

**DRAFT ENVIRONMENTAL REPORT****COVER NOTE****PART 1**

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**PART 2**

An Draft Environmental Report is attached for the plan, programme or strategy (PPS) entitled:

North Lanarkshire Local Development Plan - Main Issues Report

The Responsible Authority is:

North Lanarkshire Council

**PART 3**

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**DRAFT ENVIRONMENTAL REPORT****NON-TECHNICAL SUMMARY**

## North Lanarkshire Local Development Plan

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

## Main Issues Report

- 1.4 The Main Issues Report is a significant stage in the statutory process of replacing the current North Lanarkshire Local Plan with a Local Development Plan. The Main Issues Report is not a draft Local Development Plan. A Main Issues Report is more of a progress report than a plan. It concentrates on the change from Local Plan to Local Development Plan.
- 1.5 The report identifies 12 main issues. These are set out as questions about which elements of the current planning strategy should continue and what opportunities there are to improve. In terms of sites the Main Issues Report includes as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. Additional preferred sites are identified through the Site Sustainability and Deliverability process described in section 3.4.

## The Next Stage - Proposed Plan

- 1.6 Once the Council has considered representations it will publish a Proposed Plan addressing the spatial implications of economic, social and environmental change for North Lanarkshire. The Proposed Plan will be the Council's settled view as to what the Local Development Plan will be. It will identify opportunities for development and set out policies for the development and use of land. Section 6 of the report explains that it is at the next stage of Proposed Plan that final sites will be recommended.
- 1.7 The Main Issues Report further information can be accessed at:  
**[www.northlanarkshire.gov.uk/nextplan](http://www.northlanarkshire.gov.uk/nextplan)**

## 2. Context

2.1 A State of the Environment Report (SoER) provides a baseline for that can be used and updated for all SEA work carried out in North Lanarkshire. The SoER identifies high level objectives and sub-objectives for 10 SEA topics. These form the basis of SEA assessment criteria for policies and sites.

2.2 SEA topic high level objectives are as follows:

Land Use	To achieve sustainable land use through the regeneration of brownfield land, promotion of high quality development and protection of natural assets
Ecology	To promote biodiversity through protection, enhancement and management of habitats and species
Aquatic Environment	To protect and enhance freshwater supplies, waterbodies and their catchments
Geology and Soils	To protect the geological resource and enhance the quality of soils
Waste and Resources	To reduce waste and to promote sustainable resource use, recycling and recovery
Energy	To encourage and facilitate sustainable energy use and supply
Landscape and Visual	To protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value
Cultural Heritage	To preserve and interpret cultural heritage resources
Air Quality and Noise	To achieve good air quality and reduce disturbance from noise
Communities	To develop sustainable communities through a healthy and inclusive population in a high quality built environment

## 3. Assessment of environmental effects

3.1 In terms of sites, the Main Issues Report includes as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations.

3.2 The Main Issues Report proposes to change business and industrial locations in line with the land for business and industry charrette available as a background report. The Main Issues Report also proposes to identify additional housing allocations taking into account a range of context factors, including the Site Sustainability and Deliverability Matrix available as an appendix to this Draft Environmental Report.

3.3 The Preferred Options for addressing Issues identified in the Main Issues Report have been assessed. None were found to be incompatible with SEA topic Objectives. Sites identified through the Site Sustainability and deliverability process were also found to be generally supportive of environmental objectives, with only the precautionary principle of noting the potential for the development management process to ensure any adjacent environmental assets outwith the sites themselves being required.

## 4. Next steps

4.1 The Council intends to produce a Proposed Plan for consultation in May 2016.

**DRAFT ENVIRONMENTAL REPORT****1. INTRODUCTION****1.1 Purpose of this Draft Environmental Report**

As part of the preparation of the North Lanarkshire Local Development Plan (LDP), North Lanarkshire Council is carrying out a Strategic Environmental Assessment (SEA). SEA is a systematic method for considering the likely environmental effects of certain plans, programmes and strategies. SEA aims to:

- integrate environmental factors into PPS preparation and decision-making
- improve PPS and enhance environmental protection
- increase public participation in decision making
- facilitate openness and transparency of decision-making

SEA is required by the Environmental Assessment (Scotland) Act 2005.  
The key SEA stages are:

Screening	determining whether the PPS is likely to have significant environmental effects and whether an SEA is required
Scoping	deciding on the scope and level of detail of the Environmental Report, and the consultation period for the report in consultation with: <ul style="list-style-type: none"><li>- Scottish Natural Heritage</li><li>- The Scottish Ministers (Historic Scotland)</li><li>- Scottish Environment Protection Agency</li></ul>
Environmental Report	publishing an Environmental Report on the PPS and its environmental effects, and consulting on that report
Adoption	providing information on: <ul style="list-style-type: none"><li>- the adopted PPS</li><li>- how consultation comments have been taken into account</li><li>- methods for monitoring the significant environmental effects of the implementation of the PPS</li></ul>
Monitoring	monitoring significant environmental effects in such a manner so as to also enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action

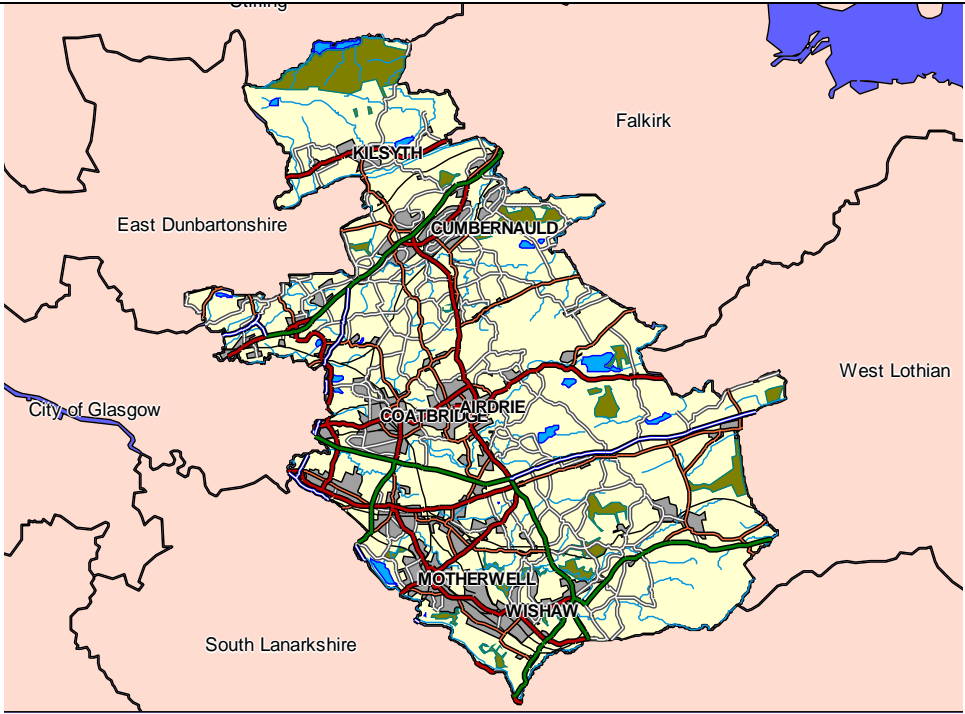
The purpose of this Environmental Report is to:

- provide information on the LDP Main Issues Report (MIR)
- identify, describe and evaluate the likely significant effects of the MIR and its reasonable alternatives
- provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this Draft Environmental Report

**DRAFT ENVIRONMENTAL REPORT****1. INTRODUCTION****1.2 Key facts about North Lanarkshire Local Development Plan**

The key facts relating to North Lanarkshire Local Development Plan are set out in the table below.

Name of Responsible Authority	North Lanarkshire Council
Title of PPS	North Lanarkshire Local Development Plan Main Issues Report
What prompted the PPS	Planning etc (Scotland) Act 2006
Subject	Land Use
Period covered by PPS	2017-2022
Frequency of updates	5 years
Area covered by PPS	North Lanarkshire Council area

	
Purpose and/or objectives of PPS	To guide the future sustainable development and use of land
Contact point	David Ormiston (Senior Planner) Development Plans Team Planning and Regeneration Services Fleming House Tryst Road Cumbernauld G67 1JW

**DRAFT ENVIRONMENTAL REPORT****1. INTRODUCTION****1.3 Assessment activities to date**

- 1.3.1 The assessment activities to date in relation to North Lanarkshire Local Development Plan are set out below.

28 Sept 2012	NLLP Adopted (including Development Strategy Policy 2 Location of Development criteria for assessing the sustainable locational characteristics of proposed development sites)
12-14 March 2013	<p>South Wishaw Mini-Charrette took place. The requirements of the mini-charrette process were to:</p> <ul style="list-style-type: none"> <li>• identify clear parameters and criteria to identify genuinely effective housing sites</li> <li>• review current housing site allocations in the South Wishaw area</li> <li>• identify which type of sites in the current allocation are (un)likely to be developed soon, or are (un)suitable for development in terms of sustainability or design issues</li> <li>• consider the characteristics of other potential sites being put forward by developers and others</li> <li>• consider what would be an appropriate type of development for sites currently allocated in the North Lanarkshire Local Plan or other potential sites</li> <li>• develop spatial strategy options for housing development in the South Wishaw area</li> </ul>
12 June 2013	Call for Sites criteria and parameters approved at Planning & Transportation Committee (see <b>Appendix 1</b> ). The criteria and parameters for the CfS developed based on the findings of the South Wishaw Mini-Charrette and North Lanarkshire Local Plan Policy DSP 2.
22 July 2013	The Call for Sites opened
27 September 2013	The Call for Sites closed
21 November 2013	The Call for Sites was reported to Planning & Transportation Committee. 179 Sites were submitted during this process.
February/March 2014	<p>Consultation regarding the potential deliverability of the Call for Site submission took place with:</p> <p>Key Agencies: SNH, SEPA, Scottish Water, Scottish Enterprise, SPT, NHS Lanarkshire, Historic Scotland, Transport Scotland. Forestry Commission and Scottish Wildlife Trust</p> <p>Infrastructure Providers:</p>



Network Rail, Scottish Power Energy Networks, Scotland Gas Networks, Coal Authority, Homes for Scotland and National Grid

NLC Service Providers:

Corporate Communications and Marketing, Legal Services, Design Services, Human Resources, Facility Support Services, Protective Services, Biodiversity, Access, Waste Management, Revenue Services, Financial Services, E-Government & Service Development, Social Work Services, Housing Services, Standards and Inclusion, Education Resources, Community Information & Learning, Roads & Transportation and Geotechnical

Responses were included within the Site Sustainability and Deliverability Matrix (see **Appendix 2**). Responses were not received from all of those consulted. Letters were sent to all Call for Sites Submitters requesting confirmation that they continue to wish that these sites are considered as part of the Main Issues Report - 30 October 2014. As a result of this 4 sites were withdrawn from the Call for Sites process and will not be considered as part of the Main Issues Report.

- |                  |  |
|------------------|--|
| 21 January 2015  | The Main Issues Report and site sustainability and deliverability matrices for all 175 sites were approved at Planning & Transportation Committee for public engagement. |
| 21 October 2015  | Draft site selection process approved by Planning & Transportation Committee.  |
| 15 December 2015 | Final site selection process approved by Planning & Transportation Committee.  |
| 27 January 2016  | Planning and transportation approved site selections.  |
- 1.3.2 It is important to stress that the Main Issues Report is not a Consultation Draft Local Development Plan. It is more of a progress report than a plan. It highlights the main changes that have taken place since the current Local Plan was adopted and the approach to replacing it with a Local Development Plan.
- 1.3.3 The Main Issues Report is split into seven main sections of:
- Introduction
  - Context
  - Analysis
  - Issues
  - Spatial Strategy
  - Next Steps
  - Forms
- 1.3.4 The Context and Analysis sections identify those parts of the current planning strategy that should continue. It also identifies new parts that are needed to address changes in the National Planning Framework, Scottish Planning Policy and survey analysis since the Local Plan was adopted.
- 1.3.5 The Issues section identifies 12 issues for the Local Development Plan to address. These are grouped under the headings of Aim, Strategy and Themes.

- 1.3.6 The Spatial Strategy section sets out options for dealing with the issues that have been identified. If the *preferred* options were to be accepted, then the vision for the development plan would be that shown at the end of the Strategy section.
- 1.3.7 The Next Steps section explains the sustainability and deliverability assessment undertaken on the sites submitted during the Call for Sites. As the Main Issues Report is not a draft plan, the preferred sites at this stage. Final sites will be confirmed in the next stage - Proposed Plan. This approach is in accordance with guidance and recognises that further sites could come forward.

**DRAFT ENVIRONMENTAL REPORT****2. CONTEXT****2.1 Outline and objectives of North Lanarkshire Local Development Plan**

- 2.1.1 Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes “*an outline of the contents and main objectives of the plan or programme*”. The purpose of this section is to explain the nature, contents, objectives and timescale of the PPS.

**Background**

- 2.1.2 Development Plans set out policies and proposals for the future development and use of land in our towns and countryside; where development should, or should not, happen and how development affects its surroundings. They are the basis for decision making on planning applications. They consider a wide range of land use matters including economic development and infrastructure, retail and town centres, housing and community facilities and the natural and built environment with a view to creating high quality, sustainable places.
- 2.1.3 The current Development Plan for North Lanarkshire consists of the Glasgow and the Clyde Valley Strategic Development Plan (July 2012), the North Lanarkshire Local Plan (September 2012) and a suite of Supplementary Planning Guidance notes.
- 2.1.4 The North Lanarkshire Local Plan is being replaced by the North Lanarkshire Local Development Plan. It will contain a spatial strategy, proposals map, action programme for identified developments and schedule of the local authority's land interests affected by Plan policies or proposals. It will focus on specific proposals for the period up to Year 10 from Adoption.
- 2.1.5 The Local Development Plan will be integrated with Council and Partner statutory plans and strategies affecting the development of land. It will take account of the National Planning Framework and Scottish Planning Policy. The Local Development Plan will reflect the strategic vision and priorities of the Council and its established partners in the Strategic Development Plan Authority, Single Outcome Agreement and North Lanarkshire Community Plan, along with other council strategies e.g. Local Transport Strategy, Local Housing Strategy and those of partner organisations. The Single Outcome Agreement sets out joint commitments between the Scottish Government and the Council to the delivery of agreed outcomes reflecting the following themes:
- vibrant economy, open for business
  - a place with jobs and opportunities for all
  - lifelong learning is valued and encouraged
  - improved wellbeing adds years to life and life to years
  - quality environment

**Plan Content**

- 2.1.6 The Plan will include all relevant land-use strategies, policies, development proposals and maps. It will be published on the Council Web pages viewable on line with the ability for comments to be lodged through the website. It will contain:

- a vision statement for North Lanarkshire setting out how development of the area could be undertaken and what it might look like.
- a spatial strategy incorporating a detailed statement of policies and development proposals for the area to achieve the vision.

2.1.7 A long-term sustainable settlement strategy will be included that will meet Council needs, priorities and aspirations with details of Infrastructure requirements related to planned growth. New development proposals will be considered in terms of physical and social impact with details of required mitigation specified.

2.1.8 The Plan will focus on vision, spatial strategy, overarching and other key policies and proposals. Detailed material associated with the development strategy will be contained in supplementary guidance.

2.1.9 A Local Development Plan Action Programme will be prepared as a means of delivering the Plan's objectives. It will include:

- list of actions required to deliver each of the Plan's policies and proposals
- names of responsible parties for each action
- timescale for implementation

The Action Programme will be published with the Proposed Plan. Once approved it will be confirmed within 3 months of Plan Adoption reviewed and updated every 2 years.

#### **Main Issues Report**

2.1.10 The Main Issues Report is a significant stage in the process of replacing the current North Lanarkshire Local Plan, with a Local Development Plan. Consultation will last 8 weeks. It is the chance to comment on issues and the approach to addressing them. It is also the chance to comment on the sites already put forward through the Call for Sites undertaken in 2013 and to suggest new sites.

**DRAFT ENVIRONMENTAL REPORT****2. CONTEXT****2.2 Relationship with other PPS and environmental objectives**

2.2.1 Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the PPS relationships with other relevant PPS, and how environmental protection objectives have been taken into account in the PPS preparation. This section covers these issues and describes the policy context within which the PPS operates, and the constraints and targets that this context imposes on the PPS.

2.2.2 The other relevant PPS that it has been considered the North Lanarkshire Local Development Plan affects, and is affected by, are set out below. This list will be finalised for the Proposed Plan Environmental Report.

2.2.3 Land Use

North Lanarkshire Local Housing Strategy  
 North Lanarkshire Open Space Strategy  
 North Lanarkshire Core Paths Plan  
 North Lanarkshire Local transport Strategy

2.2.4 Ecology

The Birds Directive 2009/147/EC  
 The Habitats Directive 92/43/EEC  
 Directive on the conservation of Natural habitats and of Wild Fauna and Flora (92/43/EEC)  
 Council Directive 92/43/EEC the conservation of natural habitats and of wild fauna and flora  
 European Biodiversity Framework  
 Wildlife and Countryside Act  
 Conservation (Natural habitats &c.) Amendment (Scotland) Regulations  
 Nature Conservation (Scotland) Act  
 PAN 60: Planning for Natural Heritage  
 UK Biodiversity Action Plan  
 Scotland's Biodiversity – It's In Your Hands  
 Scottish Forestry Strategy  
 Glasgow and Clyde Valley Green Network  
 North Lanarkshire Biodiversity Action Plan  
 North Lanarkshire Woodland Action Plan

2.2.5 Aquatic Environment

Water Framework Directive 2000/60/EC  
 Nitrate Directive 91/43/EC  
 Water Environment and Water Services (Scotland) Act  
 Water Environment (Controlled Activities) (Scotland) Regulations  
 Scotland River Basin Management Plan  
 SEPA Indicative Flood Map  
 SEPA Groundwater Protection Policy for Scotland: Environment Policy  
 SEPA Clyde Area Action Plan  
 PAN 61: Planning and sustainable Urban Drainage  
 Flood Risk Management (Scotland) Act

SUDS for Roads

2.2.6 Geology and Soils

Scottish Soil Framework  
Environment Act  
Part IIA Environmental Protection Act

2.2.7 Water and Resources

The Waste Framework Directive 2006/12/EC  
The Landfill Directive 99/31/EC  
The Waste (Scotland) Regulations

2.2.8 Energy

UK Climate Change Programme  
National Planning Framework for Scotland 3  
Housing (Scotland) Act(s)  
Planning Scotland (Etc.) Act  
Glasgow and Clyde Valley Strategic Development Plan  
Changing our ways: Scottish Climate Change Programme  
Climate Change (Scotland) Act  
Climate Change Delivery Plan  
Scottish Government Climate Change Adaptation Framework  
North Lanarkshire Local Transport Strategy  
Sustainable North Lanarkshire

2.2.9 Landscape and Visual

Council of Europe, European Landscape Convention  
Scottish Landscape Forum (2007) Scotland's Living Landscapes  
SNH Natural Heritage Futures  
SNH National Scenic Areas Programme  
Pan 65: Planning and Open Space  
Land Reform (Scotland) Act

2.2.10 Cultural Heritage

Scottish Historic Environment Policy  
Managing Change in the Historic Environment Guidance Notes  
Scottish Planning Policy  
Managing Change in the Historic Environment Guidance Notes  
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act  
Ancient Monuments and Archaeological Areas Act

2.2.11 Air Quality and Noise

Environmental Protection Act 1990  
The Environmental Noise Directive  
PAN 1/2011 Planning and Noise  
Air Quality (Scotland) Regulations  
The Air Quality Standards (Scotland) Regulations 2010  
2008/50/EC Directive on ambient air quality and cleaner air for Europe  
North Lanarkshire Council Air Quality Action Plan

2.2.12 Communities

Choosing our Future: Scotland's Sustainable Development Strategy  
Good Places, Better Health: A New Approach to Environment and Health in Scotland  
Getting it Right for Every Child  
Equally Well  
Early Years Framework  
Achieving our Potential: Framework for Tackling Poverty

**DRAFT ENVIRONMENTAL REPORT****2. CONTEXT****2.3 Relevant aspects of the current state of the environment**

- 2.3.1 Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of “the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”, and “the environmental characteristics of areas likely to be significantly affected”. This section aims to describe the environmental context within which the PPS operates and the constraints and targets that this context imposes on the PPS.

**State of the Environment Report**

- 2.3.2 A State of the Environment Report (SoER) was prepared for North Lanarkshire Council and Scottish Natural Heritage to provide an overview of the status and health of the natural and built environment in North Lanarkshire. The report was commissioned in August 2005 and completed in December 2005 by WSP Environmental Ltd. The SoER provides a baseline for that can be used and updated for all SEA work carried out in North Lanarkshire. Below is a summary description of North Lanarkshire’s environment.

**Land use**

- 2.3.3 There is a diverse range of land uses with the main urban settlements occupying the western part of the area and a predominance of pastoral farmland and woodland/forestry across the remainder of the area. Historical development has resulted in a large amount of vacant and derelict land that represents both a detrimental impact and an opportunity for enhancement. North Lanarkshire is within the Central Belt of Scotland and contains major transport links including the M8, A8 and A80 trunk roads and a railway network. There is a wide variety of industrial activity associated with this central location. In addition to developed areas there are less managed areas of upland associated with the Kilsyth Hills in the north and the Central Scotland Plateau in the east.

**Ecology**

- 2.3.4 There is a diverse range of habitats with a series of designated sites of European, national and local importance. The Local Biodiversity Action Plan (LBAP) identifies 7 habitats and 12 species of particular importance for conservation. The diversity of the ecological resource is influenced by the variety in the geography and topography of the area. There is an opportunity to protect, enhance and create habitats and ecological resources and to incorporate the ecological resource into new developments. Such improvements would not only provide a benefit to the ecological resource but also contribute to the local and area-wide landscape, the aquatic environment and to the community resource and well-being.

**Aquatic Environment**

- 2.3.5 North Lanarkshire lies predominately within the River Clyde catchment with only a small part of the area draining eastwards to the Firth of Forth. There are a range of aquatic environments including running water (rivers, streams, ditches and drains), standing water (lochs, reservoirs, ponds and canals) and groundwater. North Lanarkshire Council’s flooding report of 2007 notes that there are approximately 89 rivers and burns, two main canals and 35 lochs and reservoirs. These watercourses and water bodies provide a resource and



habitat for the ecology of North Lanarkshire but have also helped to shape cultural history through industrial activities and the locations of settlements. Watercourses and water bodies contribute to the environment through their ecological value and their human value, both aesthetically and recreationally.

### **Geology and Soils**

- 2.3.6 North Lanarkshire is within the Central Belt of Scotland, to the south of the Southern Highland Fault, and is underlain predominately by Carboniferous age sedimentary bedrock comprising cyclic sequences of sandstones, mudstones, limestones, seat earths and coals. Localised igneous intrusions are present in the south eastern and northern areas. There are also two geological SSSIs designated within North Lanarkshire. The bedrock is overlain, in the majority of North Lanarkshire, by glacial till (generally stiff sandy clays) with peat in upland areas and alluvial sands and gravels in river valleys. These give rise to predominantly poorly drained soils with limited capability for arable agriculture although better drained soils are present in parts capable of arable farmland. Extensive industrial and mining activity has resulted in many potentially contaminated and minerally unstable sites with assessment, investigation and restoration of these sites underway.

### **Waste and Resources**

- 2.3.7 Waste is an increasingly important issue legislatively, politically and practically. Historically waste has been landfilled although recycling and composting are increasing and now diverting waste away from landfills. There is a network of waste management facilities including three municipal landfill sites, six recycling centres and seventy-one recycling points and an extensive kerbside recycling scheme. These facilities, along with the waste awareness issues and strategies across both North Lanarkshire and Scotland as a whole are promoting the waste hierarchy. Changes are occurring within the waste environment and there are a number of opportunities for improving levels of waste reduction, reuse, recycling and promoting environmental technologies and industries.

### **Energy**

- 2.3.8 The majority of North Lanarkshire's energy demand is imported. A small amount of energy is produced within the area through wind turbines, generation from landfill gas and biomass heat generation. There are opportunities to promote energy efficiency and renewable energy production. In particular, the predicted growth in households above the Scottish average provides the opportunity for increased energy efficiency measures within new developments. Parts of North Lanarkshire have been identified as having the potential for wind generation projects and there is a growing potential for biomass energy generation as demonstrated by and ongoing study into producing biomass crops from North Lanarkshire Council woodlands.

### **Landscape**

- 2.3.9 The landscape is characterised by its diverse range of land uses and cover and is dominated by features such as the Kilsyth Hills in the north and the high ground in the eastern and southern parts of the area. Some areas have been designated for their landscape value and importance such as along the Clyde Valley near Wishaw and in the Kilsyth Hills. In addition to these designated areas, the diversity of the different landscapes is a key feature. Opportunities exist to enhance the local landscape, notably with regard to the urban fringe, and good quality developments and renovation could contribute to this.

### **Cultural Heritage**

- 2.3.10 There has been a long history of settlement, leaving a considerable historical and archaeological resource. North Lanarkshire has supported an extensive industrial development and evidence of this heritage remains today. This history has resulted in a wide range of cultural heritage from Roman sites, such as the Antonine Wall to more recent such as the Forth and Clyde Canal and industrial remains of collieries and factories.

#### **Air Quality and Noise**

- 2.3.11 Air quality varies, with predicted background concentrations of the key air pollutants highest in the urban areas and key transport routes. Road traffic emissions play an important role in air quality and the Council has identified four locations as Air Quality Management Areas where further monitoring and action is required, these being parts of Coatbridge, Chapelhall, Motherwell and Harthill. Noise can be defined as unwanted sound and within North Lanarkshire there are key sources including road traffic and construction sites. Tranquil locations do exist in more rural locations.

#### **Communities**

- 2.3.12 Industrial heritage has largely shaped population distribution. Coal and steel have helped to dictate the settlement pattern and distribution of communities. In recent years a number of key indicators of the population dynamics, health and the built environment have been below the Scottish average. There is an ageing population, growing at a rate marginally lower than the national rate, but is subject to an on-going and predicted growth in the number of households in the areas which is in excess of the Scottish average. There are opportunities associated with the supply of land and geographical location to improve the built environment through the demand for new development. There are a range of community facilities including natural open spaces, footpaths and cycle paths such as the Forth and Clyde Canal towpath and the National Cycle Network, three Country Parks and a mixture of urban open space and built facilities. Accessibility is an important factor for the value of these resources to their local communities and many of the parks and paths are located in close proximity to key urban areas.

**DRAFT ENVIRONMENTAL REPORT****2. CONTEXT****2.4 Environmental problems**

2.4.1 Schedule 3 paragraph 4 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of existing environmental problems, in particular those relating to any areas of particular environmental importance. The purpose of this section is to explain how existing environmental problems will affect or be affected by the North Lanarkshire Local Development Plan, and whether the PPS is likely to aggravate, reduce or otherwise affect existing environmental problems.

2.4.2 Below is a summary of the key environmental problems under SoER topics of:

- Land Use
- Ecology
- Aquatic Environment
- Geology and Soils
- Waste and Resources
- Energy
- Landscape
- Cultural Heritage
- Air Quality and Noise
- Communities

**Land Use**

2.4.3 Some land uses are sensitive and vulnerable to development pressures (e.g. those near settlements and transport corridors). Mix of developments has created a lack of identity in some towns and urban fringe locations. The Green Belt helps to maintain settlement boundaries and protect open space, particularly that which is immediately accessible to Communities. There is pressure on the Green Belt. Despite rehabilitation works, the problem of vacant and derelict land remains well above national average. Large areas of mineral workings and landfill sites require to be completed and restored.

2.4.5 LDP will have a positive influence on the environmental issues under the Land Use topic. The LDP will influence the issue of lack of identity by requiring high standards of site planning and design across a range of categories including layout, density, form and scale. The LDP is likely to reduce pressure on green belt areas by continuing to provide for an ordered urban expansion to partially meet identified housing development needs.

**Ecology**

2.4.6 There is an increasing network of European, national and locally designated sites which require protection and management. Extent of priority habitats has remained steady or increased over recent years. Habitats and species are vulnerable from development pressures through direct and indirect impacts. Relatively little is known about aquatic ecology and fish populations in North Lanarkshire's rivers.

2.4.7 LDP will have a very positive influence on the environmental issues under the Ecology topic by maintaining the current local plan principle that net negative environmental impacts are

not offset by positive social and/or economic impacts but that environmental impacts should be offset in environmental terms.

#### **Aquatic Environment**

- 2.4.8 Significant stretches of watercourse have been classified as having poor water quality. Undeveloped flood plains are vulnerable to development and there are associated flooding issues. Urban drainage problems have been identified as a key source of localised flooding. Rising mine waters may be contributing to pollution of watercourses and/or groundwaters.
- 2.4.9 LDP will generally have a positive influence on environmental issues under the Aquatic Environment topic by influencing the issue of urban drainage, requiring water conservation and drainage that minimizes pollution from developments.

#### **Geology and Soils**

- 2.4.10 Soils are vulnerable to development pressures and land management practices (such as agriculture and forestry). There are issues of contaminated land and land stability across North Lanarkshire.
- 2.4.11 LDP could significantly influence the environmental issues under the Geology and Soils topic by continuing the protection of designated sites such as peat bogs and promoting development of derelict and contaminated sites.

#### **Waste and Resources**

- 2.4.12 An increasing quantity of municipal waste is being produced with an increase in the percentage recycled. Predicted increase in the number of households may sustain the trend in increased MSW arisings. European and national targets for diversion of waste from landfill will drive waste management development. There continues to be importation of waste from neighbouring local authorities.
- 2.4.13 The impact of LDP on environmental issues under the Waste and Resources topic is anticipated to be positive. Development will be in line with the existing Development Strategy Policy 4 Quality of Development which will look to reduce waste and resource use and improve composting and waste collection provisions for new developments.

#### **Energy**

- 2.4.14 Increasing number of households will affect future energy demand making energy efficiency particularly important. Increasing number of renewable energy generation projects likely within North Lanarkshire in the next 5-10 years.
- 2.4.15 LDP will have a positive influence on environmental issues under the Energy topic as it promotes development in line with the existing Development Strategy Policy 4 Quality of Development requiring energy and water conservation measures for developments, the adoption of sustainable construction and drainage measures and measures on sites to reduce CO2 emissions.

#### **Landscape**

- 2.4.16 Local and area wide landscapes are vulnerable to inappropriate development. Open upland areas are particularly sensitive to Development. Urban and urban fringe landscape / townscape are of poor quality in some areas and there is a need to stimulate economies of

town centres to help in enhancing the quality and vibrancy of the built environment and townscape.

- 2.4.18 LDP is likely to have a positive influence on the environmental issues under the Landscape topic, particularly as criteria for assessing sites is progressing from the current Development Strategy Policy 2 Location of Development criteria for assessing locational sustainability. Masterplanning significant Community Growth Areas in a sensitive way will enhance the generally positive influence. The plan is likely to focus on urban regeneration locations for land needs. The LDP is therefore likely to protect sensitive sites from inappropriate development. Masterplans will seek to improve development site character and setting, which should improve quality of the built environment.

### **Cultural Heritage**

- 2.4.19 Cultural heritage sites play an important role in the townscape. There is a network of protected sites through designated status. Some sites nationally important (e.g. Forth and Clyde Canal, Antonine Wall) and their interpretation and focus as 'destinations' could be developed (sensitively). Sites are vulnerable to direct and indirect development pressures, this particularly relevant for designated sites of 'lower level'.
- 2.4.20 LDP is likely to have a significant influence on the environmental issue under the Cultural Heritage topic. It is likely to continue the current Development Strategy Policy 4 Quality of Development requirement for site appraisals to consider heritage features and that ensure that elements of historic environment interest are safeguarded or enhanced. The current policies NBE 1B and NBE 2B specifically protect and promote built heritage. The LDP is set to continue this protection and promotion.

### **Air Quality and Noise**

- 2.4.21 Air quality generally within national guidelines however levels of nitrogen dioxide are above these levels in several locations. Air Quality Management Areas address air quality objectives. In North Lanarkshire road traffic is the primary cause of air quality issues. Background noise varies across North Lanarkshire with higher levels in urban areas. Noise by definition though is unwanted sound and is subjective. Tranquil areas need to be enhanced and encouraged so that all citizens have good access to locations with low background noise.
- 2.4.22 LDP will have an influence on the environmental issues under the Air Quality and Noise topic. It will require applications for planning permission in line with the objectives of the current Development Strategy Policy 4 Quality of Development, which is relevant to these issues.

### **Communities**

- 2.4.23 The economic scenario for North Lanarkshire predicts a population continuing to recover and opportunities to increase the economically active proportion of the population living and working in North Lanarkshire. The number of households within North Lanarkshire predicted to increase will place a pressure on land for new developments. Population health and well-being is linked to the quality of the built environment, housing and open space. Provision of and access to community resources and facilities is an issue in areas. Facilities are subject to viability, vandalism and quality considerations.
- 2.4.24 LDP will have a positive influence on environmental issues under the Communities topic. It should stabilise population, promote planned sustainable growth, and improve the quality of the environment. The promotion of developments should increase economic opportunities,

provide new land for development and provide and improve facilities. Continuing the objectives of the current Development Strategy Policy 4 Quality of Development will evaluate design options and require a range of elements to produce safe, inclusive, convenient and welcoming developments. It addresses the issue of pressure on land for developments by promoting sites consistent with the sustainable location criteria. In particular the potential addition of a specific Strategic Policy focus on place-making has potential to create communities better suited to meet the needs of their populations.

**DRAFT ENVIRONMENTAL REPORT****2. CONTEXT****2.5 Likely future of the area without the North Lanarkshire Local Development Plan**

- 2.5.1 Without the LDP applications for planning permission would still come forward for significant development in the area. Those applications for planning permission would come forward in an ad hoc and unregulated manner. Consideration of development potential would not benefit from the coordinated approach envisaged through the LDP.
- 2.5.2 There would, however, not be a policy vacuum. All applications for planning permission in North Lanarkshire go through a common process of development management. The council makes decisions on applications for planning permission in line with the Development Plan, unless there are other material considerations that should be taken into account. The Development Plan comprises the Strategic Development Plan (covering the Glasgow and the Clyde Valley area) and the Local Plan. The consideration of the Local Plan is set out here.

**Local Planning Framework**

- 2.5.3 The four Development Strategy Policies (DSPs) apply to all planning applications. The DSPs dealing with the amount and location of development show how planning applications will be assessed for consistency with the Council's concern to see an appropriate amount of development in appropriate places. The DSPs dealing with impact and quality of development show how the Council intends to deal with the effects of development on communities and ensure a good quality of development.
- 2.5.4 Planning applications will also relate to a particular place and to a particular type (or types) of development. This is the purpose of the Topic Policies. The Proposals Maps show what Topic Policies apply to particular areas.
- 2.5.6 In dealing with applications for planning permission, the Council will consider the proposed development in terms of the following:
- firstly, consistency with the four Development Strategy Policies and any related Supplementary Planning Guidance
  - secondly, consistency with the Topic Policy (or Policies) relevant to the application site, as indicated on the Proposals Maps, and any related Supplementary Planning Guidance
  - finally, any other material considerations

**Strategic Policy**

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

- 2.5.8 Development Strategy Policy 4 Quality of development considers detailed elements. The Policy states:

*Development will only be permitted where high standards of site planning and sustainable design are achieved. Where appropriate, proposals will need to demonstrate that:*

- 1 *an appraisal has been carried out of the existing character and features of the site and its setting - including: ground stability and contamination, identity, connections, landscape, biodiversity, heritage or amenity value*
- 2 *existing rights of way or features of natural or historic environment interest (including stone buildings) will be safeguarded or enhanced - including: archaeological, historic environment, landscape features and wildlife interests*
- 3 *the proposed development takes account of the site appraisal and any evaluation of design options, and achieves a high quality development in terms of:*
  - a *establishing a clear vision for the site with design principles which lead to the creation of a distinct, successful place addressing: siting; overall layout; density; form; scale; height; massing; proportion; detailing; colour; materials, and open space issues*
  - b *providing a safe, inclusive, convenient and welcoming development addressing: personal safety, security and crime prevention; adaptability; safe, secure, and convenient access into and through the development that is attractive to pedestrians, cyclists, and people with disabilities; integration with public transport, green networks and wider links; access for cars, where required, being safe for all road users, and appropriate parking or traffic calming being well located and integrated*
  - c *addressing energy, resources and waste issues in order to create a sustainable development with a low ecological footprint including: reducing energy need; encouraging sustainable construction; promoting health and wellbeing; reducing waste and resources used through effective storage collecting and composting of waste and recyclable materials, and measures which reduce CO2 emissions and encourage low and zero-carbon approaches*
  - d *mitigating any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality Management Areas*
  - e *ensuring that water body status is protected and, where possible, enhanced: status includes physical characteristics, so proposals such as culverting will only be considered where no other practical option exists. Foul water should connect to the public sewer - alternatives to this will only be permitted where no public system exists and the alternative does not pose an environmental risk. Sustainable Urban Drainage Systems should be adopted within site design and appropriate details require to be submitted with any planning application and*
  - f *integrating successfully into the local area and avoiding harm to the neighbouring amenity by relating well to the existing context and avoiding adverse impact on existing or proposed properties through overlooking, loss of privacy or amenity, overshadowing, or disturbance*
- 4 *adequate provision has been made for the development and maintenance of landscaped open space areas and for linking to and enhancing open spaces and green networks*



- 2.5.9 It is therefore the case that the Development Strategy approach to determining applications for planning permission in the local plan would still help to achieve many SEA objectives even if the LDP was absent.

#### Topic Policy

- 2.5.10 Further, the operation of Natural and Built Environment policy 1 would protect environmental assets. The local plan Natural and Built Environment issues section states the following:

*There are many good quality aspects to North Lanarkshire's natural and built environments. Protecting and enhancing those environmental assets and encouraging the identification of new ones could enhance their contribution to quality of life.*  
*Policy NBE1 Protecting the Natural and Built Environment responds to Issue 1 by protecting sites of importance for the natural environment and biodiversity, and by protecting sites of importance for built environment amenity and their settings.*

- 2.5.11 The policy states:

#### *A Natural Environment*

*The Council will safeguard sites of importance for natural heritage and biodiversity from development.*

- 1 *International Sites*
  - a *Special Areas of Conservation*
  - b *Special Protection Areas*

*Development likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).*

- 2 *National Sites*
  - a *Sites of Special Scientific Interest*

*Development that affects a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated: the objectives of the designated area and the overall integrity of the area would not be compromised; or any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.*

- 3 *Regional Sites*
  - a *Regional Scenic Areas*
  - b *Areas of Great Landscape Value*
  - c *Regional Parks*

*Planning permission will only be granted for proposals potentially affecting Local and Other Sites of Importance listed below if it can be demonstrated to the Council's satisfaction that there will be no adverse impact or that any impacts can be mitigated in environmental terms relevant to the impact.*

- 4 *Local Sites*
  - a *Sites of Importance for Nature Conservation*
  - b *Local Nature Reserves*
  - c *Country Parks*
  - d *Tree Preservation Orders*

- 5 *Other Sites of Importance*
  - a *Wildlife Corridors*
  - b *Trees and Woodlands*
  - c *Watercourses and Wetland*
  - d *Flood Plains*
  - e *Core Paths, Public Rights of Way, and access rights*
- 6 *Protected Species*

*Development that significantly affects a species protected by law will only be permitted where an appraisal has demonstrated that the protected species would not be compromised; or any significant adverse affects on the protected species are mitigated through planning conditions or use of planning agreements to:*

  - *facilitate the survival of individual members of the species;*
  - *reduce disturbance to a minimum; and*
  - *provide adequate alternative habitats to sustain at least the current levels of the species locally.*

**DRAFT ENVIRONMENTAL REPORT****2. CONTEXT****2.6 SEA objectives**

- 2.6.1 The council has adopted high level Strategic Environmental Assessment objectives and sub-objectives objectives for ten themes in its State of the Environment Report. These are set out below.
- 2.6.2 Land Use High Level Objectives:
- To achieve balanced, sustainable land use
  - Respect land form, natural processes and systems
- 2.6.3 Land Use Sub-Objectives:
- To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use
  - To improve quality, accessibility and biodiversity of open spaces
  - To identify contaminated sites and establish remediation plans
  - To create vibrant, attractive and functional woodland environments
  - To prioritise sub-areas by land that has the highest potential to be contaminated where there is a pollutant linkage existing or likely to exist
  - To overcome land access constraints and promote more sustainable forms of transport
  - To ensure future supply of quality land
  - To increase development on brownfield sites
  - To integrate land use with transportation and other infrastructure requirements
  - To identify and promote land use development opportunities
  - To promote more environmentally friendly patterns of development and land uses
  - To protect valued environmental resources
- 2.6.4 Ecology High Level Objectives:
- Safeguard and enhance the environment through the protection of biodiversity
  - Protect, enhance and where necessary restore species and habitat
- 2.6.5 Ecology Sub-Objectives:
- Adopt practices which help maintain and enhance biological resources
  - To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats
  - To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice
  - To develop an effective management framework that ensures biodiversity is taken into account in all decision-making
  - Take practical steps to restore, enhance and manage protected and at risk species and habitats
  - Identify new sites, monitor confirmed sites and create new sites for Action Plan species and habitats
  - To protect and promote the greenbelt, SINCS, natural heritage and other locations of environmental significance
  - To prevent development which will adversely affect a SSSI or other conservation designation
- 2.6.6 Aquatic Environment High-level Objectives:

- To ensure the importance of aquatic habitats and resources is recognised and protected
  - To protect and enhance the water environment
  - Protect and enhance the water environment including coastal and river systems
- 2.6.7 Aquatic Environment Sub-Objectives:
- To take practical steps to restore, enhance and manage protected and at risk aquatic resources and species
  - To establish links with neighbour councils to ensure an integrated approach to aquatic habitats and species management
  - Identify new sites, monitor confirmed sites and create new sites for Action Plan species and habitats
  - To improve overall water quality and enhance riparian habitat
- 2.6.8 Geology and Soils High-level objectives:
- To protect the geological resource
  - To protect the most valuable soils
  - Protect and use soils in a sustainable way
- 2.6.9 Geology and Soils Sub-Objectives:
- To protect and enhance soil as a biological resource
  - To ensure sustainable use and management of geology and soils
  - To ensure agricultural practices and development protect and manage the soil resource
  - To ensure that economically viable mineral resources may be exploited within environmentally sensitive parameters
- 2.6.10 Waste and Resources High-level Objectives:
- To reduce waste
  - To promote sustainable resource use
  - To promote recycling and recovery
- 2.6.11 Waste and Resources Sub-Objectives:
- To ensure progress towards sustainable management of waste and achievement of landfill reduction targets
  - To ensure waste is recovered/disposed of without harm to the environment and human health
  - To establish integrated networks of waste disposal installations
  - To encourage prevention/reduction of waste production
  - To ensure that the waste network facilitates progress towards self sufficiency in waste disposal
  - To develop principles and plans for progress in the medium/long term to meet current and future legislative requirements and objectives of the National Waste Strategy
  - To improve recycling rates/expand existing recycling programmes
- 2.6.12 Energy High-level Objectives:
- To promote energy efficiency
  - Assist in the sustainable development of renewable energies
- 2.6.13 Energy Sub-Objectives:
- Reduce the need to travel and journey length
  - Reduce energy consumption
  - Facilitate renewable energy
  - To encourage the use of waste as an energy source

## 2.6.14 Landscape High-level Objectives:

- To improve the quality of the urban and rural landscape
- Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV
- Protect and where necessary restore, landscape character, especially those designated as having particular worth
- Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value

## 2.6.15 Landscape Sub-Objectives:

- To promote development which enhances urban form and function
- To improve the quality of open space
- To improve links within and between the open space network elements
- Improve streets and open spaces, upgrade access routes and develop landscapes, improve the quality of buildings and their surroundings
- Regenerate derelict and vacant land
- To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape
- To upgrade the quality of urban form and encourage good quality urban design

## 2.6.16 Cultural Heritage High-level Objectives:

- Protect, enhance and where necessary restore building character, and townscape

## 2.6.17 Air Quality and Noise High-level Objectives:

- To ensure air quality meets all legislative and regulatory requirements
- Protect the environment from pollution (this includes air, water and land pollution)

## 2.6.18 Air Quality and Noise Sub-Objectives:

- To reduce emissions which contribute to climate change
- To reduce the harmful effects of poor air quality
- Encourage walking, cycling and use of public transport
- To promote environmentally friendly development
- To develop Air Quality Management Plans where required
- To promote sustainable forms of transport
- To discourage private car use
- To promote energy efficiency and renewable energy technologies
- To promote more environmentally sound patterns of development and activity and encourage reductions in energy consumption

## 2.6.19 Communities High-level Objectives:

- To promote community regeneration
- To promote sustainable communities
- To improve quality of life
- To create a prosperous society where regeneration supports long term sustainable growth
- Protect and enhance green spaces for recreation and biodiversity
- Regenerate degraded environments, both urban and rural
- Respect urban form, settlement pattern and identity
- Reduce the need to travel and journey length
- Protect, enhance and create green spaces important for recreation and biodiversity

## 2.6.20 Communities Sub-Objectives:

- Improve design quality in new development
- To ensure development promotes greater social inclusion

- To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use
- To make communities more environmentally responsible
- To improve accessibility and sustainability of housing development by increasing brownfield development
- To increase role of cycling and walking
- To create sustainable and safe green spaces
- To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places
- To create an integrated and sustainable transport network
- To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing
- To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities
- To improve poor environments which contribute to ill health
- To create vibrant, attractive and functional woodland environments

**DRAFT ENVIRONMENTAL REPORT****3. ASSESSMENT OF ENVIRONMENTAL EFFECTS****3.1 Alternatives considered****Issues Identified**

- 3.1.1 The Main Issues Report concludes that the current planning strategy is fit for purpose in its aim, in its approach to policy, and in its principles.
- 3.1.2 The current Local Plan strategy aims to achieve regeneration and sustainable growth through two things. Firstly, it applies four strategic policies to all applications for planning permission to help ensure the right amount of development takes place in the right locations, and that development is of a high quality and accounts for its impact on local communities. Secondly, it has topic policies to encourage different types of development and to help ensure that this does not harm the natural and built environment.
- 3.1.3 The general approach is sound and in keeping with the modernising planning agenda. The report concludes, however, that there are some important ways in which this planning strategy can be improved. That is what the issues are about. The report identifies 12 main issues. These are set out as questions about which elements of the current planning strategy should continue and what opportunities there are to improve. The issues are grouped into three areas.

**Aim and Approach Issues**

- 3.1.4 Issues 1 and 2 relate to the appropriate aim and policy approach for the Local Development Plan:

Issue 1	Aim	Should the aim of regeneration and sustainable growth continue for the Local Development Plan?
Issue 2	Policy approach	Should the Local Development Plan continue the approach of strategic policies applying sustainability principles to all applications for planning permission, and subject policies promoting sites for development and protecting built and natural heritage?

**Strategic Policy Issues**

- 3.1.5 Issues 3, 4, 5, 6 and 7 relate to strategic policy. These are policies that should apply to all applications for planning permission to achieve a more sustainable North Lanarkshire where places have the opportunity to improve.

Issue 3	Amount	Should the Local Development Plan continue to consider the merits of proposed housing, retailing, office, business, industrial and construction minerals development on the basis of supply and demand?
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Issue 4	Quality	Should the Local Development Plan continue to pursue high standards of development by requiring developers to appraise sites, enhance existing features, produce a good quality of development, and provide for maintenance?
Issue 5	Location	Should the Local Development Plan amend the Location policy to assess new development locations on the basis of economic, social and environmental capital sustainability indicators?
Issue 6	Impact	Should the Local Development Plan amend the current application-led Impact policy to be consistent with a plan-led system?
Issue 7	Place	Should the Local Development Plan introduce a new strategic policy aimed at improving places in line with national planning policy guidance?

#### Thematic Policy Issues

3.1.6 Issues 8, 9, 10, 11, and 12 relate to thematic policy. These are policies that promote the various types of development needed to make North Lanarkshire a more successful place, whilst still protecting its natural and built environment heritage.

Issue 8	Promote	Should the Local Development Plan promote regeneration sites, development land and infrastructure opportunities on a Proposals Map?
Issue 9	Protect	Should the Local Development Plan protect natural and built environment assets, and the existing character of areas on a Constraints Map?
Issue 10	Places for business and industry	Should the Local Development Plan implement the Places for Business and Industry charrette review of the suitability of business locations?
Issue 11	Land for housing	Should the Local Development Plan consider additional site allocations to ensure a minimum five years effective supply of land for housing in each sub-market area at all times in the term of the plan? The review would take into account the context assessment factors of existing housing land and industrial land supply, vacant and derelict land, charrette conclusions and sustainability indicators.
Issue 12	Centres network	Should the Local Development Plan review the centre network to consider potential additions? The types and boundaries of centres would be reviewed based on retail outlets survey evidence and up to date policy guidance.



### Options and Alternatives

- 3.1.7 The Council has identified a Preferred Option for addressing each of the 12 Issues. For some Issues one or more Alternatives are also identified. The Preferred Options and Alternatives where identified for each Issue are set out below:
- |    |             |  |
|----|-------------|--|
| 1  | Preferred   | The aim of the Local Development Plan should be regeneration and sustainable growth.   |
| 2  | Preferred   | There should be strategic policies addressing sustainability and placemaking that apply to all applications for planning permission. There should also be separate thematic policies to promote developments and protect assets. |
| 3  | Preferred   | There should be a policy considering supply and demand implications of proposed development based on the Amount of Development policy in the current Local Plan.   |
| 4  | Preferred   | There should be a policy aimed at ensuring a good quality of development based on the Quality of Development policy in the current Local Plan.   |
| 5  | Preferred   | There should be a policy considering the sustainable location characteristics of proposed development based on the sustainability indicators approach of economic, social and environmental capital.                             |
| 5A | Alternative | Policy based on the Location of Development policy in the current Local Plan.  |
| 6  | Preferred   | There should be a plan-led policy requiring mitigation for the impact of proposed development on community facilities, initially concentrating on the impact of housing development on primary school utilisation.               |
| 6A | Alternative | Application-led policy for considering the implications of proposed development on community facilities based on the Impact of development policy in the current Local Plan.   |
| 7  | Preferred   | There should be a new policy aimed at achieving a sense of place through guidance on the types and forms of development appropriate for centres, edge of centre, suburban, urban fringe and rural locations.                     |
| 8  | Preferred   | The Local Development Plan should promote the full range of regeneration sites, development land and infrastructure opportunities on a Proposals Map.  |
| 8A | Alternative | Continue with the topic-based approach in the current Local Plan with development opportunities and development constraints illustrated on the same map.   |
| 8B | Alternative | Amend topic-based approach based on the current Local Plan topics.   |
| 9  | Preferred   | The Local Development Plan should protect natural and built environment assets and the character of existing residential, town centre, industrial and rural areas on a Constraints Map.  |

- |     |             |   |
|-----|-------------|---|
| 9A  | Alternative | Continue with the topic-based approach in the current Local Plan with development opportunities and development constraints illustrated on the same map.  |
| 9B  | Alternative | Amended topic-based approach based on the current Local Plan topics.  |
| 10  | Preferred   | The review of the suitability of locations for industry and business based on the placemaking principles and spatial network identified in the places for business and industry charrette should be implemented.  |
| 10A | Alternative | Continue with the industrial designations and protections in the current local Plan.  |
| 11  | Preferred   | Additional site allocations should be considered to ensure a minimum five years effective supply of land for housing in each sub-market area at all times in the term of the plan. The review should take into account the context assessment factors of existing housing land and industrial land supply, vacant and derelict land, charrette conclusions and sustainability indicators. |
| 11A | Alternative | Consider potential additional site allocations in the Airdrie and Coatbridge sub-market area to address shortfall.  |
| 11B | Alternative | Allocate for housing development all sites that achieve an acceptable sustainable location assessment.  |
| 12  | Preferred   | There should be a review of the centre network to consider potential additions. The types and boundaries of centres should also be reviewed based on retail outlets survey evidence and up to date policy guidance.   |
| 12A | Alternative | Continue the centre network and boundaries identified in the current Local plan.  |

3.1.8 A total of 12 Preferred Options and 10 Alternatives were assessed.

**DRAFT ENVIRONMENTAL REPORT****3. ASSESSMENT OF ENVIRONMENTAL EFFECTS****3.2 Assessment methods**

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

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

Summarising the reasons for the predicted effect.

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

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

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

**DRAFT ENVIRONMENTAL REPORT****3. ASSESSMENT OF ENVIRONMENTAL EFFECTS****3.3 Assessment of Preferred Options and alternatives**

3.3.1 The PPS and its alternatives were assessed using the framework shown above. A summary of the assessment findings (illustrating the compatibility of Preferred Options with SEA Objectives), and the individual assessments, are set out here after the summary of SEA topic objectives.

3.3.2 SEA topic high level objectives are as follows:

<b>SEA Topic</b>	<b>Objective</b>
Land Use	To achieve sustainable land use through the regeneration of brownfield land, promotion of high quality development and protection of natural assets
Ecology	To promote biodiversity through protection, enhancement and management of habitats and species
Aquatic Environment	To protect and enhance freshwater supplies, waterbodies and their catchments
Geology and Soils	To protect the geological resource and enhance the quality of soils
Waste and Resources	To reduce waste and to promote sustainable resource use, recycling and recovery
Energy	To encourage and facilitate sustainable energy use and supply
Landscape and Visual	To protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value
Cultural Heritage	To preserve and interpret cultural heritage resources
Air Quality and Noise	To achieve good air quality and reduce disturbance from noise
Communities	To develop sustainable communities through a healthy and inclusive population in a high quality built environment

## Summary of assessment findings

SEA Topic	Aim and Approach Issues - Preferred Options		Strategic Policy Issues - Preferred Options					Thematic Policy Issues - Preferred Options				
	Aim	Approach	Amount	Quality	Location	Impact	Place	Promote	Protect	Places for business and industry	Land for housing	Centres network
Land Use	✓	✓	✓	✓	✓		✓		✓	✓		
Ecology		✓		✓	✓				✓			
Aquatic Environment		✓		✓					✓			
Geology and Soils		✓							✓			
Waste and Resources		✓		✓								
Energy		✓		✓	✓							
Landscape and Visual		✓		✓			✓		✓			
Cultural Heritage		✓		✓					✓			
Air Quality and Noise		✓		✓	✓							
Communities		✓		✓		✓	✓		✓			✓
Key	✓	Compatible with SEA Objectives			Unknown or no significant impact			✗	Incompatible with SEA Objectives			

3.3.3 No Preferred Options were assessed as incompatible with SEA Objectives.

<b>Issue 1</b>		<b>Aim</b>
<b>Preferred option</b>		The aim of the Local Development Plan should be regeneration and sustainable growth.
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	Consistent with the high level objective of sustainable land use through the regeneration of brownfield land. Consistent with the sub-objectives of regenerating derelict, vacant and contaminated land and optimising and promoting development on brownfield sites. Also consistent with the sub-objectives of integrating land use with transportation and other infrastructure requirements, and promoting more sustainable patterns of development.
Ecology		No significant impacts.
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		The preferred aim of the Local development Plan continuing to be regeneration and sustainable growth is considered to have a likely significant positive impact on the high level and SEA objective of sustainable land use and the sub-objectives of promoting development on brownfield sites and more sustainable patterns of land use. The preferred option is not considered to significantly impact upon other SEA topic objectives.
Mitigation		None required.

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

<b>Question 3</b>		<b>Amount</b>
<b>Preferred option</b>		There should be a policy considering supply and demand implications of proposed development based on the Amount of Development policy in the current Local Plan.
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	Particularly consistent with the sub-objective of ensuring a future supply of appropriate land and integrating land use with transportation and other infrastructure requirements. Also consistent with the sub-objective of promoting more sustainable patterns of development.
Ecology		No significant impacts.
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		<p>This preferred option would result in the Local Development Plan continuing to consider the merits of proposed housing, retailing, office, business, industrial and construction minerals development on the basis of supply and demand. This would have the effect of restricting development on new locations that may prejudice the development of locations already identified as appropriate and consistent with sustainable development principles.</p> <p>The preferred option is specifically targeted at assessing the appropriate amount of development and would not significantly impact upon other SEA topic objectives.</p>
Mitigation		None required.



<b>Question 4</b>		<b>Quality</b>
<b>Preferred option</b>		There should be a policy aimed at ensuring a good quality of development based on the Quality of Development policy in the current Local Plan.
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	Consistent with the high level objective of achieving sustainable land use through the, promotion of high quality development. Also consistent with the sub-objective of securing a high quality of design in all new development.
Ecology	✓	The current policy safeguards and enhances the environment through the protection of biodiversity.
Aquatic Environment	✓	Consistent with the sub-objective of promoting and adopting soft or combination Sustainable Urban Drainage Systems.
Geology and Soils		No significant impacts.
Waste and Resources	✓	The policy encourages prevention and reduction of waste.
Energy	✓	The policy promotes energy efficiency in all developments.
Landscape and Visual	✓	The policy encourages good quality urban design and opportunities to promote North Lanarkshire as an attractive place to live, work and visit.
Cultural Heritage	✓	The policy safeguards designated features and their enhancement.
Air Quality and Noise	✓	The policy has a specific assessment criterion relating to air quality.
Communities	✓	The policy promotes safe, integrated and accessible path networks.
Summary		The current Quality of Development policy that this preferred option would continue to operate has specific assessment criteria for new development proposals that have a significant positive impact on each of the SEA topic objectives, with the exception of Geology and soils, where there is no anticipated significant impact anticipated.
Mitigation		None required.

<b>Question 5</b>		<b>Location</b>
<b>Preferred option</b>		There should be a policy considering the sustainable location characteristics of proposed development based on the sustainability indicators approach of economic, social and environmental capital.
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	Promotes more sustainable patterns of development.
Ecology	✓	Promotes biodiversity through protection, of habitats and species.
Aquatic Environment		No significant impacts.
Geology and Soils		
Waste and Resources		
Energy	✓	The sustainable transport criteria are likely to have a positive impact on the sub-objective of reducing the need to travel and journey length.
Landscape and Visual		No significant impacts.
Cultural Heritage		
Air Quality and Noise	✓	The sustainable transport criteria are likely to have a positive impact on the sub-objective of promoting sustainable forms of transport
Communities		No significant impacts.
Summary		The preferred option of amending the current Location of development policy to be based on the economic, social and environmental capitals approach would continue the generally positive impacts that the current policy is considered to have on objectives and sub-objectives pertaining to the SEA topics of land use, ecology, energy, and air quality and noise.
Mitigation		None required.

Question 5		
Location		
Alternative		
Policy based on the Location of Development policy in the current Local Plan.		
Objectives	Impact	Justification for predicted impact
Land Use	✓	Promotes more sustainable patterns of development.
Ecology	✓	Promotes biodiversity through protection, of habitats and species.
Aquatic Environment		No significant impacts.
Geology and Soils		
Waste and Resources		
Energy	✓	The sustainable transport criteria are likely to have a positive impact on the sub-objective of reducing the need to travel and journey length.
Landscape and Visual		No significant impacts.
Cultural Heritage		
Air Quality and Noise	✓	The sustainable transport criteria are likely to have a positive impact on the sub-objective of promoting sustainable forms of transport
Communities		No significant impacts.
Summary		<p>The preferred option of amending the current Location of development policy to be based on the economic, social and environmental capitals approach would continue the generally positive impacts that the current policy is considered to have on objectives and sub-objectives pertaining to the SEA topics of land use, ecology, energy, and air quality and noise.</p> <p>It is noted that there is not anticipated to be any significant difference in the likely impacts relating to this alternative option compared to the preferred option.</p>
Mitigation		None required.

<b>Question 6</b>		<b>Impact</b>
<b>Preferred option</b>		There should be a plan-led policy requiring mitigation for the impact of proposed development on community facilities, initially concentrating on the impact of housing development on primary school utilisation.
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		No significant impacts.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities	✓	Consistent with the sub-objectives of safeguarding existing community facilities and encouraging the provision of new ones, and of integrating existing and new housing with community facilities and services.
Summary		This preferred option relates specifically to the impact of new development upon community facilities and seeks to mitigate the effects of development on communities by requiring facilities to be maintained and provided as required. It therefore is likely to have a positive impact on the SEA topic of communities, but unlikely to have any significant impact on other SEA topic objectives.
Mitigation		None required.

<b>Question 6</b>		<b>Impact</b>
<b>Alternative</b>		Application-led policy for considering the implications of proposed development on community facilities based on the Impact of development policy in the current Local Plan.
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		No significant impacts.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities	✓	Consistent with the sub-objectives of safeguarding existing community facilities and encouraging the provision of new ones, and of integrating existing and new housing with community facilities and services.
Summary		<p>This preferred option relates specifically to the impact of new development upon community facilities and seeks to mitigate the effects of development on communities by requiring facilities to be maintained and provided as required. It therefore is likely to have a positive impact on the SEA topic of communities, but unlikely to have any significant impact on other SEA topic objectives.</p> <p>It is noted that there is not anticipated to be any significant difference in the likely impacts relating to this alternative option compared to the preferred option.</p>
Mitigation		None required.

<b>Question 7</b>		<b>Place</b>
<b>Preferred option</b>		There should be a new policy aimed at achieving a sense of place through guidance on the types and forms of development appropriate for centres, edge of centre, suburban, urban fringe and rural locations.
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	Consistent with the sub-objective of promoting more sustainable patterns of development.
Ecology		No significant impacts.
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual	✓	Consistent with the high level objective of protecting, enhance and where necessary restoring local distinctiveness, and the sub-objectives of upgrading the quality of urban form and encouraging good quality urban design, and protecting and enhancing local character.
Cultural Heritage		No significant impacts.
Air Quality and Noise		
Communities	✓	Consistent with the high level objective of developing sustainable communities through a healthy and inclusive population in a high quality built environment.
Summary		This preferred option seeks to introduce a new Strategic Policy that would result in more distinctive, successful places across the transect of centres, edge of centres, suburban, urban fringe and rural locations by over time influence the uses and form of development and protecting amenity. It is therefore considered to have potential significant impacts on the objectives and sub-objectives relating to sustainable patterns of development and community, with no significant impacts on other SEA topic objectives.
Mitigation		None required.

<b>Question 8</b>		<b>Promote</b>
<b>Preferred option</b>		The Local Development Plan should promote the full range of regeneration sites, development land and infrastructure opportunities on a Proposals Map.
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		Impacts are uncertain until sites have been assessed and adopted.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		<p>The Main Issues Report for the Local Development Plan does not propose final site selections.</p> <p>That will take place at the next stage of Proposed plan.</p> <p>In terms of sites, the Main Issues Report includes as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. The Main Issues Report proposes to change business and industrial locations in line with the land for business and industry charrette available as a background report.</p> <p>The Main Issues Report also proposes to identify additional housing allocations taking into account a range of context factors, including the Site Sustainability and Deliverability Matrix available as an appendix to this Draft Environmental Report.</p> <p>It is only through engagement on the issues in the Main issues report that the approach to identifying sites will be determined.</p> <p>It is at this stage that site assessments will be completed and the likely environmental impacts identified, including any mitigation measures that may be appropriate.</p>
Mitigation		None required at this stage.

<b>Question 8</b>		<b>Promote</b>
<b>Alternative A</b>		Continue with the topic-based approach in the current Local Plan with development opportunities and development constraints illustrated on the same map.
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		Impacts are uncertain until sites have been assessed and adopted.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		<p>The Main Issues Report for the Local Development Plan does not propose final site selections.</p> <p>That will take place at the next stage of Proposed plan.</p> <p>In terms of sites, the Main Issues Report includes as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. The Main Issues Report proposes to change business and industrial locations in line with the land for business and industry charrette available as a background report.</p> <p>The Main Issues Report also proposes to identify additional housing allocations taking into account a range of context factors, including the Site Sustainability and Deliverability Matrix available as an appendix to this Draft Environmental Report.</p> <p>It is only through engagement on the issues in the Main issues report that the approach to identifying sites will be determined.</p> <p>It is at this stage that site assessments will be completed and the likely environmental impacts identified, including any mitigation measures that may be appropriate.</p>
Mitigation		None required at this stage.



<b>Question 8</b>  <b>Promote</b>  <b>Alternative B</b> Amend topic-based approach based on the current Local Plan topics.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		Impacts are uncertain until sites have been assessed and adopted.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		<p>The Main Issues Report for the Local Development Plan does not propose final site selections.</p> <p>That will take place at the next stage of Proposed plan.</p> <p>In terms of sites, the Main Issues Report includes as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. The Main Issues Report proposes to change business and industrial locations in line with the land for business and industry charrette available as a background report.</p> <p>The Main Issues Report also proposes to identify additional housing allocations taking into account a range of context factors, including the Site Sustainability and Deliverability Matrix available as an appendix to this Draft Environmental Report.</p> <p>It is only through engagement on the issues in the Main issues report that the approach to identifying sites will be determined.</p> <p>It is at this stage that site assessments will be completed and the likely environmental impacts identified, including any mitigation measures that may be appropriate.</p>
Mitigation		None required at this stage.

<b>Question 9</b>		
<b>Protect</b>		
<b>Preferred option</b>		
The Local Development Plan should protect natural and built environment assets and the character of existing residential, town centre, industrial and rural areas on a Constraints Map.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	Consistent with the sub-objectives of ensuring development on Green Belt is appropriate and of protecting and enhancing natural assets.
Ecology	✓	Consistent with the high level objectives of safeguarding and enhancing the environment through the protection of biodiversity, and of protecting, enhancing and where necessary restoring species and habitats.
Aquatic Environment	✓	Consistent with the high level objectives of protecting and enhancing freshwater supplies, waterbodies and their catchments.
Geology and Soils	✓	Consistent with the high level objectives of protecting the geological resource and enhance the quality of soils.
Waste and Resources		No significant impacts.
Energy		
Landscape and Visual	✓	Consistent with the high level objectives of protecting, enhancing and where necessary restoring landscape character, local distinctiveness and scenic value.
Cultural Heritage	✓	Consistent with the high level objectives of preserving and interpreting cultural heritage.
Air Quality and Noise		No significant impacts.
Communities	✓	Consistent with the sub-objectives of enhancing and promoting safe, integrated and accessible path networks and recreational facilities.
Summary		<p>This preferred option proposes to maintain all the current policy protections provided by existing Local Plan Topic policies. It therefore reinforces the high level objectives for SEA topics of ecology, aquatic environment, geology, landscape and cultural heritage, while reinforcing some sub-objectives only for SEA topics of land use and communities.</p> <p>It does not impact upon objectives for waste, energy or air quality as these are more relevant to Strategic Policy only. The preferred option would not alter the effect of current policy, other than to make the depiction of relevant policy measures more coherent and easy to interpret.</p>
Mitigation		None required.

<b>Question 9</b> <b>Protect</b> <b>Alternative A</b>		
Continue with the topic-based approach in the current Local Plan with development opportunities and development constraints illustrated on the same map.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	Consistent with the sub-objectives of ensuring development on Green Belt is appropriate and of protecting and enhancing natural assets.
Ecology	✓	Consistent with the high level objectives of safeguarding and enhancing the environment through the protection of biodiversity, and of protecting, enhancing and where necessary restoring species and habitats.
Aquatic Environment	✓	Consistent with the high level objectives of protecting and enhancing freshwater supplies, waterbodies and their catchments.
Geology and Soils	✓	Consistent with the high level objectives of protecting the geological resource and enhance the quality of soils.
Waste and Resources		No significant impacts.
Energy		
Landscape and Visual	✓	Consistent with the high level objectives of protecting, enhancing and where necessary restoring landscape character, local distinctiveness and scenic value.
Cultural Heritage	✓	Consistent with the high level objectives of preserving and interpreting cultural heritage.
Air Quality and Noise		No significant impacts.
Communities	✓	Consistent with the sub-objectives of enhancing and promoting safe, integrated and accessible path networks and recreational facilities.
Summary		<p>This alternative would maintain all the current policy protections provided by existing Local Plan Topic policies. It therefore reinforces the high level objectives for SEA topics of ecology, aquatic environment, geology, landscape and cultural heritage, while reinforcing some sub-objectives only for SEA topics of land use and communities.</p> <p>It does not impact upon objectives for waste, energy or air quality as these are more relevant to Strategic Policy only.</p>
Mitigation		None required.

<b>Question 9</b> <b>Alternative B</b>		
<b>Protect</b> Amended topic-based approach based on the current Local Plan topics.		
Objectives	Impact	Justification for predicted impact
Land Use	✓	Consistent with the sub-objectives of ensuring development on Green Belt is appropriate and of protecting and enhancing natural assets.
Ecology	✓	Consistent with the high level objectives of safeguarding and enhancing the environment through the protection of biodiversity, and of protecting, enhancing and where necessary restoring species and habitats.
Aquatic Environment	✓	Consistent with the high level objectives of protecting and enhancing freshwater supplies, waterbodies and their catchments.
Geology and Soils	✓	Consistent with the high level objectives of protecting the geological resource and enhance the quality of soils.
Waste and Resources		No significant impacts.
Energy		
Landscape and Visual	✓	Consistent with the high level objectives of protecting, enhancing and where necessary restoring landscape character, local distinctiveness and scenic value.
Cultural Heritage	✓	Consistent with the high level objectives of preserving and interpreting cultural heritage.
Air Quality and Noise		No significant impacts.
Communities	✓	Consistent with the sub-objectives of enhancing and promoting safe, integrated and accessible path networks and recreational facilities.
Summary		<p>This alternative would be likely to maintain all the current policy protections provided by existing Local Plan Topic policies. It therefore reinforces the high level objectives for SEA topics of ecology, aquatic environment, geology, landscape and cultural heritage, while reinforcing some sub-objectives only for SEA topics of land use and communities.</p> <p>It is unlikely to impact upon objectives for waste, energy or air quality as these are more relevant to Strategic Policy only.</p>
Mitigation		None required.

<b>Question 10</b>		
<b>Places for business and industry</b>		
<b>Preferred option</b>		
The review of the suitability of locations for industry and business based on the placemaking principles and spatial network identified in the places for business and industry charrette should be implemented.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	Consistent with the sub-objectives of ensuring a future supply of appropriate land and promoting more sustainable patterns of development.
Ecology		No significant impacts.
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		This preferred option principally relates to identifying business locations that should continue to be supported in line with their marketability. It would involve redesignating some underperforming locations away from unrealistic aspirations for business development to allow for their gradual redevelopment for appropriate uses subject to their locational characteristics. As such the option is likely only to impact on sub-objectives relative to land use in terms of sustainable patterns of development, and unlikely to impact on SEA topic objectives that are more relevant to existing and proposed Strategic Policy measures covering amount, location, impact and quality of development and placemaking.
Mitigation		None required.

<b>Question 10</b>		
<b>Places for business and industry</b>		
<b>Alternative</b>		
Continue with the industrial designations and protections in the current local Plan.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	x	Would be inconsistent with the sub-objectives of ensuring a future supply of appropriate land and promoting more sustainable patterns of development.
Ecology		No significant impacts.
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		This alternative option would see existing business locations continue to be supported. Whilst it would not involve the optimisation of a future supply of appropriate land, it would not involve the allocation of any additional locations. As such the option is likely only to impact on sub-objectives relative to land use in terms of sustainable patterns of development, and unlikely to impact on SEA topic objectives that are more relevant to existing and proposed Strategic Policy measures covering amount, location, impact and quality of development and placemaking.
Mitigation		Mitigation would only be required if the preferred option of implementing the charrette review was not adopted.

<b>Question 11</b>		<b>Land for housing</b>
<b>Preferred option</b>		Additional site allocations should be considered to ensure a minimum five years effective supply of land for housing in each sub-market area at all times in the term of the plan. The review should take into account the context assessment factors of existing housing land and industrial land supply, vacant and derelict land, charrette conclusions and sustainability indicators.
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		Impacts are uncertain until sites have been assessed and adopted.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		<p>The Main Issues Report for the Local Development Plan does not propose final site selections.</p> <p>That will take place at the next stage of Proposed plan.</p> <p>In terms of sites, the Main Issues Report includes as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. The Main Issues Report proposes to identify additional housing allocations taking into account a range of context factors, including the Site Sustainability and Deliverability Matrix available as an appendix to this Draft Environmental Report.</p> <p>It is only through engagement on the issues in the Main issues report that the approach to identifying sites will be determined.</p> <p>It is at this stage that site assessments will be completed and the likely environmental impacts identified, including any mitigation measures that may be appropriate.</p>
Mitigation		None required at this stage.

<b>Question 11</b>		
<b>Land for housing</b>		
<b>Alternative A</b>		
Consider potential additional site allocations in the Airdrie and Coatbridge sub-market area to address shortfall.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		Impacts are uncertain until sites have been assessed and adopted.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		<p>The Main Issues Report for the Local Development Plan does not propose final site selections.</p> <p>That will take place at the next stage of Proposed plan.</p> <p>In terms of sites, the Main Issues Report includes as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. The Main Issues Report proposes to identify additional housing allocations taking into account a range of context factors, including the Site Sustainability and Deliverability Matrix available as an appendix to this Draft Environmental Report.</p> <p>It is only through engagement on the issues in the Main issues report that the approach to identifying sites will be determined.</p> <p>It is at this stage that site assessments will be completed and the likely environmental impacts identified, including any mitigation measures that may be appropriate.</p>
Mitigation		None required at this stage.



<b>Question 11</b>		
<b>Land for housing</b>		
<b>Alternative B</b>		
Allocate for housing development all sites that achieve an acceptable sustainable location assessment.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		Impacts are uncertain until sites have been assessed and adopted.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		<p>The Main Issues Report for the Local Development Plan does not propose final site selections.</p> <p>That will take place at the next stage of Proposed plan.</p> <p>In terms of sites, the Main Issues Report includes as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. The Main Issues Report proposes to identify additional housing allocations taking into account a range of context factors, including the Site Sustainability and Deliverability Matrix available as an appendix to this Draft Environmental Report.</p> <p>It is only through engagement on the issues in the Main issues report that the approach to identifying sites will be determined.</p> <p>It is at this stage that site assessments will be completed and the likely environmental impacts identified, including any mitigation measures that may be appropriate.</p>
Mitigation		None required at this stage.

<b>Question 12</b>		
<b>Centres network</b>		
<b>Preferred option</b>		
<p>There should be a review of the centre network to consider potential additions.</p> <p>The types and boundaries of centres should also be reviewed based on retail outlets survey evidence and up to date policy guidance.</p>		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		No significant impacts.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities	✓	Consistent with the sub-objective of improving physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities.
Summary		This preferred option relates specifically to reviewing the centre network to identify centres appropriate to fulfilling local requirements. It therefore only impacts upon one sub-objective of the communities topic and does not impact upon other SEA topics that are more relevant to assessment criteria in Strategic Policy and promotion and protection measures in Thematic Policy.
Mitigation		None required.

<b>Question 12</b> <b>Centres network</b>		
<b>Alternative</b> Continue the centre network and boundaries identified in the current Local plan.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use		No significant impacts.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities	x	Inconsistent with the sub-objective of improving physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities.
Summary		This alternative relates specifically to maintaining the existing centre network. It therefore only impacts upon one sub-objective of the communities topic and does not impact upon other SEA topics that are more relevant to assessment criteria in Strategic Policy and promotion and protection measures in Thematic Policy.
Mitigation		Mitigation would only be required if the preferred option of reviewing the centre network was not adopted.

**DRAFT ENVIRONMENTAL REPORT****3. ASSESSMENT OF ENVIRONMENTAL EFFECTS****3.4 Assessment of Sites**

- 3.4.1 The Main Issues Report proposes the following site assessment factors in finalising sites for the Proposed Plan:
- sustainability and deliverability matrix (refer to Appendix 2)
  - existing land supplies for housing and for business and industry
  - vacant and derelict land and retail outlets audits
  - the Places for Business and Industry Charrette, South Wishaw Mini-Charrette, and Oxford Economics background reports
- 3.4.2 In relation to business and industrial development sites the approach is intended to balance development potential with realistic market conditions. In relation to housing development sites the approach is intended to ensure a generous and effective land supply, whilst maintaining the potential of existing sites and settlement strategy principles.
- 3.4.3 In October 2015 the Planning and Transportation Committee agreed a methodology for identifying Local development Plan sites using 4 stages:
1. Categorisation of sites to be included or removed
    - a) include sites with planning permission
    - b) Include sites in accordance with Local Plan or with Council or partner decision
    - c) include sites in the urban area identified as preferred through charrette processes
    - d) include effective sites in existing land supplies
  2. Assess supply position in relation to demand following stage 1
  3. Weight sites using the Site Sustainability and Deliverability Matrix (including the non-effective sites in existing land supplies that are outwith the urban area)
  4. Identify sites to finalise land supplies following stages 2 and 3
- 3.4.4 Sustainability indicators form part of the site selection methodology agreed in December 2015 by the Planning and Transportation Committee (refer to Appendix 3). Placemaking underpins North Lanarkshire Local Development Plan, in line with Government guidance. The weighting in the Deliverability section of Stage 3 of the methodology was revised to prioritise Social Capital (placemaking) then Economic Capital (deliverability) factors. The methodology remained otherwise unaltered.
- 3.4.5 Listed below are those sites identified as a result of Stages 1a and 1b. There are two charrette processes relation to Stage 1c and Stage 4 relates to the previously identified shortfall in the Airdrie and Coatbridge Housing Sub-market Area. The Land for Business and Industry Charrette identified sites no longer considered appropriate for business and industrial development. Where such sites are now considered appropriate for housing development their indicative capacities are listed on the basis of 25 units per hectare. Where there is a stated capacity for a site that is indicated. e South Wishaw Charrette considered sites for their ability to address the likely unmet demand for housing development as a result of difficulties with effectiveness across the existing South Wishaw Community Growth Area.

<b>Stage 1a - Sites already with planning permission - no SEA assessment necessary</b>			<b>6 sites</b>	<b>529</b>
0005/01	Drumglass Steadings	Croy	Stated	4
0021/05	Avenuehead Road	Moodiesburn	Stated	450
0003/11	Towers Road, Moffat Mills	Airdrie	0.31	13
0003/14	Mossend Railhead, Reema Road	Bellshill	NA	Non-Housing
0016/05	Crowwood GC		NA	Non-Housing
0005/19	Lammermoor Primary School		Stated	62
<b>Stage 1b - Sites compatible with existing Local Plan policy or subject to Council/Partner decision</b>			<b>13 sites</b>	<b>126</b>
0015/05	Johnston Farm	Gartcosh	NA	No additional
0030/05	Stoneyetts Hospital Gartferry Road	Moodiesburn	NA	No additional
0035/05	Off Johnston Road	Gartcosh	NA	No additional
0041/05	Land at Heathfield Farm	Gartcosh	NA	No additional
The three sites above are already included in the existing Local Plan and no SEA assessment is required. The nine sites below are subject to SEA assessment.				
0003/01	Parkfoot Street	Kilsyth	NA	Mix
0014/02	Tollpark Road Castlecary	Cumbernauld	2.51	62
0019/07	178-182 Main Street, Plains	Airdrie	0.23	5
0020/07	120-182 Main Street, Plains	Airdrie	0.13	5
0004/08	53-57 Alexander Street	Airdrie	NA	Non-Housing
0002/11	Land at 101 Carlisle Road	Airdrie	NA	Non-Housing
0003/18	Land at Netherton Road	Wishaw	0.67	16
0005/06	St Ambrose High School	Coatbridge	Stated	30
0023/19	348-414 Cambusnethan Street	Wishaw	0.34	8
<b>Stage 1c - Business and Industry Charrette surplus sites</b>			<b>5 sites</b>	<b>521</b>
0001/02	Oki Way Wardpark	Cumbernauld	3.07	77
0005/02	72-74 Napier Road	Cumbernauld	5.71	142
0012/02	28 Napier Road	Cumbernauld	5.43	135
0013/02	Orchardton Woods	Cumbernauld	Part	>150
0009/19	18a Biggar Road	Cleland	0.73	17
<b>Stage 1c - Preferred Alternative South Wishaw Charrette sites</b>			<b>8 sites</b>	<b>1095</b>
0011/20	Netherton Road	Wishaw	6.68	167
0012/20	Netherton Road	Wishaw	2.52	63
0013/19	Land adjacent to Woodhall Rd	Newmains	8.26	207
0004/20	Castlehill Farm	Wishaw	Part	175
0020/19	West Morningside/Torbush	Newmains	Part	160
0013/20	Gowkthrapple near Priory Lodge	Wishaw	5.83	48
0017/19	Royal George Washery	Newmains	Part	200
	South Wishaw CGA Dimsdale	Wishaw	Part	75
<b>Stage 4 - Identify sites to finalise land supplies</b>			<b>8 sites</b>	<b>1040</b>
0018/07	Brownieside	Plains	0.27	6
0011/07	Easterton Farm	Caldercruix	3.13	78
0001/09	Coatbridge Rd/Manse Rd	Bargeddie	6.23	155
0002/09	Coatbridge Rd/Langmuir Rd	Bargeddie	8.21	205
0001/10	Sweethill Terrace/Deanston Place	Carnbroe	2.21	55
0024/07	Land at Drumshangie Moss	Airdrie	Part	300
0001/08	Leaend Road	Airdrie	1.64	41
0003/08	Land at Mossie Farm	Airdrie/Coatbridge	29.22	200

<b>Stage 1 b</b> 0003/01                      Parkfoot Street		
Description      Vacant former local police station. Potential town centre housing/commercial development.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To increase development on brownfield sites To identify and promote land use development opportunities To promote more environmentally friendly patterns of development and land uses
Energy	✓	Reduce the need to travel and journey length.
Communities	✓	To improve accessibility and sustainability of housing development by increasing brownfield development.
<b>Summary</b> No negative impacts anticipated.		

<b>Stage 1 b</b> 0014/02                      Tollpark Road Castlecary		
Description      Urban site of approximately 2.5 hectares capable of delivering around 62 housing units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
Communities	✓	To promote sustainable communities.
<b>Summary</b> Site is within an existing HCF 1A designation supporting housing development in principle subject to existing residential amenity. No negative impacts anticipated.		

<b>Stage 1 b</b> 0019/07                      178-182 Main Street, Plains		
Description      Small site within the urban area capable of delivering around 5 housing units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To increase development on brownfield sites. To identify and promote land use development opportunities.
Landscape and Visual	✓	To improve the quality of the urban and rural landscape. Regenerate derelict and vacant land.
<b>Summary</b> Derelict land site where proposed development is compatible with existing Local Plan policy. No negative impacts anticipated.		

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<b>Stage 1 b</b>		
	0020/07	120-130 Main Street, Plains
Description Small urban infill site capable of delivering around 5 housing units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
Communities	✓	To improve accessibility and sustainability of housing development by increasing brownfield development.
<b>Summary</b>	Proposed development is compatible with existing Local Plan policy. No negative impacts anticipated.	

<b>Stage 1 b</b>		
	0004/08	53-57 Alexander Street, Airdrie
Description Former weighbridge site on the main Road into Airdrie town centre from the west. Proposed commercial use.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To increase development on brownfield sites. To identify and promote land use development opportunities.
<b>Summary</b>	Site is surrounded by existing commercial uses. Proposed development is compatible with existing Local Plan policy. No negative impacts anticipated.	

<b>Stage 1 b</b>		
	0002/011	Land at 101 Carlisle Road, Airdrie
Description Urban site in a mixed use area. Proposed retail development.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
Energy	✓	Reduce energy consumption.
Air Quality and Noise	✓	To promote more environmentally sound patterns of development and activity and encourage reductions in energy consumption.
Communities	✓	Protect, enhance and create green spaces important for recreation and biodiversity. To ensure development promotes greater social inclusion.
<b>Summary</b>	The current industrial use is as a bonded warehouse. The proposed retail use is consistent with existing Local Plan policy, subject to satisfying residential amenity. No	

anticipated negative environmental impacts.

<b>Stage 1 b</b>		
	0003/18	Land at Netherton Road, Wishaw
Description Former gas holder site within a mixed use urban area. Propose for residential use with a capacity around 16 units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To increase development on brownfield sites. To identify and promote land use development opportunities.
<b>Summary</b>	The use is consistent with the existing Local Plan designation and would have a positive impact in terms of redeveloping vacant derelict land.	
<b>Mitigation</b>	Any environmental implications relating to the sites former industrial use would be subject to development management conditions through the planning application process.	

<b>Stage 1 b</b>		
	0005/06	St Ambrose High School, Coatbridge
Description Vacant former secondary school in the urban area. Capable of delivering residential development of around 30 housing units, and an extension to the park and ride facility serving Blairhill rail station.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To increase development on brownfield sites. To identify and promote land use development opportunities.
Energy	✓	Reduce the need to travel and journey length.
Air Quality and Noise	✓	To promote sustainable forms of transport. To discourage private car use. To promote more environmentally sound patterns of development and activity and encourage reductions in energy consumption.
Communities	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To create an integrated and sustainable transport network.
<b>Summary</b>	The site currently features in the Housing Land Audit. The proposed uses are compatible with existing Local plan policy and no negative environmental implications are anticipated.	



<b>Stage 1 b</b>		
	0023/19	348-414 Cambusnethan Street, Wishaw
<b>Description</b> Small urban gap site currently maintained open space. Proposed for residential development with a capacity of around 8 housing units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
Landscape and Visual	✗	To improve the quality of open space.
Communities	✗	To create sustainable and safe green spaces.
<b>Summary</b> There is a degree of impact anticipated from the loss of maintained open space in the urban area.		
<b>Mitigation</b> There is no issue in terms of ecology or environmental asset designation. The impact of loss of open space should be mitigated by ensuring sympathetic boundary treatment through the development management process of dealing with an application for planning permission.		

<b>Stage 1 c</b>		
	0001/02	Oki Way, Wardpark, Cumbernauld
<b>Description</b> Vacant industrial development site in a 1960s planned industrial estate. Features in the vacant and derelict land survey. Potential extension to the existing Westwood residential neighbourhood through development of around 77 housing units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To increase development on brownfield sites. To identify and promote land use development opportunities.
Air Quality and Noise	✗	Protect the environment from pollution (this includes air, water and land pollution).
Communities	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To improve accessibility and sustainability of housing development by increasing brownfield development.
<b>Summary</b> Identified in the Places for Business and Industry Charrette as having potential for alternative use. Housing development is compatible and would have the positive benefit of supporting existing communities and addressing vacant and derelict land.		
<b>Mitigation</b> Any environmental implications relating to juxtaposition of industrial, commercial and residential uses in terms of noise would be subject to development management conditions through the planning application process.		

<b>Stage 1 c</b> 0005/02                      72-74 Napier Road, Wardpark, Cumbernauld		
Description      Undeveloped industrial development site in a 1960s planned industrial estate. Potential extension to the existing Westerwood residential neighbourhood through development of around 142 housing units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To increase development on brownfield sites. To identify and promote land use development opportunities.
Communities	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To improve accessibility and sustainability of housing development by increasing brownfield development.
<b>Summary</b>	Identified in the Places for Business and Industry Charrette as having potential for alternative use. Housing development is compatible and would have the positive benefit of supporting existing communities.	

<b>Stage 1 c</b> 0012/02                      28 Napier Road, Wardpark, Cumbernauld		
Description      Undeveloped industrial development site in a 1960s planned industrial estate. Potential extension to the existing adjacent commercial centre.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To increase development on brownfield sites. To identify and promote land use development opportunities.
<b>Summary</b>	Identified in the Places for Business and Industry Charrette as having potential for alternative use. Commercial development is compatible.	

<b>Stage 1 c</b> 0013/02                      Orchardton Woods, Cumbernauld		
Description      Vacant underdeveloped industrial development opportunities dating from a planned estate in the 1960s. Potential for mixed use including residential development capacity in the region of 150 units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To ensure future supply of quality land. To increase development on brownfield sites. To identify and promote land use development opportunities.
Communities	✓	To regenerate derelict, vacant and contaminated land and to bring

		back to commercial, residential and recreational use.
<b>Summary</b>	Identified in the Places for Business and Industry Charrette as having potential for alternative use. Commercial development is compatible. No negative environmental impacts anticipated.	

<b>Stage 1 c</b>	0009/19	18a Biggar Road, Cleland
<b>Description</b>	Small scale urban infill potential residential development of around 17 units. Operational industrial site in the urban area.	
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To increase development on brownfield sites. To identify and promote land use development opportunities.
Air Quality and Noise	✗	Protect the environment from pollution (this includes air, water and land pollution).
<b>Summary</b>	The proposed use is compatible with surrounding uses and Local Plan policy.	
<b>Mitigation</b>	Any environmental implications relating to the sites former industrial use would be subject to development management conditions through the planning application process.	

<b>Stage 1 d</b>	0011/20	Netherton Road, Wishaw
<b>Description</b>	Variety of existing operational and vacant industrial and commercial uses in a mixed use urban area. Potential residential development of housing around 167 units.	
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To increase development on brownfield sites. To identify and promote land use development opportunities.
Communities	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To improve accessibility and sustainability of housing development by increasing brownfield development.
<b>Summary</b>	Considered in the South Wishaw Charrette as potential dispersed urban locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area. No negative environmental impacts anticipated.	

<b>Stage 1 d</b>	0012/20	Netherton Road, Wishaw
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Description Vacant land and buildings in an urban area. the surrounding location is increasingly characterised by a residential character to the south, including existing Housing land Audit sites. Potential residential development of housing around 63 units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To increase development on brownfield sites. To identify and promote land use development opportunities.
Air Quality and Noise	x	Protect the environment from pollution (this includes air, water and land pollution).
Communities	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To improve accessibility and sustainability of housing development by increasing brownfield development.
<b>Summary</b>	Considered in the South Wishaw Charrette as potential dispersed urban locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area.	
<b>Mitigation</b>	Any environmental implications relating to the sites former industrial use would be subject to development management conditions through the planning application process.	

<b>Stage 1 d</b>	0013/19	Land adjacent to Woodhall Road, Newmains
Description Former urban park now naturally regenerated as scrubland. Potential residential development of around 207 housing units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
<b>Summary</b>	Considered in the South Wishaw Charrette as potential dispersed rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area. No designations affected and no significant environmental impacts anticipated.	

<b>Stage 1 d</b>	0004/20	Castlehill Farm, Wishaw
Description Greenfield site in the green belt south of Castlehill Road and Gowkthrapple. Situated to the north of the Special Landscape Area (successor to the previous Clyde Valley Area of Great Landscape Value). Reduced partial site has potential for residential development of around 175 housing units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>

Land Use	✓	To identify and promote land use development opportunities.
Landscape and Visual	x	Protect the landform of the area as defined in planning designations and landscape character assessment.
<b>Summary</b>	Considered in the South Wishaw Charrette as potential dispersed rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area.	
<b>Mitigation</b>	No designations directly affected and no significant environmental impacts anticipated, provided the site is reduced in extent to be contained to the north of the Special Landscape Area and adjacent to existing housing sites to the west.	

<b>Stage 1 d</b>	0020/19	West Morningside/Torbush
Description	Former mineral extraction site in the green belt adjacent to the Morningside urban area. Encompasses land featuring on the vacant and derelict land survey. Potential residential development of around 160 housing units.	
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To increase development on brownfield sites. To identify and promote land use development opportunities.
<b>Summary</b>	Considered in the South Wishaw Charrette as potential dispersed rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area.	
<b>Mitigation</b>	No significant negative environmental impacts anticipated subject to limiting the extent of the site to maintain the separate identity integrity of Morningside.	

<b>Stage 1 d</b>	0013/20	Gowkthrapple near Priory Lodge, Wishaw
Description	Greenfield site in the green belt adjacent and contiguous with existing Housing land Audit sites. Bounded to the north/west by Tree Preservation Order/SINC locations. Potential residential development of around 48 housing units.	
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
Ecology	?	To protect and promote the greenbelt, SINC, natural heritage and other locations of environmental significance.
<b>Summary</b>	Considered in the South Wishaw Charrette as potential dispersed rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area. Compatible with the charrette objective of supporting existing places.	

<b>Mitigation</b>	Any potential implications relating to the adjacent assets would be subject to development management conditions through the planning application process.
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<b>Stage 1 d</b>		
0017/19 Royal George Washery, Wishaw		
<b>Description</b> Derelict former coal washery featured in the vacant and derelict land survey. Adjacent to SINC pond. potential residential development site with a capacity around 200 housing units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To increase development on brownfield sites. To identify and promote land use development opportunities.
Ecology	?	To protect and promote the greenbelt, SINC's, natural heritage and other locations of environmental significance.
Aquatic Environment	?	To ensure the importance of aquatic habitats and resources is recognised and protected.
<b>Summary</b> Considered in the South Wishaw Charrette as potential dispersed rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area.		
<b>Mitigation</b> Precautionary principle of ensuring any potential impact on the adjacent pond is mitigated through conditions in the development management process of dealing with applications for planning permission.		

<b>Stage 1 d</b>		
South Wishaw CGA - Dimsdale		
<b>Description</b> Vastly reduced remnant potential residential location comprising the area north of the Wishaw branch line adjacent to Dimsdale. Features in the Housing land Audit as a potential residential site with a housing capacity of around 100 units.		
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
<b>Summary</b> The South Wishaw Charrette considered the potential of dispersed urban and rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area. This site adjacent to the existing community of Dimsdale is contained by the Wishaw branch line and offers a reduced capacity of around 100 housing units compared to the original large scale urban expansion site potential of 900 units. No significant negative environmental impacts anticipated.		

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<b>Stage 4</b> 0018/07                      Brownieside, Plains		
Description	Greenfield vacant and derelict land survey site immediately adjacent to the existing residential area and encompassed by a new road. Potential housing development of around 6 housing units.	
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use. To increase development on brownfield sites. To identify and promote land use development opportunities.
<b>Summary</b>	No significant negative environmental impacts anticipated.	

<b>Stage 4</b> 0011/07                      Easterton Farm, Caldercruix		
Description	Greenfield site in the Rural Investment Area adjacent to the existing extension to the urban/residential area and bounded by a railway, burn and existing Housing Land Audit site. Potential housing development of around 78 housing units.	
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
<b>Summary</b>	No significant negative environmental impacts anticipated.	

<b>Stage 4</b> 0001/09                      Coatbridge Road/Manse Road, Bargeddie		
Description	Greenfield site in the green belt adjacent to the urban area and bounded by the Glasgow to Edinburgh rail line, M73 and A89. Adjacent to a new interchange as part of the M8 upgrade. Potential housing development of around 155 housing units.	
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
<b>Summary</b>	No significant negative environmental impacts anticipated.	

<b>Stage 4</b> 0002/09                      Coatbridge Road/Langmuir Road, Bargeddie		
Description	Greenfield operational farm land in the undeveloped south east quadrant of settlement of Bargeddie. Bounded to the south by industrial uses. potential residential development of around 205 housing units.	

Objective	Impact	Justification for Predicted Impact
Land Use	✓	To identify and promote land use development opportunities.
<b>Summary</b>	No significant negative environmental impacts anticipated.	

<b>Stage 4</b>	0001/10	Sweethill Terrace/Deanston Place, Carnbroe
Description	Small Greenfield site adjacent to the urban area. Potential residential development of around 55 housing units.	
Objective	Impact	Justification for Predicted Impact
Land Use	✓	To identify and promote land use development opportunities.
<b>Summary</b>	No significant negative environmental impacts anticipated.	

<b>Stage 4</b>	0024/07	Land at Drumshangie Moss, Airdrie
Description	Greenfield site in a green belt and rural investment area location. adjacent to an existing permission for an energy from waste plant and a road which would bisect the site north to south. proposed for and industrial development associated with the nearby industrial use and for residential development of around 300 housing units.	
Objective	Impact	Justification for Predicted Impact
Land Use	✓	To identify and promote land use development opportunities.
Ecology	✗	To protect and promote the greenbelt, SINC's, natural heritage and other locations of environmental significance.
Waste and Resources	✓	To reduce waste. To encourage prevention/reduction of waste production.
Energy	✓	Reduce the need to travel and journey length.
<b>Summary</b>	The proposed uses are compatible with existing permissions and the industrial element has a specific locational need.	
<b>Mitigation</b>	Precautionary principle of ensuring any potential impact on the adjacent SINC assets mitigated through conditions in the development management process of dealing with applications for planning permission.	

<b>Stage 4</b>	0001/08	Leaend Road, Airdrie
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Description	Greenfield site in the green belt surrounded by a road, urban area and adjacent SINC. potential small scale infill residential development of around 41 housing units.	
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
Ecology	✗	To protect and promote the greenbelt, SINC, natural heritage and other locations of environmental significance.
<b>Summary</b>	Contained location appropriate for more coherent green belt boundary.	
<b>Mitigation</b>	Precautionary principle of ensuring any potential impact on the adjacent mature woodland mitigated through conditions in the development management process of dealing with applications for planning permission.	

<b>Stage 4</b>	0003/08	Land at Mossie Farm, Airdrie/Coatbridge
Description	Scrubland green belt location now with SINC designation resulting from a previous derelict and renewal scheme for the former Northburn steelworks. Potential residential development of around 200 housing units.	
<b>Objective</b>	<b>Impact</b>	<b>Justification for Predicted Impact</b>
Land Use	✓	To identify and promote land use development opportunities.
Ecology	✗	To protect and promote the greenbelt, SINC, natural heritage and other locations of environmental significance.
<b>Summary</b>	The site is extensive and contains SINC designations, the provenance is related to derelict land renewal.	
<b>Mitigation</b>	Precautionary principle of ensuring any potential impact on tree belts and wetland areas is mitigated through conditions in the development management process of dealing with applications for planning permission.	

## Appendix 1 - Call for Sites Criteria

## CALL FOR SITES CRITERIA

CRITERIA	PARAMETERS
<b>ENHANCING PLACE</b> (Contribution to low carbon placemaking)	<ul style="list-style-type: none"> <li>• <b>Supporting National and Strategic Locations</b> <ul style="list-style-type: none"> <li>- Does your proposal support a designated national priority or a site located in the Strategic Development Plan?</li> </ul> </li> <li>• <b>Location supports NLC Community Plan</b> <ul style="list-style-type: none"> <li>- Which key themes within the NLC Community Plan does the proposal support?</li> </ul> </li> <li>• <b>Meeting Identified Need and Land Supply Issues</b> <ul style="list-style-type: none"> <li>- Does your proposal need an identified need or land supply issue?</li> </ul> </li> <li>• <b>Strengthening Existing Places</b> <ul style="list-style-type: none"> <li>- Is the proposed site within or next to an existing settlement area?</li> <li>- Is the site located within the Green Belt or Rural Investment Area?</li> <li>- Will development of sites within these areas create robust and defensible boundaries?</li> </ul> </li> <li>• <b>Re-use of Previously Developed Land</b> <ul style="list-style-type: none"> <li>- Has the site been developed before?</li> </ul> </li> <li>- Will development of this site re-use any existing buildings?</li> <li>• <b>Landuse Compatability</b> <ul style="list-style-type: none"> <li>- Is the proposal compatible with neighbouring uses?</li> <li>- Is the proposal compatible with the existing character of the surrounding area?</li> </ul> </li> <li>• <b>Supporting Local Communities</b> <ul style="list-style-type: none"> <li>- Does the proposal support local communities?</li> <li>- Will the proposal enhance or create new local community facilities?</li> </ul> </li> <li>• <b>Employment Creation and Using Workforce Skills</b> <ul style="list-style-type: none"> <li>- Will the proposal create any permanent employment within North Lanarkshire?</li> <li>- Will the proposal result in a loss of employment?</li> <li>- Can local workforce and skills be utilized?</li> </ul> </li> <li>• <b>Promote the use of Sustainable Transport</b> <ul style="list-style-type: none"> <li>- Does the site's location promote the principles of mode hierarchy?</li> </ul> </li> </ul>
<b>INFRASTRUCTURE CAPACITY</b> (Contribution to low carbon placemaking)	<ul style="list-style-type: none"> <li>• <b>On-site Service Provision</b> <ul style="list-style-type: none"> <li>- Is the site serviced by existing utilities Infrastructure? (water, sewerage, electricity, gas, telecommunications/digital)</li> <li>- Does capacity exist within networks for the proposal?</li> </ul> </li> <li>• <b>Proximity to Existing Networks</b> <ul style="list-style-type: none"> <li>- Is the site within proximity to road and rail networks?</li> <li>- Does capacity exist within the road/ rail network for the proposal?</li> </ul> </li> </ul>
<b>SITE TECHNICAL CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• <b>Free from Physical Site Constraints</b> <ul style="list-style-type: none"> <li>- Are there any known physical constraints which affect the site? (i.e. ground/underground conditions, exclusion zones, coal, slope, aspect, transport infrastructure or any other known constraints).</li> <li>- Can the known physical constraints be overcome?</li> </ul> </li> </ul>
<b>SAFEGUARDING GREEN INFRASTRUCTURE</b>	<ul style="list-style-type: none"> <li>• <b>Managing Changes in Landscape Character</b> <ul style="list-style-type: none"> <li>- What affect will the proposal have on landscape character?</li> </ul> </li> <li>• <b>Enhancing the Green Network</b> <ul style="list-style-type: none"> <li>- Will the development contribute to the green network?</li> </ul> </li> <li>• <b>Safeguarding Country, Town and Community Parks</b> <ul style="list-style-type: none"> <li>- Would development of the site affect a designated Country, Town or Community Park?</li> </ul> </li> <li>• <b>Safeguarding Natura 2000 Sites</b> <ul style="list-style-type: none"> <li>- Is the site located within 2km or likely to have an effect on a designated Natura 2000 site?</li> </ul> </li> <li>• <b>Safeguarding National, Regional or Local Designated Sites</b> <ul style="list-style-type: none"> <li>- Will development of the site have an adverse impact on a national, regional or local designated site? (for example, Sites of Special Scientific Interest, Regional Scenic Areas, Areas of Great Landscape Value, Regional Parks, Sites of Importance for Nature Conservation, Local Nature Reserves, Tree Preservation Orders).</li> </ul> </li> </ul>
<b>DELIVERABILITY IN THE PLAN PERIOD</b>	<ul style="list-style-type: none"> <li>• <b>Landowner Support</b> <ul style="list-style-type: none"> <li>- Does site ownership make development of the site deliverable?</li> </ul> </li> <li>• <b>Development Programme &amp; Marketability</b> <ul style="list-style-type: none"> <li>- When is development proposed to take place on the site?</li> </ul> </li> <li>• <b>Effective Housing</b> <ul style="list-style-type: none"> <li>- Is the site effective?</li> </ul> </li> </ul>

## Appendix 2 - Site Sustainability and Deliverability Matrix

Below is a sample sheet of a site's consideration against the Site Sustainability and Deliverability Matrix.

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Proposal is for residential, existing use is Business and Industry and would result in loss of business allocation.	✗
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 391m. There is 1 bus stop within a 5 minute walk. Distance to a core path is 9m. Distance to the nearest cycle route is 9.6km. Distance to green network is 3.4km. Strathclyde Partnership for Transport states that As the site falls within 400m of any bus stop location, direct and attractive pedestrian links to these facilities are essential.	✓
E3 – Existing and new Transport Links	The site is 2.7km to a railway station. The nearest road is 41m. Strathclyde Partnership for Transport states that the site falls within 800m of a rail station and where sites fall within 800m of a rail station, direct and attractive pedestrian links to these facilities are essential. Although this site has an existing connection onto Excelsior Street which is historical it would no longer be allowed at the location shown as it would not be able to meet junction spacing requirements.  NLC Roads & Transportation state that existing junctions of Excelsior Street/Shields Road and Range Road/Shields Road are experiencing difficulties due to the volume of traffic already utilizing them. Although this site has an existing connection onto Excelsior Street which is historical it would no longer be allowed at the location shown as it would not be able to meet junction spacing requirements.	✗✗
E4 – Service Provision	Scottish Water states that the Sewer - Carbars currently has capacity. Surface water should discharge to watercourse with appropriate permissions in place. They also state that Water flow & pressure test may be required.	±
E5 – Site Constraints	There is a 16% overlap with a medium probability of Surface flooding in the next 200 years. There is a 34% overlap with a low probability of Surface flooding within the next 200 years + climate change. The site is located at a distance of 4.5km to an opencast coal extraction area. The site is 10.67km to the existing mineral extraction site. 87% of the site overlaps with a Coal Authority standing advice area. 13% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 1. The site is 635m from a waste site. All of the site contains potentially contaminated land therefore potentially remediation will be required. Site investigations required. The site is 1.3km from an AQMA. The site is adjacent to industrial estate therefore a Noise Impact Site Investigation and potentially remediation will be required. Assessment will be required. Odour or other PH Constraints may be an issue if nearby industrial estate has malodorous emissions. Development is closer to the industrial estate than any existing housing. There is potential that noise assessment may show that this site is very difficult to develop and provide adequate noise levels for residents. Contaminated Land Constraint Report Available.	✗
E6 – Deliverability	Flood prevention measures may be required. Mine entry may require capping. Site investigations required, potentially contaminated land requiring remediation. Noise prevention may be required due to neighbouring industrial estate. May be suitable for residential development.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as an area for existing Business and Industry (policy ED1 1 A1).	✗
N2 – Site Characteristics (incl. current use and management of land)	78% of the site overlaps vacant/delict land. The site is predominately derelict (with some storage) with a strong tree belt to the east and north. 100% of the site falls with non-agricultural land.	✓
N3- Neighbouring Land Uses	There is an existing residential area to the west and an existing industrial and business area to the east.	±
N4 – Landscape/ Open Space Designations	The site is 954m to green infrastructure. Distance to a town or community park is 581m. Distance to a regional scenic area is 23.9km. Distance to Area of Great Landscape Value is 490m. Distance to nearest country park is 3.4km. The site is 7.5km to canal corridors.	±
N5 – Ecological Designations	The site is approximately 3.7km from a Natura 2000 site (SAC). The site is 3.4km to the nearest SSSI. The nearest LNR is 1.3km from the site. The site is 871m from the nearest GINC. The site is 3.4km from the nearest country park. There is an ancient woodland within 557m of the site. There are no TPOs within the site the nearest TPO is 1.2km from the site.  NLC Biodiversity state that site can progress with retention of ecological features and appropriate buffers. Ecological surveys should be included with planning application. Retain ecological features. Include appropriate buffer in site design.	±
N6 – Historical Designations	Site is 590m to a listed building. Distance to nearest SAM is 4.2km. The nearest garden/designated landscape is 954m from the site. The site is 5.2km to the nearest battlefield. The site is 2.9km to the nearest conservation area. The site is 21.6km from the Antonine Wall.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Motherwell Town Centre is 2360m by car or 2304m by foot. The nearest commercial centre (Motherwell - Airbles Road RTL Warehouse) is 2243m by car or 2154m by foot. The nearest neighbourhood/local centre (Wishaw - Netherton) is 757m by car or by foot.  The nearest district general hospital is Wishaw General Hospital which is 2174m by car.  Primary School - St Brendan's (denominational) is 828m by foot and by car. Muirhouse (non-denominational) is 679m by foot or by car.  Secondary School - Our Lady's High School (denominational) is 2620m by car and 2078m by foot. Clyde Valley High School (non-denominational) is 3638m by car or by foot.	✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Netherton/Wishaw). The site is 6192m from a rural investment area.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 3045m. Driving distance to sports facility (Wishaw Sports Centre) is 1939m. Walking distance to community centre/hall or community education centre (Isa Money Community Centre) is 1240m. Driving distance to community centre/hall or community education centre (Isa Money Community Centre) is 1240m. Walking distance to library (Craigneuk Library) is 2866m. Driving distance to library (Craigneuk Library) is 2925m.	✓✓
	Within Wishaw built up area and adjacent to residential neighbourhoods, close to community facilities in various directions.	

The following three pages set out the matrix criteria.

Economic Capital	✓✓	✓		✖	✖✖
E1 – Business Employment and skill levels/ opportunities	If <u>large</u> numbers of jobs will be created by development	If <u>limited</u> number of permanent jobs will be created by development	If <u>limited</u> number of construction jobs will be created only	If <u>limited</u> number of existing jobs likely to be lost or have to be relocated	If <u>large</u> number of jobs likely to be lost or relocated (for example due to closure of major business)
E2 – Sustainable Transport opportunities (distances calculated along existing transport network)	If bus stop is within <b>200m</b> of site <u>and</u> core path/cycleway etc is within <b>400m</b> .	If bus stop within <b>400m</b> of site <u>and</u> core path/cycleway etc within <b>400m</b> .	If bus stop is within <b>400m</b> of site but core path/cycleway is NOT within <b>500m</b>	If bus stop is over <b>400m</b> from site <u>and</u> core path/cycleway is within <b>400m</b> .	If bus stop is over <b>400m</b> from site <u>and</u> core path/cycleway is NOT within <b>400m</b> .
E3 – Existing and new Transport Links	If train station within <b>400m</b> of site <u>and</u> NO issues identified by NLC Roads & Transportation	If train station within <b>800m</b> of site <u>and</u> NO issues identified by NLC Roads & Transportation	If train station within 800m of site <u>but</u> NETWORK issues identified by NLC Roads & Transportation.	If train station NOT within 800m of site <u>and</u> NO issues identified by NLC Roads & Transportation	If train station NOT within 800m of site <u>and</u> NETWORK issues identified by NLC Roads & Transportation.
E4 – Service Provision	N/A	If <b>no issues</b> identified by Scottish Water	If Scottish Water identify need for <b>Drainage Impact Assessment</b> only	If Scottish Water identify need for <b>Drainage Impact Assessment</b> and water main/ pipes within site boundary or directly adjacent	If Scottish water identify significant constraints (that would undermine deliverability for example)
E5 – Site Constraints	N/A	If no site constraints identified.	If constraints identified but NO further assessments highlighted at this stage	If constraints identified <u>and</u> further assessments highlighted (e.g. SI/ Noise/Air/FRA) <u>or</u> potential flooding and/or contamination constraints identified	If any consultation responses indicated significant issues (that would undermine the deliverability of the site)
E6 – Deliverability	Subjective scoring provided by Land surveyor based on information provided within matrix.				

Environmental Capital	✓✓	✓		✖	✖✖
N1 – Planning Designations and Policy	If proposed use matches North Lanarkshire Local Plan (NLLP) Designation (for example a proposal for housing on an existing housing site)	If proposed use mostly matches NLLP designation (for example a housing proposal in a generally residential area)	If proposed use partially matches NLLP designation (for example if the proposal is for housing and part of the site is allocated for housing)	If proposal would be on site allocated for housing or industry and propose use would not match NLLP allocation. (i.e. it would incur a loss of land supply)	N/A
N2 – Site Characteristics (incl. current use and management of land)	If site is Vacant, Derelict or currently developed (i.e. on the register or in use)	If site is <b>partly</b> Vacant, Derelict or currently developed. (i.e. large hospital site with undeveloped grounds)	If <b>no part of</b> site is Vacant, Derelict or developed	If <b>no part of</b> site is Vacant, Derelict or developed <u>and</u> agricultural grade 3.2 - 6.3	If <b>no part of</b> site is Vacant, Derelict or developed <u>and</u> site is <b>rural</b> <u>and</u> agricultural grade 3.1 or better
N3- Neighbouring Land Uses	Consistent with surrounding land uses (i.e. housing proposal for a generally residential area)	Within core of settlement <u>and</u> not consistent with surrounding uses	Sites at edge of settlement <u>and</u> not consistent with surrounding uses	Sites isolated from settlements <u>and</u> not consistent with surrounding uses	Greenfield/agri cultural area <u>and</u> not consistent with surrounding uses
N4 – Landscape/ Open Space Designations	If site is within <b>250m</b> of green network/comm unity park/canal etc. <u>and</u> the site is NOT within <b>500m</b> of Area of Great Landscape Value/ Regional Scenic Area.	If site is between 250- <b>500m</b> of green network/comm unity park/canal etc. <u>and</u> The site is NOT within <b>500m</b> of Area of Great Landscape Value/ Regional Scenic Area.	If site is over <b>500m</b> from green network/comm unity park/canal etc. <u>OR</u> If site is between <b>250-500m</b> of Area of Great Landscape Value/ Regional Scenic Area.	If within <b>250m</b> of Garden and Designed Landscape/ Area of Great Landscape Value <u>regardless of</u> distance from green network/comm unity park/canal etc.	Within Area of Great Landscape Value/ Garden and Designed Landscape <u>regardless of</u> distance from green network/comm unity park/canal etc.

N5 – Ecological Designations	If site over <b>2km</b> from any designation (i.e. SAC/SPA/SSSI /ancient woodland/TPO etc) <u>and</u> NO constraints identified by consultations.	If site between <b>1-2km</b> from any designation (i.e. SAC/SPA/SSSI /ancient woodland/TPO etc) <u>and</u> NO constraints identified by consultations.	If site does NOT include any designation (i.e. SAC/SPA/SSSI /ancient woodland/TPO etc) within it <u>and</u> limited constraints have been identified by consultees	If any <b>local</b> designation (i.e. SSSI/ancient woodland/TPO etc) is within site <u>and</u> limited constraints identified by consultations.	If any <b>international</b> designation (i.e. SAC, SPA) is within the site <u>or</u> if consultees identify significant issues.
N6 – Historical Designations	If any historical designations (scheduled monument/ listed building/conser vation area etc) over <b>1500m</b> away	If any historical designations (scheduled monument/ listed building/conser vation area etc) are between <b>500-1500m</b> away.	If any historical designations (scheduled monument/ listed building/conser vation area etc) are between <b>250- 500m</b> of any designation	If any historical designations (scheduled monument/ listed building/conser vation area etc) are within <b>0- 250m</b> of any designation	If site is <b>within</b> any historical designations (scheduled monument/ listed building/conser vation area etc).
<b>Social Capital</b>	✓✓	✓		✖	✖✖
Key social infrastructure  <i>Distances to nearest hospitals and town centres provided for information only.</i>	If both denominational and non-denominational primary schools are within 1.6km <u>and</u> denominational and non-denominational secondary schools are within 3.2km.	If both denominational and non-denominational primary schools are within 1.6km <u>but</u> either one or both secondary's are NOT within 3.2km	If site is not a housing proposal site and will not impact on school capacity.	If either one or both denominational and non-denominational primary schools are NOT within 1.6km <u>and</u> both non-denomination and denominational secondary's school distances are within 3.2km	If neither denominational and non-denominational primary schools are NOT within 1.6km <u>and</u> neither secondary's are NOT within 3.2km
S2 – Strengthening existing places	If site is within existing settlement	Site is mostly within settlement <u>and /or</u> a Rural Investment area	Site is partially within settlement <u>and /or</u> a Rural Investment area	Site is on the edge of a settlement or rural investment area. Site is NOT in settlement <u>and</u>	Site is neither within a settlement or a Rural Investment Area.
S3 – Community Facilities	Subjective scoring provided on distance to community facilities and whether proposal would contribute to reinforcement of local centres and would strengthen existing places				

## Appendix 3 -Local Development Plan Site Selection Methodology

### Background

The North Lanarkshire Local Development Plan will require to set out policies and proposals for the use, development and protection of land. This will include policies promoting development sites and infrastructure improvements. There is, therefore, a requirement to set out the steps methodology by which the Council will identify development sites and infrastructure projects for inclusion in the plan.

Throughout the statutory and non-statutory phases of plan preparation the Council has sought and received views on both the need for additional development sites and infrastructure projects and how to choose them. The background context for framing decisions on sites and infrastructure includes:

- Government Policy and Guidance (e.g. National Planning Framework 3 and Scottish Planning Policy)
- The need to comply with Strategic Planning Policy and strategic requirements for development land identified in the Glasgow and the Clyde Valley Strategic Development Plan
- Decisions made by the Council and its Partners (including Planning Permissions, project approvals)
- Land identified in the existing Local Plan but still to be developed
- Audits of existing supplies of development land
- Consultations with Key Agencies, other service providers, partner organisations, and industry bodies
- Consultation with community organisations and the general public
- Studies and reports for the Council as part of plan preparation (e.g. Oxford Economics Report and Charrettes)
- A Call for Sites (a non-statutory phase identified as best practice by the Scottish Government)

### Development Sites

Given the background context the Council will identify the remaining requirement for new or additional sites in the Development Plan taking into account:

- The amount of land identified in the existing Plan
- Developed land
- Land which is unlikely be developed during the Local Plan effective period (2012-2022)
- Other sites added since the Local Plan was adopted

Where there is a need for additional sites these can be identified by the Council directly or through assessment of the sites from the Call for Sites or Main Issues Report stages of the plan preparation process. To achieve this, a methodology for selecting sites for inclusion in the North Lanarkshire Local Development Plan has been developed. The process has four stages.

#### Stage 1 Categorisation of Sites to be included or removed

- Category 1 Sites with Planning Permission will be automatically included either in the plan or the attached schedules as existing or proposed sites.
- Category 2 Effective sites included in the North Lanarkshire Local Plan will be included as the plan/effective period has not expired, unless there has been a material change in the status of the site.
- Category 3 A site will be included for its proposed new use or as a regeneration site in the Proposed Plan if it is
  - undeveloped or vacant **and**
  - the site been identified as a preferred option or for a change of allocation in any of the Charrettes **and**

- it is a brownfield urban site
- If a site is
- undeveloped or vacant **and**
  - the site been identified as a preferred option or for a change of allocation in any of the Charrettes **but**
  - is in the Green Belt or Rural Investment Area
- it will have to be assessed using the finalised Site Sustainability and Deliverability Assessment Matrix but will be up-weighted when using the matrix.

Category 4 Non-effective, non-urban, sites will be assessed through the matrix to identify those which should be removed from the supply.

Stage 2 Assess supply in relation to demand  
At this point we will re-assess the requirement for additional land.

Stage 3 Using the previously approved Site Sustainability and Deliverability Matrix, sites will be weighted on their geographic location and then performance in relation to an identified set of matrix factors.

The submitted sites, which are currently presented by ward and in order of their reference number, will be presented for consideration based on the following order of preference:

#### Environmental Sustainability

Based on the Environmental Capital factors in the Matrix and the proposed policy treatment of designations

- ↓ Sites within the proposed Urban Area with no protection designation will be considered first against deliverability factors in the matrix
- ↓ Sites within the urban area and protected by a local designation or proposed policy then
- ↓ Sites within the urban area and protected by a national designation then
- ↓ Sites outwith the proposed Urban Area with no protection designation then
- ↓ Sites outwith the proposed Urban Area and protected by a local designation then
- ↓ Sites outwith the proposed Urban Area and protected by a national designation will be assessed last
- ↓ Sites protected by an international designation will not be assessed

#### Deliverability

- ↓ Using the Economic Capital factors in the Site Sustainability and Deliverability Matrix sites will be ranked from most deliverable to least deliverable then
- ↓ Social Capital factors will be applied to ensure social infrastructure can support development

Stage 4 The weighted sites will then be assessed according to need and demand:

- Proposed housing sites will be allocated and assessed by Housing sub-market areas
- Proposed business and industry developments will be assessed against the respective Charrette outcomes and proposed Business Centre boundaries
- Proposed commercial developments will be assessed against proposed Commercial Centre boundaries, in accordance with the town centre first principle

As a result of this methodology sites will then be selected for inclusion in the Proposed Plan dependant on either need or demand but also to ensure a sufficiently generous and flexible supply of land for development.



### Infrastructure Projects

The following categories of proposed infrastructure or development projects or proposals will be included either in the plan or the attached schedules as existing or proposed sites.

- (i) Council approved projects or proposals e.g. City Deal, new schools or Council facilities.
- (ii) Community Planning Partner projects or proposals e.g. new health, police or fire service facilities
- (iii) Key Agency or infrastructure provider approved projects or proposals e.g. new transportation facilities.

### Sustainability and Deliverability Matrix Methodology

The sustainability and deliverability matrix considers suggested development sites as 'places' and how they might function. The purpose of the tool is to provide an evidence base across a number of criteria, namely:

The land and its ecosystems (i.e. ecology and the environment)

The people and their lives.

The economy, assets and viability.

The purpose of the matrix is not to assess sites against each other but to provide an indication of the issues and opportunities relating to individual sites drawn from available information. The purpose of the matrix is to act as an objective check on the suitability of sites that are to be considered for inclusion in the Proposed North Lanarkshire Local Development Plan.

A wide range of data informs the matrix and has been translated into a GIS mapping tool and each of the proposed boundaries has been translated onto the tool with layers of data built up to provide an overall picture of the opportunities and constraints that may have some influence on how individual sites could be developed.

The GIS mapping tool uses a wide range of data from a range of sources to provide a baseline situation against which issues and opportunities can be identified. A summary of the data collected is listed below:

- Walking and driving distances to bus stops, train stations
- Distance or overlap with existing settlements and distances to nearest town centres, commercial centres and neighbourhood centres.
- Probability of sites flooding (based on data from SEPA)
- Physical constraints including for example distances or overlap with Coal Extraction Areas, Mining Extraction sites, existing mine entries, potentially contaminated land
- Existing land categories, for example vacant and derelict land, green belt, agricultural land classification (Macaulay Land Use Research Institute Scotland) and existing site use, i.e. brownfield, leisure
- Distance of sites to recreational green spaces, for example Town and Country Parks, Regional Scenic Areas, green belt, canal corridors etc.
- Distance of sites to protected areas, for example European Designations such as Special Areas of Conservation (SAC), Special Areas of Protection (SPA), Sites of Special Scientific Interest (SSSI), locally important nature conservation sites, ancient woodland and Tree Preservation Orders.
- Distance to protected heritage sites, for example Scheduled Monuments such as the Antonine Wall, historic battlefields, listed buildings and Conservation Areas
- Distance to nearest hospitals, schools and community facilities

It should also be noted that consultation on the sites was carried out with a number of key agencies including Scottish Environment Protection Agency, Historic Scotland, Scottish Natural Heritage and Scottish Water. In addition internal consultation was carried out within North Lanarkshire Council with

the Roads and Transportation department, Protective Services and Biodiversity. These consultation responses have been included within the matrix where available for each of the sites.

The matrix uses the GIS tool as evidence and along with the consultation responses, a picture has been built up of what the opportunities and constraints are for each of the sites. A simple traffic light approach is applied to each of the criteria using set parameters to ensure consistency. The traffic light system is shown below:

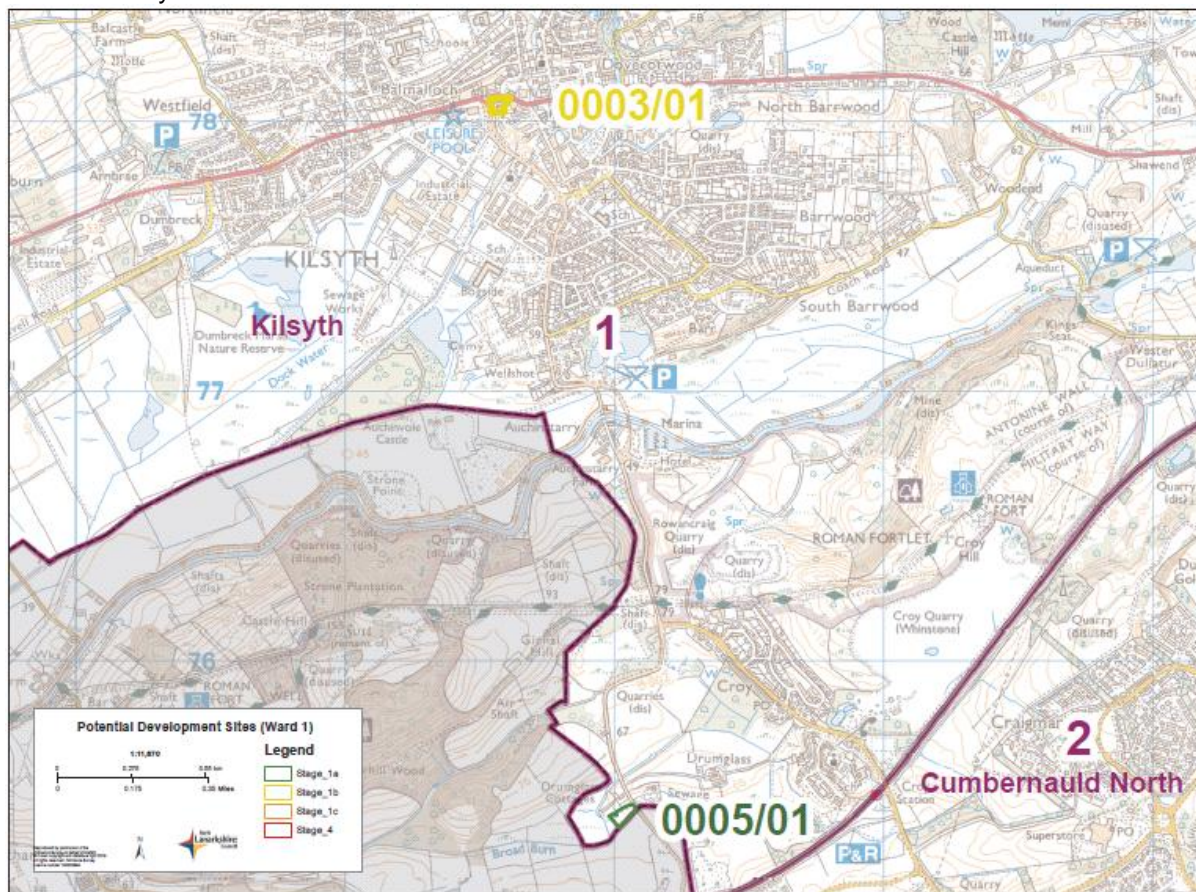
<b>xx</b> <b>Major barrier</b> to development <b>Major negative impact</b> on Communities/ Environment / Economy	± No significant barriers or impacts	✓✓ Major positive benefit from development on Communities/ Environment / Economy Major positive impact on Communities/ Environment / Economy
<b>x</b> <b>Minor barrier</b> to development <b>Minor negative impact</b> on Communities/ Environment / Economy		✓ Minor positive benefit from development on Communities/ Environment / Economy Minor positive impact on Communities/ Environment / Economy

The following parameters were applied for consistency across the matrix):

Economic Capital – The economy, assets and viability		Natural Capital – The Land and its Ecosystems		Social Capital – The People and their lives	
E1	Business Employment and skill levels/ opportunities	N1	Planning Designations and Policy	S1	Proximity of sensitive receptors (e.g. key neighbourhood institutions)
E2	Sustainable Transport opportunities	N2	Site Characteristics (incl. current use and management of land)		
E3	Existing and new Transport Links	N3	Neighbouring Land Uses	S2	Strengthening existing places
E4	Service Provision	N4	Landscape/ Open Space Designations		
E5	Site Constraints	N5	Ecological Designations	S3	Community Facilities
E6	Deliverability	N6	Historical Designations		

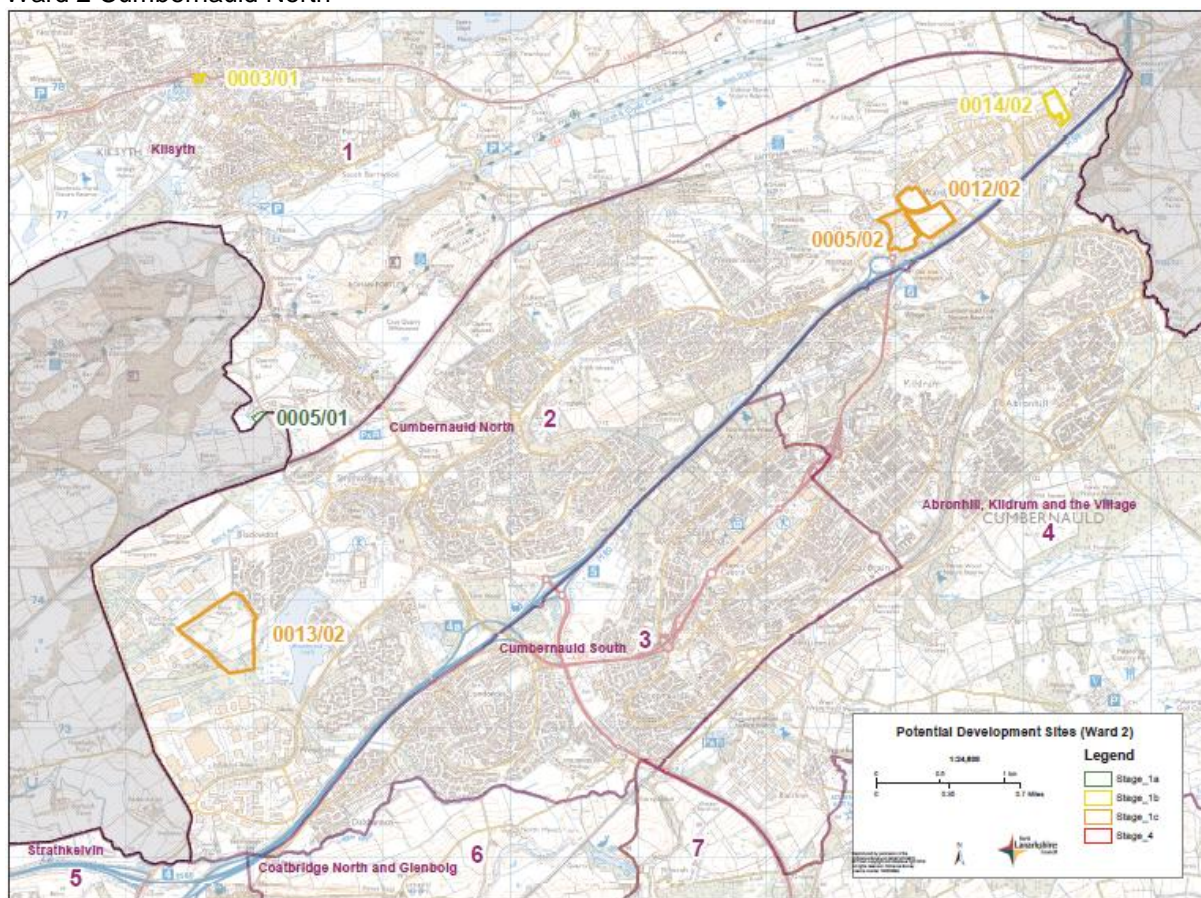
## Appendix 4 - Development Site Location Maps

### Ward 1 - Kilsyth

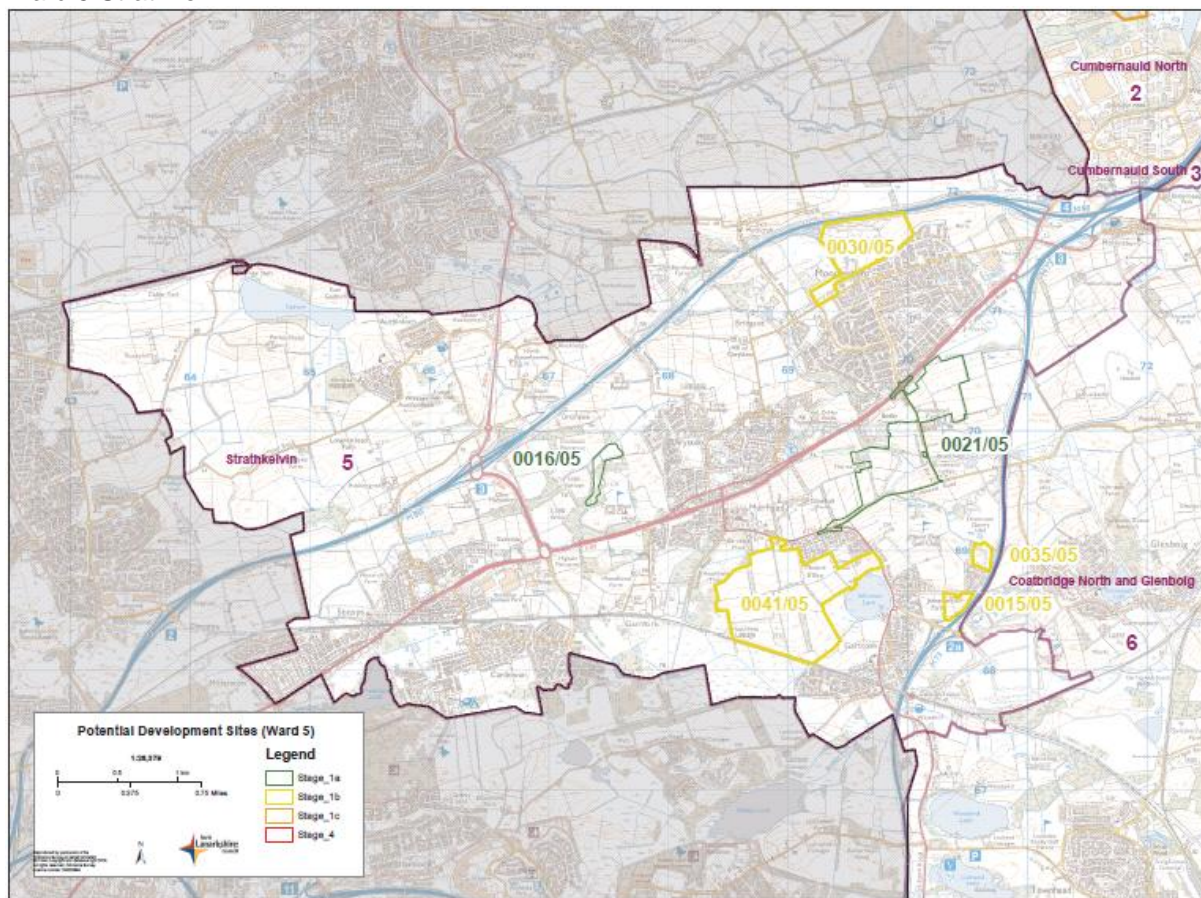




Ward 2 Cumbernauld North

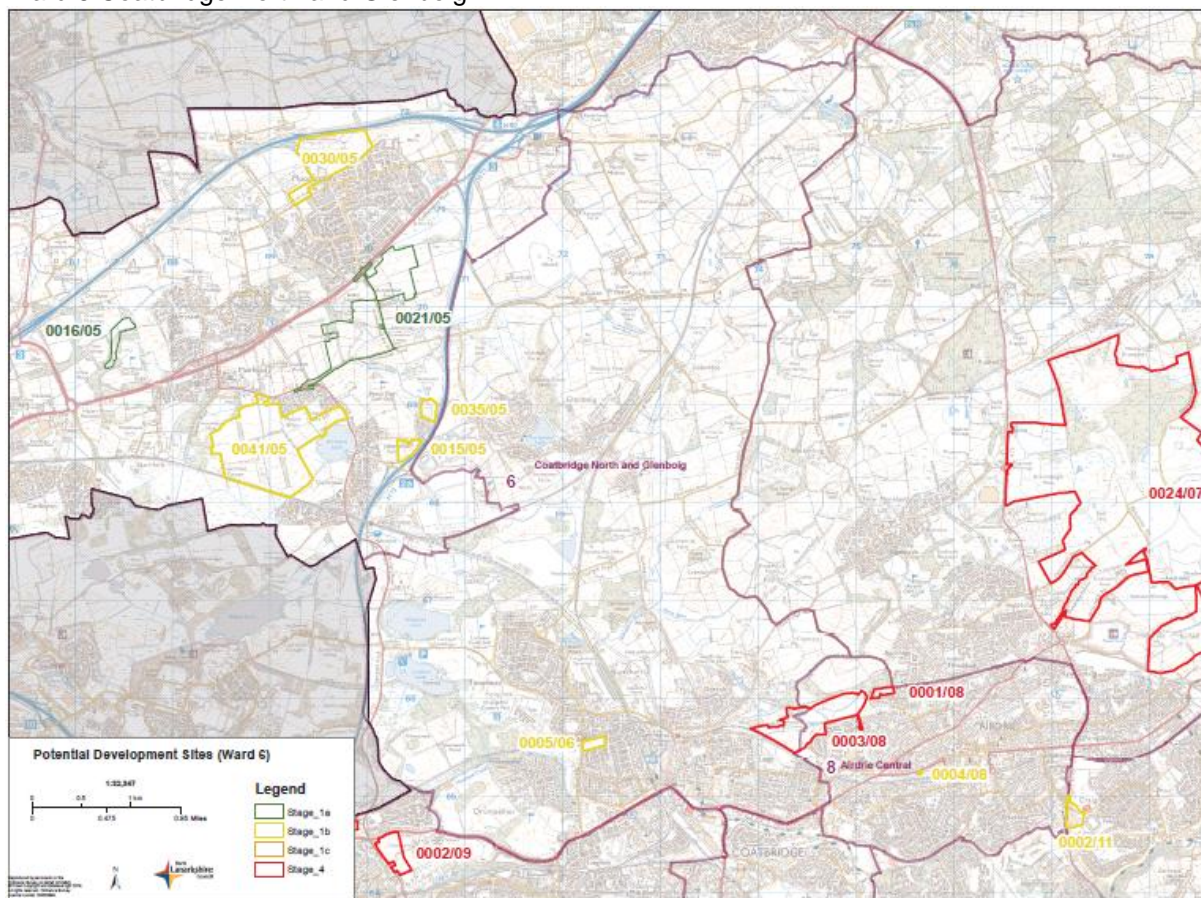


Ward 5 Strathkelvin

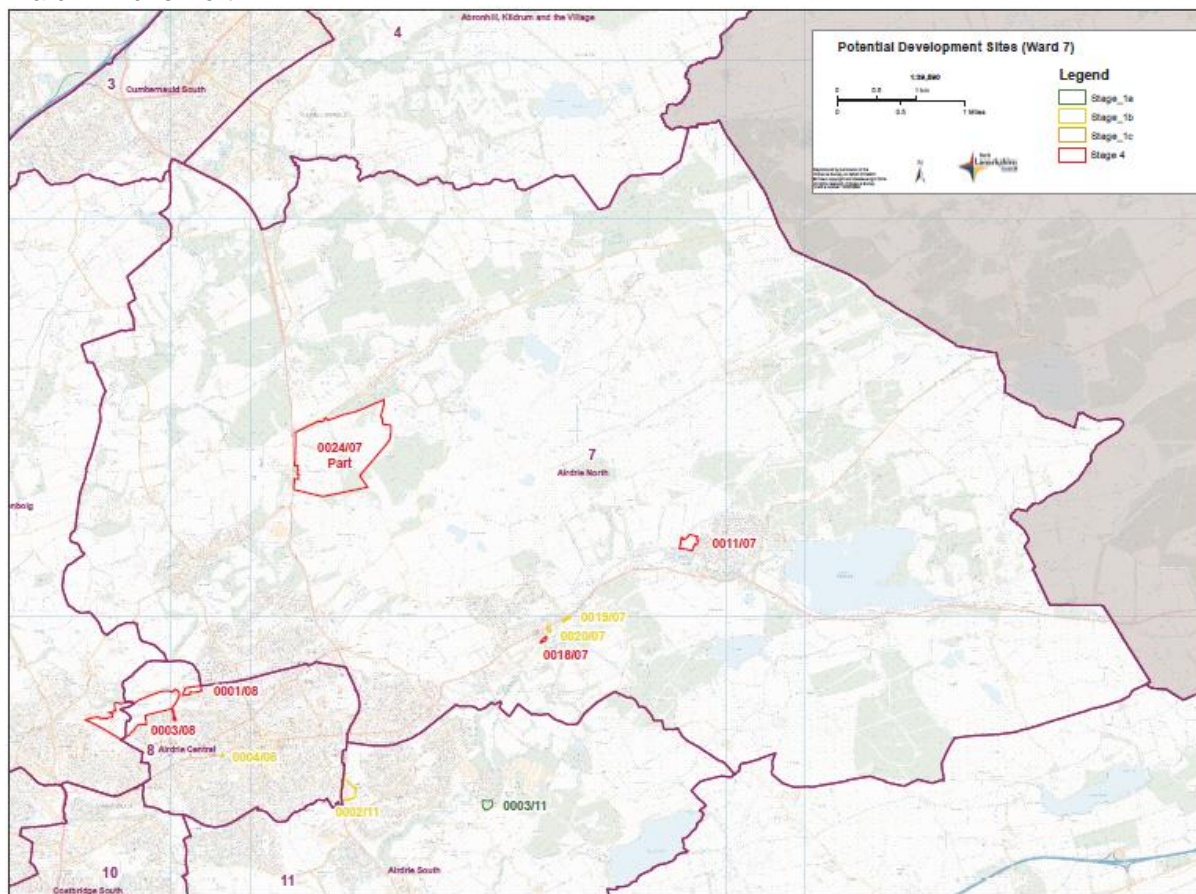




Ward 6 Coatbridge North and Glenboig



Ward 7 Airdrie North





**Potential Development Sites (Ward 8)**

**Legend**

- Stage\_1a
- Stage\_1b
- Stage\_1c
- Stage\_4

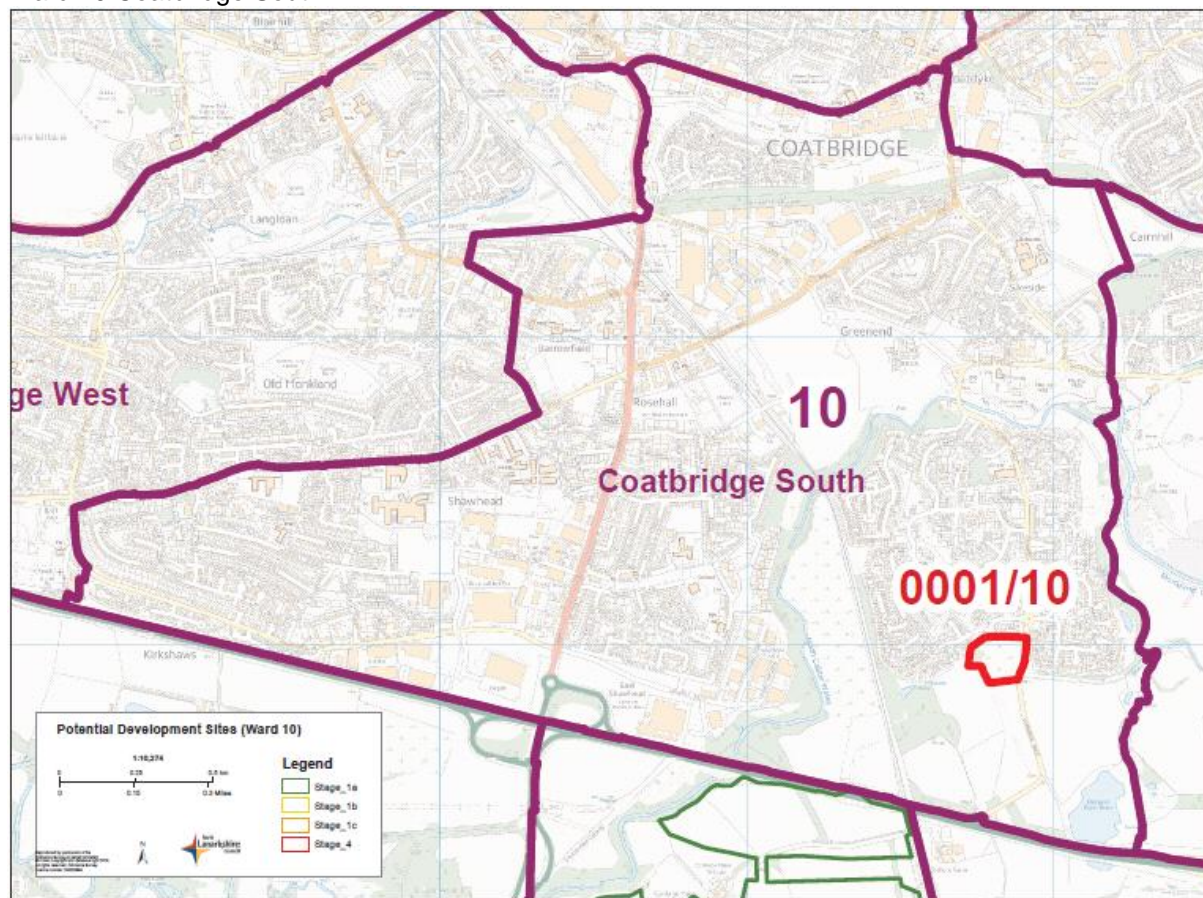
Scale: 0 to 0.4 miles

Map labels include: Burnfoot, Whinhall, Airdrie, Cliftonville, Coatyke, Cairnhill, Gartlea, Craigneuk, Rawyards Park, Drumgelloch, Broomie Park, Mull, Browisburn Industrial Estate, Tip (dis), 75, 112, 104, 105, 106, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.



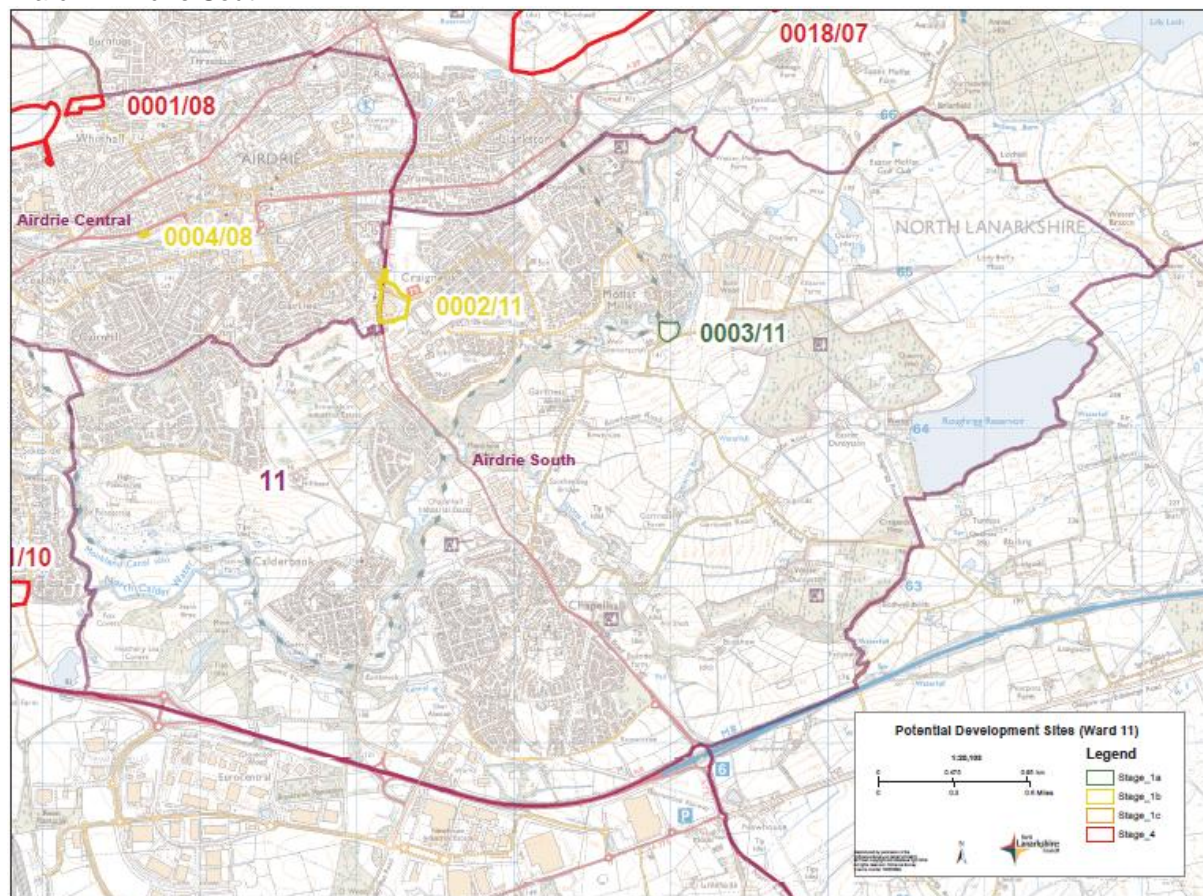
The map displays the Coatbridge West area, highlighting potential development sites for Ward 9. The sites are color-coded according to their development stage: Stage 1a (light green), Stage 1b (yellow), Stage 1c (orange), and Stage 4 (red). The map includes a legend, a scale bar (0 to 0.5 miles), and a north arrow. Key locations and features labeled on the map include Drumgelloch, Kirkwood, Dundee, Coatbridge West, and various roads and waterways. The map is overlaid with a grid showing ward boundaries and site numbers.

Ward 10 Coatbridge South

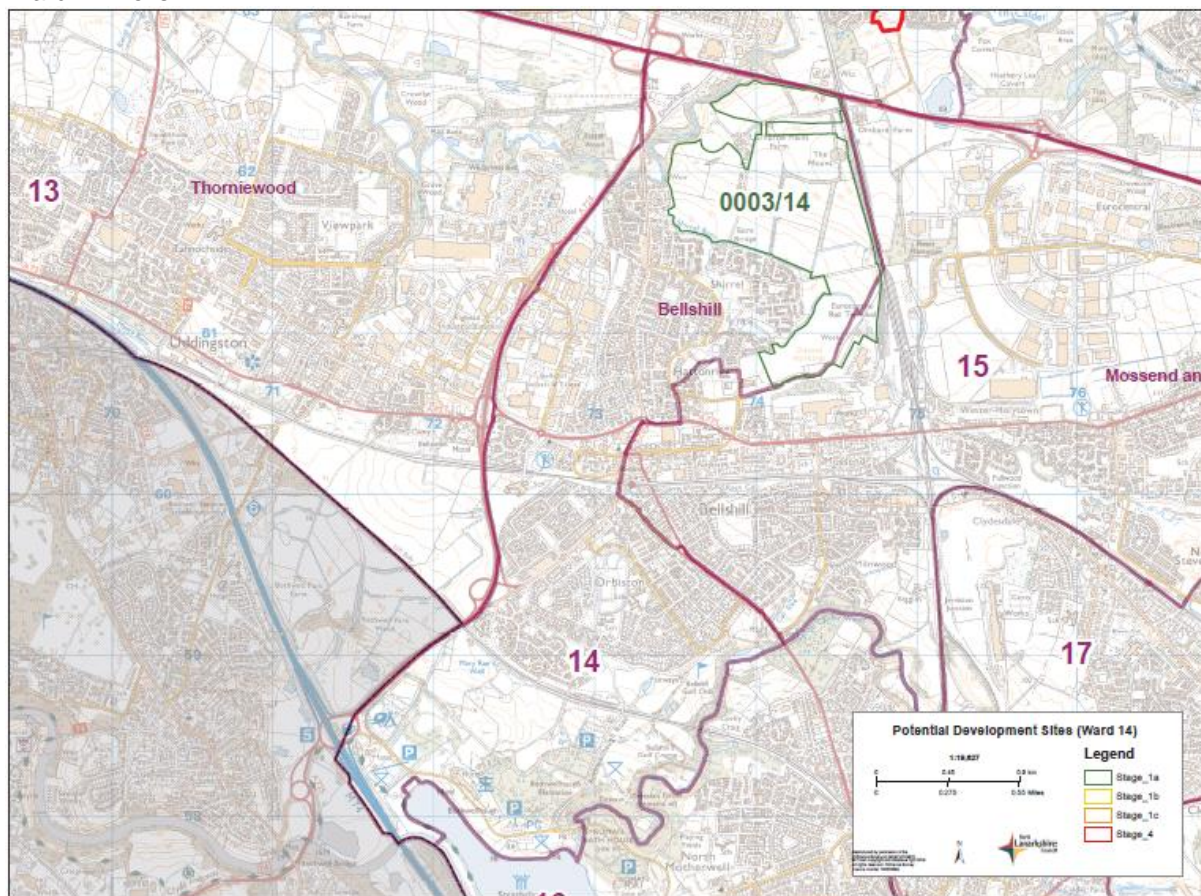




## Ward 11 Airdrie South

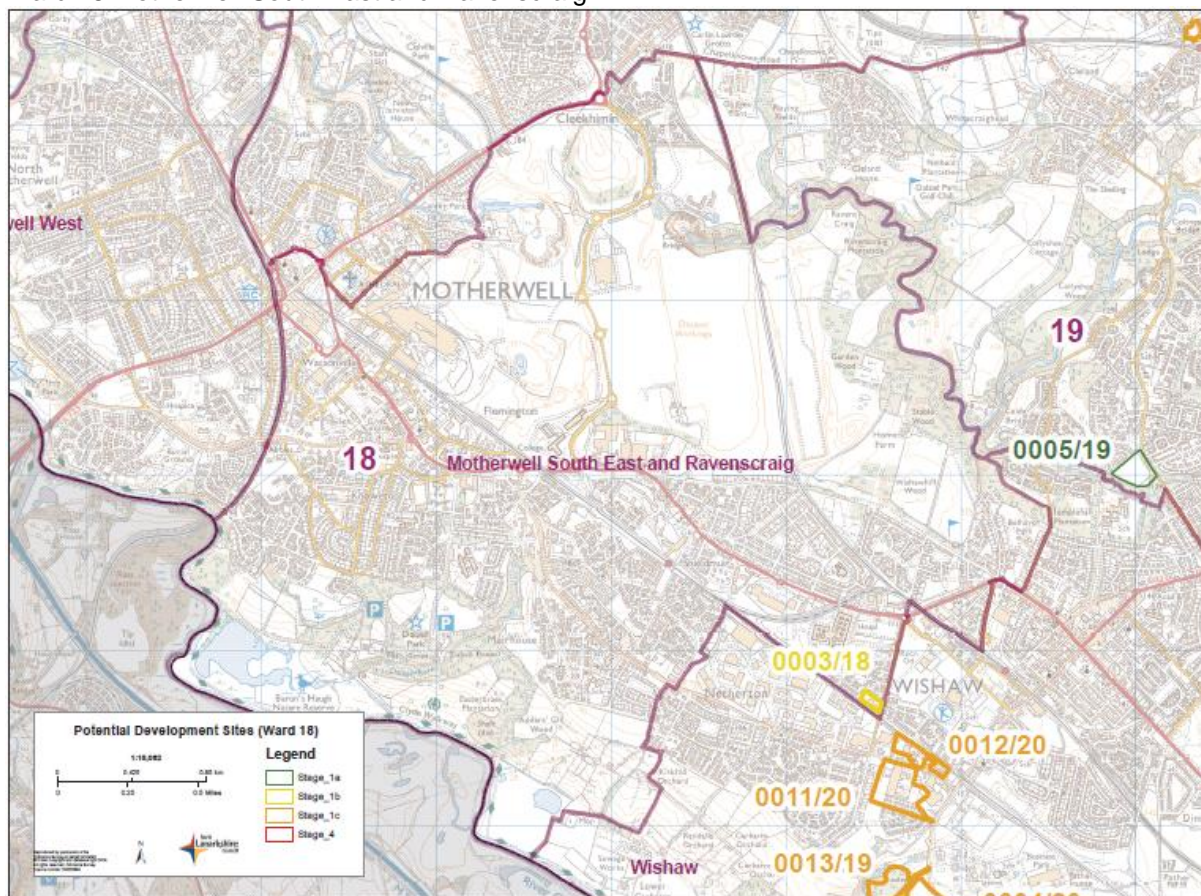


Ward 14 Bellshill

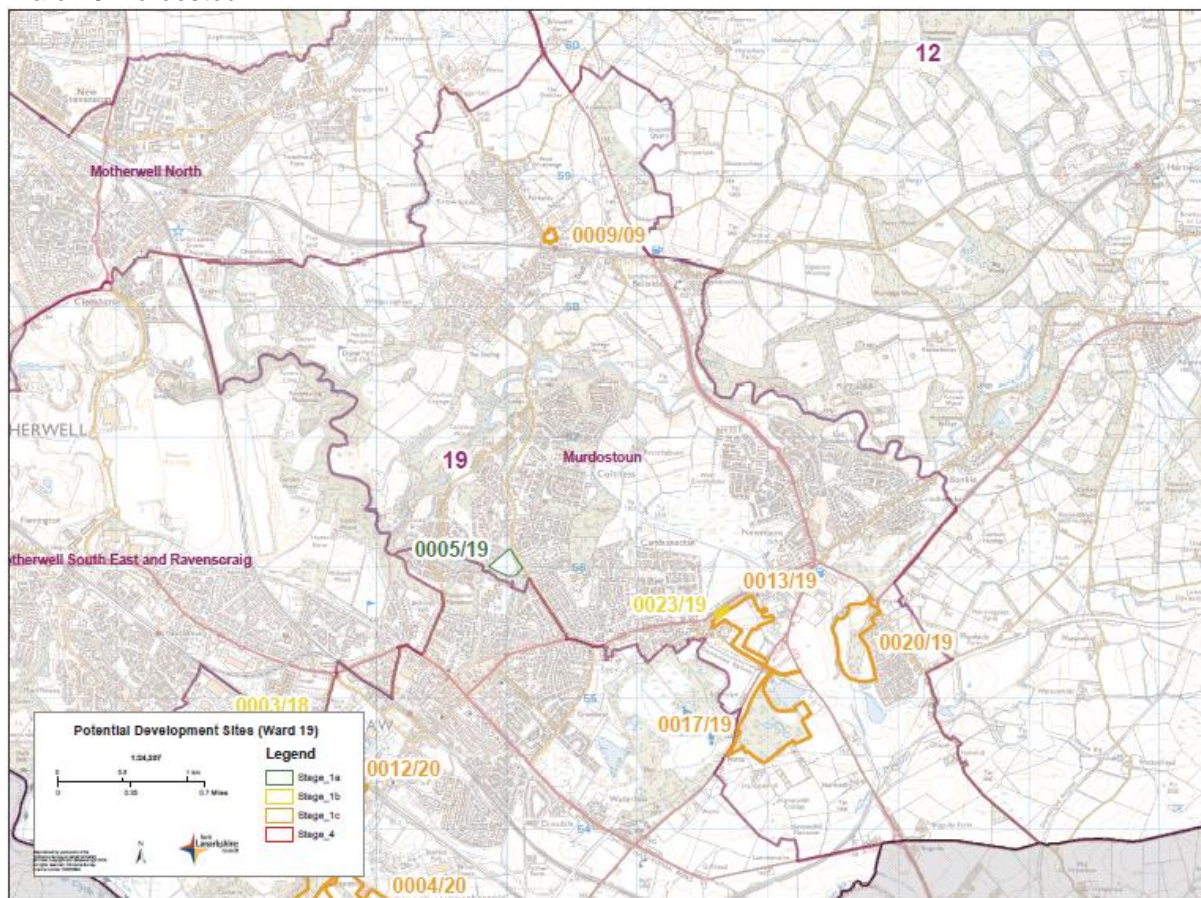




Ward 18 Motherwell South East and Ravenscraig



## Ward 19 Murdostoun





Ward 20 Wishaw

