continue to extend home ownership via the right to buy, voluntary sales and private sector house building, will endeavor

our to increase the choice in the rented sector and modernise older properties. The District Council considers, subject to appropriate funding arrangements, first, that houses should be transferred in accordance with the choice of the tenant, and that choice must include the option of the District Council as landlord; second, that housing assets and liabilities should be transferred to the District Council.

9.7 With regard to Homelessness and Special Needs Housing, the government proposes that nomination rights pass to the District Council at wind-up. The District Council considers that the relevant housing stock rather than the nomination rights thereof should be transferred to the District Council.

9.8 The District Council proposes to continue to provide public information as to the range of options available to Corporation tenants, and to investigate any possible option with a view to meeting the needs of all kinds of tenants within the District, as an integral part of the Council's responsibilities as housing authority for the District. Further the District Council propose to seek discussions with the Development Corporation to establish the extent of the proposed modernisation programme until wind-up.

Economic Development

9.9 The New town has several important economic attributes:-

- * Inward investments. The Development Corporation can service the demands of inward investors through its "one door" approach and its ability to provide development opportunities in advance and**

in anticipation of demand.

- * Resources. The scale of capital investment dwarves the budget of the District Council.**
- * Long Term Planning. The Development Corporation has been able to take a long term view of development without being required to make short term returns on investment.**
- * One Door Approach. The corporate organisation of the Development Corporation permits rapid response to customer requirements in every aspect of development from site identification through development to disposal.**
- * Property Portfolio. The Development Corporation has a wide range of good quality industrial buildings and sites to cater for the needs of inward investment, growth and start-up companies.**

9.10 At present it is not clear which bodies will take over the wide economic development role of the Development Corporation. With regard to property, the retention of property assets within the public sector is essential to attract inward investment, encourage the expansion of existing firms, and facilitate business start-up. The capital value and the revenue generated should be used to provide an asset base for future development.

9.11 The District Council proposes to identify further issues in relation to economic development and also identify the bodies and organisations which will have a role in economic development in the fu-

ture. It is proposed to seek discussion with these bodies to establish a network of organisations, each with a defined role and responsibility, which will effectively deal with all aspects of economic development.

Community and Environment

9.12 Within Cumbernauld there is a wide range of buildings and land used for community purposes and contributing to the amenity of the town, which are presently owned by Cumbernauld Development Corporation.

9.13 The District Council considers that community buildings, areas of woodland and parkland should be transferred to the District Council on favourable terms. The District Council would require additional financial assistance to maintain these areas/properties and to grant aid organisations which presently receive aid from the Development Corporation.

9.14 It is proposed that the District Council enters into detailed discussion with the Development Corporation to clarify and resolve these issues.

Other Agencies

9.15 There is a wide variety of people and organisations having some degree of interest and influences upon the wind-up process. The District Council proposes to identify those agencies with a view to establishing effective liaison and seeking to influence them in ways which will be of lasting benefit to the local community. This applies in particular to the Development corporation itself. It is acknowledged by the District Council that there are issues which cannot be resolved as yet, because of uncertainty about what will

happen, however there is a great deal of work to be done and an early start would help to ensure an improved quality of decision-making on wind-up issues through wider consultation and discussion; the best means of transforming appropriate responsibilities from the Corporation to the Council either prior to or at the date of wind-up and proposals for dealing with the long-term issues ensuing from and after wind-up. Other Agencies which will be involved are The Scottish Office, Strathclyde Regional Council, Lanarkshire and Greater Glasgow Health Boards, Scottish Homes and relevant housing associations, Scottish Enterprise, Dunbartonshire Enterprise, utility services etc.

Conclusion

9.16 In conclusion the principal aims of the District Council in relation to wind-up are to:

- * seek full consultation on wind-up with all relevant bodies and agencies;**
- * seek to encourage public participation in the discussion of wind-up issues;**
- * seek the best means of resolving wind-up issues which will be of lasting benefit to the local community;**
- * seek to organise effective transfer of relevant responsibilities and resources from the Corporation to the Council.**

10. Implementation & Monitoring

10.1 The Local Plan is essentially a general framework for managing land use change and development. In it the District Council seeks to provide developers and the public with a clear sense of direction for at least the next five years, with a provision for a further five years in terms of industrial land supply. It is unrealistic however to think of a fixed period during which the Plan will be implemented because each policy or proposal has its own timescale and can be affected by unforeseen events such as availability of resources and new policy initiatives and priorities.

10.2 The validity of the Local Plan depends therefore upon it proving an accurate reflection of the planning needs and issues likely to arise in the near future. In order to retain the Plan's relevance the District Council intends to constantly monitor its performance. The Plan will be kept up-to-date by way of either:

- * **An alteration to a specific policy or proposal;**
- * **A Review of the Local Plan as a whole and its replacement with a new Plan.**

This will be essential given the uniqueness of the new town situation.

10.3 Meanwhile should the District Council wish to take a decision on a development proposal not provided for in the Local Plan or contrary to it this is dealt with as a departure. Special consultation and

advertisement procedures then apply to enable the public and interested parties to make their views known.

10.4 The Local Plan identifies the major development proposals which the Development Corporation has approved or to which it is committed as well as the development opportunities seen to exist at this time. These will for the most part be implemented by the Development Corporation, private agencies and developers. Given the uncertain financial climate, it is not possible to be precise about the timing of the implementation of each proposal. The Plan has also sought to identify the environmental and infrastructure improvements, whether on or off site, which it will be necessary for developers to carry out. It is a fundamental planning purpose that developers should contribute to the cost of that their schemes give rise to.

10.5 In this regard it is not uncommon for developers to offer environmental or infrastructure improvements in excess of what may strictly be justified by their proposals. This is termed "planning gain" and any such benefits to the community which may be offered or can be secured will be taken into account by the District Council in assessing proposals.

10.6 In implementing the Local Plan the District Council will:

- * **Use its development control powers to ensure that Local Plan policies are implemented;**
- * **Monitor the rate and form of housing development to seek to ensure an adequate supply at all times;**

- * Ask the Development Corporation to identify housing sites for rent and special needs in order to meet their housing programmes;
- * Monitor industrial land availability to seek to ensure that a reasonable range of choice can be offered to prospective employment uses;
- * Encourage improvements in the shopping centres and act in partnership with private interests and the Development Corporation where appropriate. In the Village and Condorrat shopping centres the Council can assist through the development control process and provide more detailed supplementary planning guidance;
- * Assist in the implementation of the Village Plan which will result in a phased programme of environmental and other improvements;
- * Ask the Development Corporation to secure the necessary road improvements to accommodate proposed development;
- * Ask the Regional Council to monitor pedestrian movement in conjunction with the Development Corporation with a view to improving the footpath network, and to alleviate areas suffering from poor traffic circulation by traffic management measures;
- * Maintain and where possible improve the claimed right of way network;
- * Seek to improve the public transport network with the relevant transport operators;
- * Ask the Scottish Office to make an early decision on the line of the M80 from Stepps to Haggs;
- * Seek to improve education, health and social services with the Regional Council and Lanarkshire Health Board;
- * Prepare a Nature Conservation and Landscape Strategy in conjunction with Scottish National Heritage and other relevant parties;
- * Produce and adopt Management Plans for areas of nature conservation value to guide the enhancement of these areas;
- * Prepare and adopt a Community Woodland Supplement with the Central Scotland Woodlands: A Countryside Trust;
- * Prepare a strategic plan for countryside access in conjunction with neighbouring authorities, Scottish Natural Heritage and other relevant parties;
- * Produce further further supplementary planning guidance during the Local Plan period, with priority being given to the preparation of design guidance;
- * Seek full consultation and public participation on wind - up with all relevant bodies and agencies.

Appendices

1. Development in Conservation Areas and Affecting Listed Buildings.

The aim of these guidelines is to establish the importance of good design in the preservation and enhancement of Conservation Areas and Listed Buildings. In addition, it provides a policy framework which it is hoped will assist the proprietor, designer and advertiser in making a positive and sympathetic contribution towards enhancement in these areas, providing a sense of pride rather than frustration.

Developers must be aware that within these areas virtually all works require the specific approval of the Planning Department and thus before starting any work it is always a good idea to contact the planning staff for advice.

List of Policies

The following planning controls apply to all Conservation Areas and Listed Buildings and are designed to help protect their character. They are:

1. The Council will require all forms of application to be sufficiently detailed to give an accurate representation of the design and its relationship to adjoining developments.
 2. The Council will not accept developments which include the use of inappropriate materials and which fail to harmonise with the existing range of materials in terms of colour and texture.
 3. The Council will only consider proposals for demolition works which include a full structural report and explanation of why renovation is not an achievable option and which are linked by an appropriate timescale to approved re-development proposals.
 4. The Council will seek to ensure that the design of new or altered shop fronts is sympathetic to their surroundings in terms of scale, proportions and materials.
 5. The Council will seek to ensure that the design of advertising is appropriate in scale, proportions, materials and means of illumination, to the character of the vicinity.
 6. The Council will resist the use of dutch canopies preferring instead traditional horizontal blinds.
 7. The Council will generally resist the use of solid metal roller shutters preferring instead the use of open mesh type grilles.
-

APPENDIX 1

8. The Council will resist the use of satellite dishes where they are physically attached to a listed building. Elsewhere the Council will seek to ensure that in all instances dishes are adequately screened in order that they cause no detriment to residential or visual amenity.

9. The Council will seek to ensure that the design of all new or altered buildings is sympathetic to their surroundings in terms of scale, proportion and materials.

10. The Council will resist wholesale demolition, unless it can be established that any property subject of such an application has deteriorated to such an extent that it has become a danger and /or that the building is no longer capable of beneficial use.

For specific information refer to the Council's planning advice contained in "Development in Conservation Areas and Affecting Listed Buildings".

2. Listed Buildings

Address	Category
Cumbernauld Parish Kirk	B
Parish Kirk Manse	C(S)
Former UF Kirk, The Wynd, Village	C(S)
The Spur Inn, Village	B(Group)
29 Main Street, Village	B(Group)
35 Main Street, Village	B(Group)
37 - 39 Main Street, Village	B(Group)
43 Main Street, Village	B(Group)
34 Main Street, Village	B(Group)
36 Main Street, Village	B(Group)
40 - 54 Main Street, Village	B(Group)
56 Main Street, Village	B
60 Main Street, Village	B(Group)
Masonic Arms, 62 Main Street, Village	B
64 - 68 Main Street, Village	B(Group)
70 Main Street, Village	B(Group)
72 - 80 Main Street, Village	B(Group)
18 & 20 The Wynd, Village	C(S)
Cumbernauld House	A
Cumbernauld House Sundial	B
Cumbernauld House Doocot	B
Mainhead Farmhouse	B
Auchenkilns Bridge	C(S)
Dunluce, Prospect Road, Dullatur	A
Woodend, Prospect Road, Dullatur	A
Craigard, Victoria Road, Dullatur	B
Norwood & Hillcroft, Victoria Road, Dullatur	B
Stanley House & Glenside, Victoria Road, Dullatur	C(S)
1 - 11 Victoria Terrace, Dullatur	B
Fannyside Toll	C(S)
Fannyside Mill	B
Auchinbee Farm	B

3. Scheduled Ancient Monuments & Sites of Archaeological Importance

List of Ancient Monuments

1. NS779779 Barrow, Tollpark
2. Antonine Wall
3. NS754761 Roman Altar, Carrickstone
4. NS786780 Roman Temporary Camp, Garnhall 1
5. NS760773 Roman Fort, Westerwood

Sites of Archaeological Importance

6. NS746767 Roman temporary camp, Dullatur
7. NS780779 Roman temporary camp, Garnhall 2
8. NS778774 Roman temporary camp, Tollpark
9. NS764760 Parish Church and Burial Ground, Cumbernauld
10. NS772759 Cumbernauld Castle
11. NS758729 Earthworks, Blairlinn
12. NS783772 Late medieval building, Castlecary
13. NS774760 Mound, The Mote, Cumbernauld House
14. NS781779 Enclosure, Garnhall
15. NS779768 Enclosure, Wardpark
16. Chapel and Burial Ground, Auchenkiln

4. Sites of Local Nature Conservation Value & Tree Preservation Orders

Sites of Local Nature Conservation Value

Grid Ref:

737763 Auchinbee Quarry, Wood and Marsh
755761 Carrickstone / Airdriehead
785774 Castlecary Glen
743754 Craighalbert Quarry
776762 Cumbernauld Glen and Vault Glen
715739 Drum Blackwood
744769 Dullatur Woods
805735 Fannyside Lochs
803742 Fannyside Moor
785745 Forest Woods
818742 Garbethill Burn
828755 Garbethill Muir
773739 Glencryan Woods
773736 Glencryan Meadow
738741 Low Wood
Luggie Water
755726 Luggiebank Woods
765727 Luggiebank Quarry Pond
717733 Orchardton Pond
785734 Palacerigg Country Park
745741 Ravenswood Marsh
728746 Smithstone Oakwood
733737 St. Maurices Pond
788759 Abronhill Pinewood
733754 Croymill Spinney
763721 Greens Marsh & Blairlinn Meadow
791754 Glenhead Wood
748726 Auchenkilns Marsh
731729 Rosehill Drive Marsh

Based upon records held by Countryside Services, Recreation & Leisure Department.

APPENDIX 4

Tree Preservation Orders

Ref. No:

13.1 - 13.3	Dullatur
13.4	Mosswater/Drum Mains
13.5	Craiglinn
13.6	Croy Station/Balloch
13.7	Auchinbee/Craighalbert
13.8	Airdriehead/Village
13.10	Castlecary
CN1	Condorrat
CN2	Castlecary
CN4	Condorrat
CN6	Kildrum
CN7	Touchwood House

Based upon records held in the Planning Department.

5. Supplementary Planning Guidance

1. Satellite Dishes

The rapid proliferation in the use of satellite dishes has become a matter of concern; inconsiderate siting or a multiplicity of dishes can detract from the visual amenity of housing areas.

The Council's aim is to ensure that satellite dishes be sited to minimise their effect on the external appearance of the building on which they are installed and that they are removed when no longer needed.

Planning permission is required for the erection of satellite dishes where:

- * **The dish exceeds 90 cm in size;**
- * **The property is within a conservation area or is a listed building;**
- * **The dish is not sited with the minimum of visual intrusion.**

In flatted properties:

- * **The number of dishes on the building exceeds two.**

In detached/semi- detached properties:

- * **There will be more than one dish on the house or in the garden;**
- * **The dish protrudes above the highest part of the roof;**
- * **The dish projects beyond the wall of the house facing a road, or is attached to the roof slope.**

Applications for satellite dishes will be considered against the following guidelines:

- The dish should not be attached to the forwardmost wall of the building, fronting onto a road;
- The dish should not project above a roof ridge line unless attached to a chimney;
- The dish should not be close to a neighbour's lounge or bedroom window;
- As a general rule siting on the ground is the most acceptable solution; other normally acceptable locations are on gable or rear walls (unless prominent parts of the building) and attached to chimneys;
- Dishes will normally require to be hidden from public view on listed buildings and buildings in conservation areas.

Where an installation is proposed on a flatted property, the Council expects that residents will share dishes, wherever practicable and that dishes will be installed either in garden areas, rear or gable walls or on chimneys.

2. Car Parking Provision

The following gives guidance on the standards of parking provision which the Council will require for all new development schemes.

These guidelines are generally to be regarded as the minimum levels acceptable, and may be exceeded where necessary. Relaxation from these guidelines may, however, be justified where the proposals involve:

- * existing surplus parking provision;
- * overriding considerations of conservation.

Development		Standards
Housing:	General	1 space per dwelling + 33% visitors parking
	Sheltered: public	0.25 space per dwelling + 1 space per warden
	private	0.2 spaces per dwelling + 33% visitor parking + 1 space per warden
	Old Peoples Home	1 space per 4 residents
Shops:	0 - 500m sq.m	5 spaces per 100 sq.m
	500 - 2000	6.5 spaces per 100 sq.m
	2000 - 5000	8 spaces per 100 sq.m
	5000 - 7500	7 spaces per 100 sq.m
	7500 - 10000	6 spaces per 100 sq.m
	Retail Warehouses	5 - 10 spaces per 100 sq.m + 1 space per 3 staff
	Offices	1 space per 20 sq.m
Offices:	New Build	1 space per 50 sq.m
	Banks	1 space per 100 sq.m pfa + 1 space per 3 staff
Industrial:	General	1 space per 100 sq.m gfa + 10% visitors parking
	Distribution/Warehousing	0.5 space per 100 sq.m

Notes:

1. gfa = gross floor area, pfa = public floor area;

2. Residents parking allocation should be located within the property curtilage wherever possible but not directly in front of the buildings. This is most readily achieved by the provision of private driveways and/or individual garages/car ports. Failing this, the location and surface treatment of off - street parking areas should emphasise their private nature.

6. GLOSSARY

Adoption:

The bringing into force of a Local Plan through a resolution of the planning authority. This follows the finalised Local Plan stage.

Amenity Housing:

Housing which has been specifically designed to meet the needs of elderly tenants.

Article 4 Direction Order:

An order under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, approved by the Secretary of State requiring that certain works which are normally exempt from the need to obtain planning permission should obtain formal consent.

Ancient Monuments:

A monument or site of archaeological importance which is in the guardianship of the Secretary of State or scheduled by the Secretary of State as being of special archaeological importance.

Business Use/Development:

Use or development of land /buildings for light industrial, research and development and office purposes.

Class 4:

The definition of business use development contained in the Town and Country Planning (Use Classes) (Scotland) Order 1989.

Conservation Area:

An area designated under the Town and Country Planning (Scotland) Act 1972 as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Consultative Draft Plan:

The Consultative Draft Plan is a document containing the matters arising from data collection and analysis and matters proposed to be included in the Finalised Plan (i.e. draft policies, proposals and recommendations).

Development:

The carrying out of building, engineering, mining or other operations in, on, over or under the land or the making of any material change in the use of any buildings or other land.

Development Plan:

The Development Plan for an area comprises the approved Structure plan and approved Local Plan. Where a Local Plan has not been prepared the "old" plan prepared under the Town and Country Planning (Scotland) Act 1947 is relevant.

Finalised Local Plan:

A Local Plan which has taken account of public representations and consultations and is placed on deposit for the statutory six week objection period.

General Development Order (GDO):

A Statutory Instrument comprising the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and the Town and Country Planning General Development Procedure (Scotland) Order 1992.

Housing Associations:

Associations of groups or individuals formally constituted and committed to meeting specific housing needs or requirements.

Housing Plan:

Housing policies and programmes for the next five years, prepared regularly by District Councils for consideration by the Secretary of State as a basis for financial approval or commitments in the coming years.

Infill Development:

A development or site located within the urban area and involving redevelopment, conversion, sub - division or the development of undeveloped land.

Infrastructure:

The roads, services, schools, etc. which are needed to allow developments to take place.

Intensive Form of Development:

A type of development or redevelopment resulting in a high level of activity/traffic movements and a large amount of floorspace.

Light Industry:

An industry which could operate in a residential area without causing a nuisance by noise, vibration, smell, fumes, soot, ash, dust or grit.

Listed Building:

A building on the Secretary of State's list of Buildings of Special Architectural or Historic interest which is afforded statutory protection under the Town and Country Planning (Scotland) Acts.

3. Visitors parking areas provided for communal use should be located so as to be obvious to strangers to the development. It will often be appropriate for such public parking to be located in lay - bys, particularly since their presence can positively discourage indiscriminate kerbside parking. Space for the loading and unloading of goods is not included in those standards. Provision should be made for this, where necessary.

4. Space for the loading and unloading of goods is not included in these standards. Provision should be made for this, where necessary.

5. For other uses, reference should be made to the advice in Strathclyde Regional Council's "Guidelines for Development Roads".

3. Planning for Play

The District Council endorsed a policy on play provision in 1991 which detailed:

- * **Areas of population of between 4000 - 6000 should be provided with a Central Play Area;**
- * **Areas of population of 2000 people or smaller should, where deemed necessary be provided with a peripheral play area;**
- * **The upgrading of a number of existing play areas;**
- * **The removal of play areas which fall into disuse as new facilities come into place. Those with problems of vandalism and those older facilities where maintenance costs become unacceptably high.**

The programme is already under way - Central Play Areas have been completed at Broom Road, Clouden Road, Millcroft Road and Sandyknowes Road. Two further play areas are to be completed by March '94 at Abronhill and Ravenswood. Additionally two community play areas will be completed in the two years commencing April '92. These will be at Braehead Road and the Village.

Local Plan:

Local policies and proposals for the development of a district or part of a district, prepared by District Council's, as a basis for development control. Such plans must conform to the Structure Plan.

National Planning Guidelines:

National Planning Guidelines are issued by the Scottish Office and are intended to identify and define types of development and locations which may raise national issues relevant to land use planning. The Guidelines set out the national aspects of land use which should be taken into account by local planning authorities in the preparation of development plans.

Open Space:

(i) Amenity Open Space - Parcels of land and landscaped areas the principle function of which is to enhance the appearance of an area;

(ii) Recreational Open Space - Parks and areas of open land the principle function of which is to provide a facility for informal outdoor activities and sports.

Permitted Development:

Development not requiring express permission from the planning authority; see Schedule 1 of the General Permitted Development (Scotland) Order 1992.

Planning Consent/Permission:

Formal permission granted by a planning authority or the Secretary of State for development of land or buildings or their change of use. Building development is commonly granted in detail or in outline. An outline consent establishes the principle of development, and details of the site, siting, access arrangements etc. for the development may be reserved and require further formal planning consent.

Planning Applications:

An application made to the local planning authority, seeking planning consent for development.

Policy:

The course of action which the Council will take within specified areas in response to problems, issues or planning applications.

Prime Agricultural Land:

Agricultural land classified by the Department of Agriculture and Fisheries for Scotland as Categories 1, 2 and 3 (i) on the Macauley Sytem, and representing the land with the greatest agricultural productive potential.

Proposal:

A development or action which a local authority, other agency or private individual intends to implement.

Proposals Map:

This illustrates on an Ordnance Survey base, the effect or extent of the policies and proposals contained in the Written Statement. Should a contradiction appear between the provisions of the Written Statement and the Proposals Map the provisions of the Written Statement shall prevail.

Public Transport:

A communal form of transport other than private car or taxi and including rail, bus, light rail.

Recommendations:

Statements where the District Council has no direct control over implementation and where another body has been asked to take action or assume responsibility for implementation where no current commitment exists.

Regional Development Strategy:

The broad direction and approach against which future physical development of the Region should be considered, as set out in the Structure Plan.

Services:

Service industries such as retailing, finance, transport, distribution, etc. or local authority or public utility service such as roads, water, gas etc.

Sheltered Housing:

Groups of housing units provided for those elderly people who require occasional support and assistance from a resident warden but who do not require full residential care.

Shops:

Premises which are used for retail purposes as defined by Class 1 in the Town and Country Planning (Use Classes) (Scotland) Order 1989, and have been granted formal planning permission for such use or have been in such use for such a period of time that no formal consent is required for that continued use as such.

Special Development Order/Section 6(1) Consent:

The Development Corporation exercises planning powers under a Special Development Order which gives it control over matters within the designated areas for land which it owns, or has disposed of for particular developments. The Corporation submits proposals to the Secretary of State to develop areas of the town for a range of uses, and if he approves the proposals under Section 6(1) of the New Towns (Scotland) Act 1968, the Corporation is enabled by the Special Development Order to proceed with detailed development in accordance with the Secretary of State's approval. The approvals - known as "6 (1) approvals" - persist until the area in question has been fully developed.

Structure Plan:

The part of the Development Plan which is prepared by the Regional Planning Authority and which deals with "strategic" matters in the Region which affect the general structure of land use patterns within the Region.

Tree Preservation Orders:

An order promoted by the District Council preventing the felling, lopping, topping, etc. of specified trees or areas of woodland etc. without consent.

TPP:

Transport Policies and Programmes, a document formally submitted to the Secretary of State each year putting forward the Regional Council's transport policy and five year programme of capital and revenue expenditure on transportation.

Traffic Management:

The exercise of controls on the use of roads so as to obtain the best use in the general interest and as safely as possible.

Use Classes Order (UCO):

The statutory instrument termed the Town and Country Planning (Use Classes) (Scotland) Order 1989 which sets out various classes of uses for the purpose of clarifying when a change of use requires planning permission.

Warehousing:

(i) Distribution and Storage Warehousing - buildings and sites where the principal function is the storage or distribution of goods, as defined by Class 11 of the Use Classes Order;

(ii) Retail Warehousing - Large single storey retail stores having a minimum of 1,000 sq.m of selling space and on - site customer car parking, and stocking and selling non food goods such as DIY, furniture /carpets and gardening goods.

Written Statement:

This document, together with the Proposals Map, forms the statutory Local Plan.
