

## ENVIRONMENTAL REPORT

## COVER NOTE

## PART 1

To [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk)  
or  
SEA Gateway  
Scottish Executive  
Area 1 H (Bridge)  
Victoria Quay  
Edinburgh EH6 6QQ

## PART 2

An Environmental Report is attached for the plan entitled:

North Lanarkshire Local Development Plan  
Proposed Plan

The Responsible Authority is:

North Lanarkshire Council

## PART 3

Contact name Gordon Laing

Job title Assistant Business Manager

Contact address  
Development Plans Team  
Planning and Regeneration  
Enterprise and Place  
North Lanarkshire Council  
Fleming House, Tryst Road  
Cumbernauld G67 1JW

Contact tel. no. 01236 632610

Contact email LaingG@northlan.gov.uk

## PART 4

Signature Gordon Laing

Date 30/01/2017

**ENVIRONMENTAL REPORT****CONTENTS****A Non-Technical Summary**

1.	Introduction	3
2.	Context	5
3.	Assessment	6
4.	Next steps	7

**B Environmental Report**

<b>1. Introduction</b>	
1.1 Purpose of this Environmental Report	8
1.2 Key facts about North Lanarkshire Local Development Plan	9
1.3 Assessment activities to date	10
1.4 Summary of comments and Council responses	15
<b>2. Context</b>	
2.1 Outline and objectives of the Local Development Plan	21
2.2 Relationship with other plans, policies and strategies	23
2.3 Relevant aspects of the current state of the environment	25
2.4 Environmental problems	28
2.5 Likely future of the area without the Local Development Plan	32
2.6 Strategic Environmental Assessment objectives	36
2.7 Site selection process and SEA objectives	41
<b>3. Assessment of environmental effects</b>	
3.1 Alternatives considered	43
3.2 Assessment methods	56
3.3 Assessment of Proposed Plan policies,	61
<b>4. Next steps</b>	
4.1 Consultation	90
4.2 Examination and Adoption	91

**C Appendices**

<b>Appendix 1</b>	
Assessment of preferred options and alternatives	92
<b>Appendix 2 - Assessment of Environmental Effects</b>	
Assessment of preferred sites and alternatives	1
Stage 1a - Sites already with planning	
Stage 1b - Sites where the proposed use is consistent with existing Local Plan policy	5
<b>Stage 1c - Sites identified in the Places for Industry and Business Charrette</b>	32
<b>Stage 1c - Sites identified in the South Wishaw Charrette</b>	44
<b>Stage 4 - Sites identified to address the Airdrie and Coatbridge Housing Sub-Market shortfall</b>	77
Urban and Green Belt boundary review	113
Site Mitigation	188
Clyde Valley Infrastructure Projects	192
<b>Appendix 3</b>	
Site Sustainability and Deliverability Matrix	

**ENVIRONMENTAL REPORT****NON-TECHNICAL SUMMARY****1. Introduction****North Lanarkshire Local Development Plan**

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

**Main Issues Report**

- 1.4 The Main Issues Report was a significant stage in the statutory process of replacing the current North Lanarkshire Local Plan with a Local Development Plan. A Main Issues stage is not a draft Local Development Plan, it is more of a progress report than a plan. It concentrated on the change from Local Plan to Local Development Plan.
- 1.5 There have been two stages of Main Issues Report for the Local Development Plan. The Main Issues Report 2015 identified 12 main issues. These were set out as questions about which elements of the current planning strategy should continue and what opportunities there are to improve. Main Issues Report 2016 included preferred sites and their reasonable alternatives on the basis of responses to questions asked in the Main Issues report 2015.
- 1.6 The Main Issues Report further information can be accessed at: [www.northlanarkshire.gov.uk/nextplan](http://www.northlanarkshire.gov.uk/nextplan)

## Proposed Plan

- 1.7 The Proposed Plan
- 1.7.1 Following the completion of the consideration of the Main Issues Report stage of the Plan process the 12 Preferred Options (See Appendix 1 for assessment) were selected as the basis for developing 5 new Principal and 2 Thematic policies and confirming the selection of sites for inclusion in the Proposed Plan. The assessment of the new policies is presented on pages 62 to 89 of this Environmental Report. The assessment of the selected sites and reasonable alternative sites is found in Appendix 2, which should be read in conjunction with Appendix 3 (Site Sustainability and Delivery Matrix).
- 1.7.2 The North Lanarkshire Local Development Plan is the land use planning strategy for North Lanarkshire.  
A strategy is a plan of action designed to achieve a long-term or overall aim.  
The long-term aim is to increase sustainable growth and regeneration, and to improve places in support of our new Corporate Vision.
- 1.7.3 The Plan looks to achieve this through 7 policies used to determine applications for planning permission. The 5 principal policies are  
*Purpose of Place* to ensure the right development happens in the right places  
*Layout of Development* to achieve a form of development that makes places more distinctive  
*Amount of Development* to achieve a balance of supply and demand for land uses  
*Contributions to Infrastructure* to help places have the infrastructure they need

*Environmental Qualities* to ensure development does not compromise the environment  
The 2 thematic policies are:

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

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

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

## 2. Context

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

2.2 Strategic Environmental Assessment 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 included as baseline preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. only those sites requiring the least mitigation would be identified as proposed or potential development sites.
- 3.2 The Main Issues Report proposed to change business and industrial locations in line with the land for business and industry charrette available as a background report to the Proposed Plan. The Main Issues Report also proposed 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 Environmental Report.
- 3.3 The Preferred Options for addressing Issues identified in the Main Issues Report were assessed. None were found to be incompatible with Strategic Environmental Assessment topic objectives.
- 3.4 The Proposed Plan policies, developed as a result of the outcome of the Main Issues Report stage are intended to promote place and sustainability through their implementation. There is a large degree of protection and consideration given to all the SEA Topics in the policies and as a result they are considered not to require further mitigation, following the assessment contained in this report.
- 3.5 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.
- 3.6 The Site Selection Methodology was developed from the outset to ensure that sites with a level of environmental protection were only to be considered in the event that no other sites could meet an identified demand for development land. This and the identification of place as the first factor to be considered had the intended result that

#### **4. Next steps**

- 4.1 The Proposed Plan addresses the spatial implications of economic, social and environmental change for North Lanarkshire. The Proposed Plan is the Council's settled view as to what the Local Development Plan will be. It identifies opportunities for development and sets out policies for the development and use of land.
- 4.2 Consultation on the Proposed Plan will take place between January and March 2017. Following the end of the consultation period objections to the Proposed Plan will be sent categorised into issues with responses and sent, along with the Plan, for Examination by Scottish Government Reporters. The Examination period takes 6-9 months and concludes with the Council receiving a Report of Examination. Adoption of the plan takes place within three months of the receipt of the Report of Examination. Adoption is therefore expected between in summer 2018. Once adopted a Post Adoption Environmental Statement will be prepared detailing how all the comments have been taken into account.

## 1. INTRODUCTION

### 1.1 Purpose of this Environmental Report

1.1.1 As part of the preparation of the North Lanarkshire Local Development Plan (the Local Development Plan), North Lanarkshire Council is carrying out a Strategic Environmental Assessment. Strategic Environmental Assessment is required by the Environmental Assessment (Scotland) Act 2005. Strategic Environmental Assessment is a systematic method for considering the likely environmental effects of certain plans, programmes and strategies. Key stages listed opposite.

1.1.2 Strategic Environmental Assessment aims to:

- integrate environmental factors into preparation and decision-making process of plans, policies and strategies
- improve plans, policies and strategies and enhance environmental protection
- increase public participation in decision making
- facilitate openness and transparency of decision-making

1.1.3 The purpose of this Environmental Report is to:

- provide information on the Local Development Plan Proposed Plan
- identify, describe and evaluate the likely significant effects of the Proposed Plan 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 Environmental Report

The key stages are:

#### Screening

determining whether the plan, policy and strategy is likely to have significant environmental effects and whether a Strategic Environmental Assessment 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:

- Scottish Natural Heritage
- The Scottish Ministers (Historic Scotland)
- Scottish Environment Protection Agency

#### Environmental Report

publishing an Environmental Report on the plan, policy or strategy and its environmental effects, and consulting on that report

#### Adoption

providing information on:

- the adopted plan, policy or strategy
- how consultation comments have been taken into account
- methods for monitoring the significant environmental effects of the implementation of the plan, policy or strategy

#### Monitoring

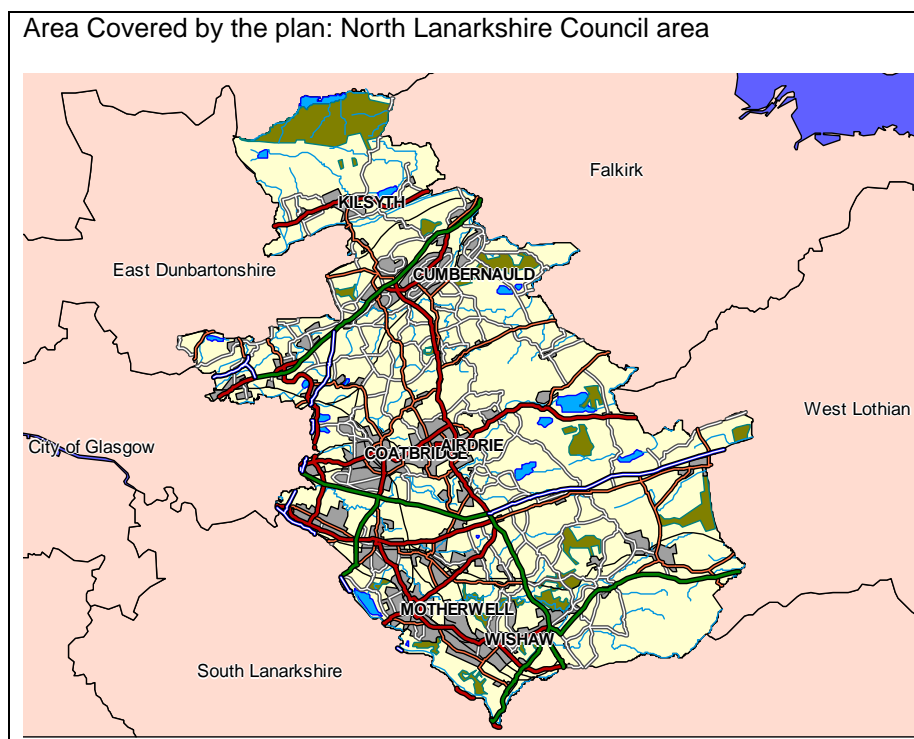
monitoring significant environmental effects to enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action



## 1.2 Key facts about North Lanarkshire Local Development Plan

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

<b>Responsible Authority</b>	North Lanarkshire Council
<b>Title of plan</b>	North Lanarkshire Local Development Plan Proposed Plan
<b>What prompted the plan</b>	Planning etc (Scotland) Act 2006
<b>Subject</b>	Land Use
<b>Period covered</b>	2017-2022
<b>Frequency of updates</b>	5 years
<b>Purpose</b>	To guide the future sustainable development and use of land
<b>Contact point</b>	Development Planning Team Planning and Regeneration Services Fleming House Tryst Road Cumbernauld G67 1JW



### 1.3 Assessment activities to date

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

Date	LDP	SEA
Sept 2012	North Lanarkshire Local Plan was Adopted	Included Development Strategy Policy 2 Location of Development criteria for assessing the sustainable locational characteristics of proposed development sites.
March 2013	South Wishaw Mini-Charrette took place to develop spatial strategy options for housing development in the South Wishaw area.	The criteria and parameters for the Call for Sites developed based on the findings of the South Wishaw Mini-Charrette and North Lanarkshire Local Plan Development Strategy Policy 2 Location of Development.
June 2013	Call for Sites criteria and parameters approved at Planning and Transportation Committee. ( <b>Appendix 1</b> )	
July 2013 - September 2013	Call for Sites consultation.	
November 2013	Call for Sites responses reported to Planning and Transportation Committee.	179 sites were submitted during this process.
February 2013 - March 2014	Consultation on the potential deliverability of Call for Sites submissions took place with key agencies, infrastructure providers, and council service providers.	Responses were included within the Site Sustainability and Deliverability Matrix. ( <b>Appendix 2</b> )
October 2014	Letters sent to all Call for Sites submitters requesting confirmation that they wish their sites to continue to be considered as part of the Main Issues Report.	4 sites were withdrawn from the Call for Sites process and not taken forward for consideration as part of the Main Issues Report, reducing the number of Call for Sites sites to 175.
January 2015	Planning and Transportation Committee approved the Main Issues Report 2015.	Included Site Sustainability and Deliverability Matrices for all 175 Call for Sites sites for public engagement.
April 2015 - May 2015	Main Issues Report 2015 consultation	The Site Sustainability and Deliverability Matrix to be used for site selection and SEA assessment was part of the MIR consultation.
October 2015	Draft site selection process approved by Planning and Transportation Committee.	The treatment of sites and the consideration of factors identifying the type of sites required to be assessed was agreed
December 2015	Final site selection process approved by Planning and Transportation Committee.	The weighting factors to be applied to the sites submitted was agreed and the identification of geographic areas for site assessment and the application of the matrix was agreed.
January 2016	Planning and Transportation Committee approved site	Sites selected for the plan in accordance with the application of the

	selections on the basis of responses to Issues 10 and 11 of the Main issues Report 2015 and subsequent site selection process.	weighted matrix and reasonable alternatives were assessed at the same time based on either geographic location or performance against the matrix.
April 2016	Planning and Transportation Committee approved the Main Issues Report - Report on Responses and Site Options (Main issues Report 2016). This completes the Main Issues Report stage of the Local Development Plan. It reports on the responses to all the issues raised in the Main Issues Report 2015 and includes site selections from January 2016 and the site implications of urban boundary review in accordance with Scottish Planning Policy.	A Draft Environmental Report was prepared assessing the preferred and alternative options presented in the Main Issues Report against the SEA objectives. High level site assessments were prepared for each identified site and reasonable alternatives
August 2016	Planning and Transportation Committee approved a draft Proposed Plan for publication. This document contained 7 policies developed in response to the Main Issues Report consultation and XX sites being promoted for development.	An Environmental Report was in preparation assessing the proposed policies against the SEA objectives and final Site Sustainability and Deliverability Matrices were prepared for the proposed and alternative sites with the matrix factors mapped to the SEA Objectives.

1.3.2 It is important to stress that the Main Issues Report 2015 was not a Consultation Draft Local Development Plan. It was more of a progress report than a plan. It highlighted the main changes that had taken place since the current Local Plan was adopted and the approach to replacing it with a Local Development Plan.

Framework, Scottish Planning Policy and survey analysis since the Local Plan was adopted.

1.3.5 The Issues section identified 12 issues for the Local Development Plan to address. These were grouped under the headings of

1.3.3 The Main Issues Report 2015 was split into seven main sections of:

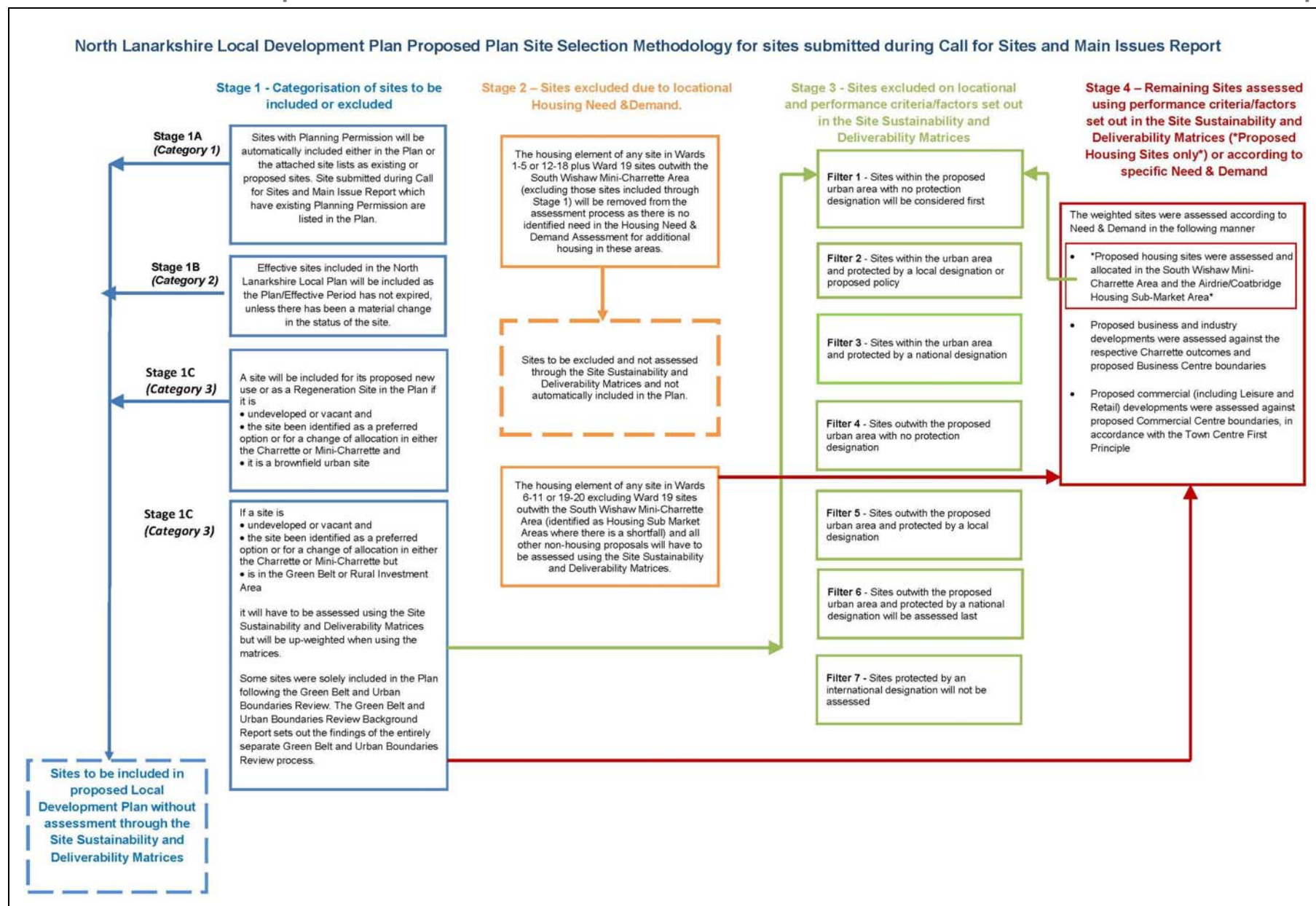
- Introduction
- Context
- Analysis
- Issues
- Spatial Strategy
- Next Steps
- Forms

- Aim
- Strategy
- Themes

1.3.4 The Context and Analysis sections identified 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

- 1.3.6 The Spatial Strategy section set 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 conclusion of the Main Issues Report consultation was that the preferred options for Aim and Strategy for the Plan should be implemented and developed. As such the aim and strategy articulated in the Main Issues Report has been translated into 7 policies which are intended to be used to determine applications for planning permission.
- The 5 principal policies are *Purpose of Place* to ensure the right development happens in the right places  
*Layout of Development* to achieve a form of development that makes places more distinctive  
*Amount of Development* to achieve a balance of supply and demand for land uses  
*Contributions to Infrastructure* to help places have the infrastructure they need  
*Environmental Qualities* to ensure development does not compromise the environment
- The 2 thematic policies are  
*Promoting Development Locations and Infrastructure* to contribute to successful sustainable places  
*Protecting Assets and Development Constraints* to contribute to resilient, sustainable places
- The strategy is rooted in the character area aspiration that the Purpose of Place policy identifies for each part of North Lanarkshire.
- The Plan strategy and the 7 policies have been designed largely to consider or to have considered the Topic areas of the SEA and have been assessed accordingly.
- 1.3.8 The Next Steps section explained the sustainability and deliverability assessment undertaken on the sites submitted during the Call for Sites. As the Main Issues Report 2015 was not a draft plan, the final sites were to be confirmed at a later date following analysis of responses to the issues at consultation.
- 1.3.9 In January 2016 potential proposed development sites were identified (from the 220 sites submitted during Call for Sites and Main Issues Report 2015 consultations) in light of the responses to questions asked in the Main Issues report 2015. In March 2016 an urban boundary review was carried in line with Scottish Planning Policy. Where submitted sites are appropriate for inclusion in the revised urban area (whether in their entirety or in part) these have included in the lists of potential proposed development sites.
- 1.3.10 In selecting sites for inclusion in the Plan a methodology set out in Site Selection Methodology Background Report was then used to identify additional sites. The Site Selection Methodology is a 4 Stage methodology:
- Stage 1 – Categorisation of sites to be included or excluded
  - Stage 2 – Sites excluded due to locational Housing Need & Demand.
  - Stage 3 - Sites excluded on locational and performance factors set out in the Site Sustainability and Deliverability Matrices
  - Stage 4 – Remaining Sites assessed (using performance factors set out in the Site Sustainability and Deliverability Matrices according to specific Need & Demand
- 1.3.11 Stage 1 identified sites with Planning Permission, effective housing sites in the North Lanarkshire Local Plan and brownfield sites identified through one of two Charrettes for inclusion in the plan as these sites had a status in the planning process.

- 1.3.12 Stage 2 identified where additional land was required for inclusion in the plan. This was geographically expressed and limited by need, type and amount of land. The preferred options set out in the Main Issues Report identified these limitations and the resultant sites for consideration. Where sites fell outwith these geographies they were not therefore considered to be reasonable alternatives for the purposes of the Plan and the SEA. There were two distinct geographies where a need for additional housing land was identified through the Main Issues Report, the Airdrie and Coatbridge Housing Sub Market Area and the South Wishaw CGA.
- 1.3.13 Stage 3 of the process applied both a filtering process and allocated scores to the factors identified in the Social, Economic and Environmental Capitals in the Site Sustainability and Deliverability Matrix as described in section 3.2. A full assessment of each site is provided in Appendix 2 and 3 which should be read together.
- 1.3.14 For the South Wishaw CGA all sites identified through a mini-Charrette were considered as reasonable alternatives and for the Airdrie and Coatbridge Housing Area sites achieving an acceptable score in the Social Capital of the selection methodology were considered further.
- 1.3.15 Stage 4 of the process was the site assessment stage. In accordance with the principles of sustainable development a seven stage filtering process was then applied to set the order of preference in which sites would be considered for inclusion. Filters 1-3 identified urban sites and filters 3-6 identified non urban sites. Sites in Filter 1 would be assessed first and assessment of sites in further filters would only be undertaken, in turn, if there was still a need for development land. Any site in Filter 7 would be ruled out of consideration of as they were sites with an international protection designation.
- 1.3.16 As one of the guiding principles of the Plan is PLACE it was considered that identifying those sites with the potential to contribute most to placemaking could be considered as having the least negative effects, requiring the least mitigation, and the Social Capital element of the approved matrix offered the best fit for considering this potential.
- Therefore those sites with a Social Capital aggregate score of 6 or less (the lower the score the better the potential of the site and the minimum score being 3) in the matrix would be considered as reasonable alternatives.
- 1.3.17 In both the geographies sites considered as reasonable alternatives were then ranked by the Economic Capital allocated scores and the best sites were selected to meet the identified demand for additional or alternative sites. This process included a further check on the individual sites which resulted in some being reduced in size or excluded in light of consultation responses or if there was a potential environmental issue which could not be identified in the matrix eg longer distance access routes to a site having to go through an AQMA.
- 1.3.18 Following this process, the most sustainable and deliverable sites had been selected to meet identified demand and reasonable alternatives considered but ruled out. The identification of these new Stage 3 and 4 sites and the inclusion of sites from stages 1 and 2 of the selection methodology derived an interim urban boundary which was the basis for the subsequent urban boundary review. As the review followed both the logic of and accorded with legislation and national policy there was not considered to be a reasonable alternative to the process.
- 1.3.19 On completion of the review land within the new boundary was further assessed and some additional sites were identified which had been previously considered but which had not been selected for inclusion in the plan were now within the new urban area.
- 1.3.20 These have been assessed for SEA purposes and mitigation and but as they are not needed to satisfy an immediate demand any housing sites are identified in the plan as Future Development Sites. It would be expected that sites in this category that were formerly in the urban area and have been identified for a new use would potentially have better development potential than former Green Belt sites.
- Further information on this can be found within the Site Selection Methodology [www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=20177&p=0](http://www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=20177&p=0)



## 1.4 Summary of comments and Council responses

1.4.1 A Summary of the points raised by the Consultation Authorities and others during the Main Issues Report is included in the table below.

Summary of Consultation Authorities and others comments and Council responses

Organisation	Issue/comment	Council response
Scottish Environment Protection Agency	<u>Aquatic environment SEA objective</u> Reducing the risk of flooding should be added to the aquatic environment sub-objectives. We would also request the addition of a sub-objective to manage the impact of invasive non-native species on the water environment.	Agreed. Sub-objectives S05 and S07 now added.
Scottish Environment Protection Agency	<u>Geology and soils SEA objective</u> The geology and soils sub-objectives should be expanded to include reference to minimising the disturbance to carbon rich soils, in particular peat and also reducing levels of soil contamination.	Agreed. Sub-objective S06 now added.
Scottish Environment Protection Agency	<u>Waste and resources sub-objectives SEA objective</u> We would recommend the rewording below for a couple of the sub-objectives; “To encourage the prevention/reduction of waste production and the application of the waste management hierarchy”. “To develop principles and plans for progress in the medium/long term to meet current and future legislative requirements and objectives of the Zero Waste Plan.”	Agreed. Sub-objectives S04 and S06 now added.
Scottish Environment Protection Agency	<u>Policy options and alternatives assessment</u> We are satisfied with the assessment of the preferred policy options and alternatives.	Noted.
Scottish Environment Protection Agency	<u>Sites</u> We request that the Council checks that there have been no updates to relevant information, policies and legislation that could affect the assessment results for the sites. For example, SEPA flood maps have been updated since the adoption of the Local Plan, the sites should be assessed for flood risk using the most up to date SEPA flood maps.	Agreed. Site assessment have been made using the most recent data.
Scottish Environment Protection Agency	<u>Sites</u> It is unclear from the site assessment table whether the sites have been	Agreed. Site assessments have

	assessed against all SEA objectives. Even when impacts are considered neutral there should be some justification for predicted impact.	been revisited to add justification and further information.
Scottish Environment Protection Agency	<u>Sites</u> In our consultation response to the call for sites dated 15 January 2016 (PCS/144062) we identified a number of sites where Flood Risk Assessments would be required to better understand the developable footprint of the site however this doesn't seem to have been recorded in the sites assessment. The assessment should clearly show where there is a potential risk of flooding and further information is required.	Agreed. Site assessments have been revisited.
<b>Organisation</b>	<b>Issue/comment</b>	<b>Council response</b>
Scottish Natural Heritage	<u>Assessment of sites against SEA objectives</u> The assessment of the sites against the SEA objectives on pages 65 to 112 of the ER appears to be quite superficial and fails to translate the detail identified in the Site Sustainability and Deliverability Matrices into the consideration of these sites. The 'Justification for Predicted Impact' column does little more than summarise the SEA objective and doesn't provide an explanation for the conclusions reached in the table. As a consequence, it is not possible to follow the rationale of the assessment and this section of the ER is of limited value as a result.	Agreed. Site assessments have been revisited to add justification and further information.
Scottish Natural Heritage	<u>Assessment of sites against SEA objectives</u> The mitigation measures identified during these assessments appear to be overly reliant on the development management process and we recommend that the opportunity is taken to build mitigation into the plan itself.	Agreed. Site assessments have been revisited, including consideration of mitigation.
Scottish Natural Heritage	<u>0024/07 Former Drumshangie Opencast</u> We previously highlighted that there are confirmed great crested newt ponds within part of this site when commenting on the MIR and the sites submitted in response to the Call for Sites. This advice has not been reflected within the assessment on page 87 and we recommend that the assessment is revised to take account of this advice. Whilst the protection of legally protected species is usually addressed through the inclusion of a robust protected species policy within the LDP, it is worth noting that planning authorities must be satisfied that <i>"there is no satisfactory alternative"</i> to developments likely to have an adverse effect on a European protected species - <a href="http://www.snh.gov.uk/protecting-scotlands-nature/species-licensing/european-species-licensing/">http://www.snh.gov.uk/protecting-scotlands-nature/species-licensing/european-species-licensing/</a> . As a consequence, we recommend that impacts on protected species are also considered when selecting which sites are to be taken forward. Should this site be taken forward, the need for great crested	24/07 is no longer being promoted in the Plan this has been replaced with 01/07 only part of this site has been identified for proposed development following checking of the location of the protected species habitat. Part of the smaller site has received planning permission for industrial development.



	newt mitigation should be highlighted in the requirements for the site within the plan.	
Scottish Natural Heritage	<p><u>Summary of assessment findings</u></p> <p>The table on page 41 of the ER summarises the outcome of the SEA assessment against each of the Main Issues Report questions. Whilst we welcome the inclusion of this table, we do not think that it is appropriate for there to be no distinction between the presentation of an 'unknown impact' and a 'no significant impact' conclusion. An 'unknown impact' conclusion may require the application of mitigation measures whereas a 'no significant impact' conclusion will require no further action. As a result, we do not believe that it is helpful for these conclusions to be presented in the same way.</p>	Agreed. Table has been revisited to make clear distinctions.
<b>Organisation</b>	<b>Issue/comment</b>	<b>Council response</b>
Historic Environment Scotland	<p><u>Responses to Main Issues Report</u></p> <p>We understand that this document provides an overview of the content of the Main Issues Report and provides high level analysis of the consultation responses received in relation to it. Having reviewed this information, we note that there is a broad level of support for the strategic approach and preferred options set out in the Main Issues Report. This includes the intention to maintain the current planning strategy for North Lanarkshire, using strategic and thematic policies to guide development in the Council area. We are broadly content with this approach and have recently responded to a 'LDP Policy and Mapping' consultation which provided further information in relation to the intended policy structure of the forthcoming North Lanarkshire LDP. As part of this, we note the intention to provide spatial information showing areas of heritage sensitivity on a 'Protection Map' alongside a thematic policy for their protection. While we were broadly content with this, we would recommend further consultation with Historic Environment Scotland on the exact wording of the proposed policy and how this will relate to the areas of heritage sensitivity as depicted in the 'Protection Map.'</p> <p>Given the recent designation of the Battle of Kilsyth Battlefield in North Lanarkshire, we would strongly advise that provision for Battlefields should be included within this historic environment policy and would wish to see this indicated on the 'Protection Map.'</p> <p>We understand that Section 5.3 sets out those sites that have been selected as preferred sites for allocation within the Local Development Plan. We have reviewed these sites and have concentrated our comments to where impacts on</p>	<p>Noted. Consultation has since taken place.</p> <p>Noted. This designation has now been recognised.</p>

	<p>our historic environment interests are likely to be the most significant:</p> <p><u>Site Ref. 0014/02 - Land at Junction of Tollpark Road, Castlecary Road and Garnhall Farm Road, Cumbernauld</u></p> <p>This site is located within the scheduled area for the <i>Antonine Wall, Wyndford Road to Castlecary (Scheduled Monument, Index no. 90012)</i> and the <i>Antonine Wall World Heritage Site Buffer Zone</i>. While we consider that there may be some scope for development of the southern part of the site, the northern part of the site contains part of a scheduled section of the Antonine Wall World Heritage Site. In its current form, it is likely that we would seek the removal of this allocation from the Local Development Plan. We would therefore strongly recommend reviewing the boundary of this allocation to avoid impacts on these heritage assets.</p> <p>We understand that further sites for potential inclusion within the Local Development Plans are also included at Section 5.4 following an Urban Boundary Review. We have also reviewed these and provided comment where there are likely to be significant impacts on our historic environment interests:</p> <p><u>Site Ref No. 0001/01, Woodend Farm, Kilsyth</u></p> <p>The allocation is located within the Inventory Historic Kilsyth Battlefield and in the vicinity of the scheduled monument known as <i>Craigstone Wood, Castle Hill, motte E of (Index No. 2572)</i>. Given the proposed land use and that the allocation is not located within what is considered to be a major area of activity within the Kilsyth Battlefield, some development might be possible here without it having a significant impact on the battlefield. However, both direct and indirect impacts should still be considered. Potential impacts on the setting of Craigstone Wood motte should also be considered.</p> <p><u>Site Ref No. 0007/11, Land at 50 Sykeside Road, Airdrie</u></p> <p>This new allocation for housing is located just east of the scheduled monument <i>Monkland Canal, Paddock Street to intersection with North Calder Water (Index No. 11344)</i>. Given the proposed land use and the extensive tree screening to the east of the canal, a development of this nature might be possible here without it having a significant impact on the setting of the canal. However, we would welcome any opportunity to retain some of the trees to ensure that the current setting of the canal is maintained.</p>	<p>The site assessment has now been revisited and the area of the Proposed Site reduced to reflect the protections in place.</p> <p>This site is not considered effective and is not promoted through this plan, though it remains in the Housing Land Supply. Issues relating to the designation of the site would have to be considered through the planning application process.</p> <p>The site identified in the Proposed Plan is an existing industrial yard within the urban area and the proposal is for residential development more in keeping with the setting. Through the SEA assessment the site was reduced</p>
--	---	--

		from its original submission.
Historic Environment Scotland	<p><u>Responses to the Environmental Report</u></p> <p>The Environmental Report provides an assessment of the likely significant environmental effects of the emerging Local Development Plan. We have reviewed this document and note that the strategic approach and preferred policy options are broadly in alignment with the SEA objectives for cultural heritage. We also note that significant impacts are not identified for the cultural heritage topic area for those sites proposed for inclusion within the plan. We do, however, have concerns regarding the transparency and robustness of the assessment presented here. In particular, we consider that there is scope for more rigorous analysis of the environmental performance of the adopted North Lanarkshire Local Plan against updated baseline information and environmental objectives set as part of the current planning policy landscape. This would help underpin North Lanarkshire Council's decision to continue the current policy approach within the forthcoming LDP as well as informing the assessment of options and alternatives at Section 3.3.</p> <p>We note that the assessment of sites at Section 3.4 includes those preferred sites selected in January 2016 and additional sites identified following an Urban Boundary Review. While we recognise that some environmental assessment has occurred as part of the Site Selection exercises (through the Site Sustainability and Deliverability Matrix) and that some assessment of alternative sites is presented within the Environmental Report, it is not clear whether all reasonable alternatives to the Spatial Strategy set out in the Site Options Report have been evaluated in environmental terms. Reporting on the findings from the Site Sustainability and Deliverability Matrix for those sites dismissed from inclusion from the plan would, for example, help reinforce North Lanarkshire's decision-making and highlight the environmental effects of alternatives to the proposed spatial strategy.</p> <p>We also note that an assessment has not been provided for those preferred sites that have been previously allocated within the adopted North Lanarkshire Local Plan. While we understand that these sites have previously been subject to strategic environmental assessment, these assessments should be reviewed and updated for inclusion within the Environmental Report. This is particularly important where significant effects were previously identified.</p>	<p>Agreed. Site assessments have been revisited to add justification and further information.</p> <p>The Spatial Strategy aimed to deliver within areas of an identified need. All sites have now been included that were assessed through the Site Sustainability Matrix with detailed information on sites promoted within the Plan and reasonable alternatives to these provided.</p> <p>Proposals have been assessed.</p>

	<p>We also consider that the assessments presented within the Environmental Report could be more helpful if greater detail were provided regarding the type of environmental impacts predicted within the matrix. This would promote more meaningful analysis of the environmental effects of the plan, and would allow for the early identification of specific mitigation measures.</p> <p>We also were concerned to note that the site assessment for Site Ref. 14/02 does not identify the potential significant impact on the Cultural Heritage topic area caused by development in the scheduled area for the Antonine Wall. Potential significant impacts on the Cultural Heritage topic area are also not identified for Site Ref. 0001/01 and Site Ref. 0007/11.</p>	<p>Agreed. Site assessments have been revisited to add justification and further information.</p> <p>The site assessment has now been revisited and the site reduced to exclude the area of protection.</p>
<b>Organisation</b>	<b>Issue/comment</b>	<b>Council response</b>
Scottish Water	Scottish Water welcomes the inclusion of the 'aquatic environment' objective: "to protect and enhance freshwater supplies, waterbodies and their catchments". There are drinking water catchments located within North Lanarkshire from which Scottish Water abstracts water. Scottish Water abstractions are designated as Drinking Water Protected Areas (DWPA) under Article 7 of the Water Framework Directive and it is essential that water quality and water quantity in these areas are protected. We would welcome inclusion of a sub-objective relating to protection of DWPAs in Section 2.6: SEA objectives.	Agreed. Sub-objective S06 now added.
Scottish Water	There are a number of Scottish Water reservoirs located within/partly within the North Lanarkshire area including Roughrigg Reservoir, Carron Valley Reservoir and Faughlin Reservoir and suggest a reference to the presence of these assets is included within the 'Aquatic Environment' section of Section 2.3: Relevant aspects of the current state of the environment.	Agreed. Sub-objective S06 now added.
Scottish Water	In terms of deliverability of sites considered in the LDP, it is noted that the assessment criteria 'E4 – Service Provision' gives consideration to potential constraints to development pertaining to Scottish Water infrastructure provision.	Noted.

## 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 Local Development Plan.

#### 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 10 years from adoption.

2.1.5 The Local Development Plan integrates with Council and partner statutory plans and strategies affecting the development of land. It takes account of the National Planning Framework and Scottish Planning Policy. The Local Development Plan reflects 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 includes 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 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 and be reviewed and updated every 2 years.

**Main Issues Report 2015 and 2016**

- 2.1.10 The Main Issues Report 2015 was a significant stage in the process of replacing the current North Lanarkshire Local Plan, with a Local Development Plan. Consultation lasted 8 weeks. It was the chance to comment on issues and the approach to addressing them. It was also the chance to comment on the sites already put forward through the Call for Sites undertaken in 2013 and to suggest new sites.
- 2.1.11 The Main Issues Report - Report on Responses and Site Selections (Main Issues Report 2016) concluded the Main Issues Report stage in the process of replacing the current North Lanarkshire Local Plan with a Local Development Plan. Consultation lasted 8 weeks. It was the chance to comment on the potential proposed development sites for inclusion in the forthcoming Proposed Plan. A total of 220 sites came forward through the Call for Sites and Main Issues Report 2015 processes. The Main Issues Report 2016 proposed a total of 76 potential proposed development sites:
- 40 sites from applying the responses to issues and the site selection methodology
  - 36 sites wholly or partially included within an appropriate urban area boundary review

**Proposed Plan**

- 3.1.12 Following the completion of the consideration of the Main Issues Report stage of the Plan process the 12 Preferred Options were selected as the basis for developing 5 new Principal and 2 Thematic policies and confirming the selection of sites for inclusion in the Proposed Plan. The assessments of the Plan Vision, Policy structure, 5 Principal, 2 Thematic policies and the selected sites and reasonable alternative sites is presented on pages **XX to XX** of this Environmental Report.

## 2.2 Relationship with other plans, policies and strategies 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 plans, policies and strategies, and how environmental protection objectives have been taken into account in the Local Development Plan's preparation. This section covers these issues and describes the policy context within which the Local Development Plan operates, and the constraints and targets that this context imposes on the plan.
- 2.2.2 The other relevant plans, policies and strategies that the Local Development Plan affects, and is affected by, are set out below. This list will be finalised for the Final Environmental Report at Proposed Plan stage.

### Land Use

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

### 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

### 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

### Geology and Soils

Scottish Soil Framework  
Environment Act  
Part IIA Environmental Protection Act

### Water and Resources

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

### 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

### 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

### 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

### 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

### 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



## 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 Local Development Plan operates and the constraints and targets that this context imposes on the plan.

### State of the Environment Report

- 2.3.2 A State of the Environment Report 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 original report was completed in December 2005 by WSP Environmental Ltd. The State of the Environment Report provided a baseline that is now updated for Strategic Environmental Assessment work carried out in North Lanarkshire on an on-going basis. 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 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. A number of these reservoirs are managed by Scottish Water and are located within/partly within the North Lanarkshire. These include Roughrigg Reservoir, Carron Valley Reservoir and Faughlin Reservoir. 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 Sites of Special Scientific Interest 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 an 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.

## 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 Local Development Plan, and whether the plan is likely to aggravate, reduce or otherwise affect existing environmental problems.

2.4.2 Below is a summary of the key environmental problems under State of the Environment Report topics:

### 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 The Local Development Plan will have a positive influence on the environmental issues under the Land Use topic. The Local Development Plan 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 Local Development Plan 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 The Local Development Plan 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 The Local Development Plan 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 The Local Development Plan 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 the Local Development Plan 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 The Local Development Plan 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 The Local Development Plan 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 nationally important sites (e.g. Forth and Clyde Canal, Antonine Wall) could be developed sensitively with their focus as 'destinations'. Sites are vulnerable to direct and indirect development pressures, this particularly relevant for designated sites of 'lower level'.
- 2.4.20 The Local Development Plan 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 Local Development Plan 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 The Local Development Plan 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 is predicted to increase, putting 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 The Local Development Plan 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.

## 2.5 Likely future of the area without the North Lanarkshire Local Development Plan

- 2.5.1 Without the Local Development Plan 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 plan.
- 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 apply to all planning applications. The Development Strategy Policies 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 Development Strategy Policies 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*

2.5.8 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 Strategic Environmental Assessment objectives even if the Local Development Plan 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.*

## 2.6 SEA objectives

- 2.6.1 The council has adopted high level Strategic Environmental Assessment objectives and sub-objectives for 10 themes in its State of the Environment Report. These are set out below.

### Land use

#### High Level Objectives:

- To achieve balanced, sustainable land use
- Respect land form, natural processes and systems

#### 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
- To protect landscape setting creating a defensible urban edge

### Ecology

#### High Level Objectives:

- Safeguard and enhance the environment through the protection of biodiversity
- Protect, enhance and where necessary restore species and habitat

#### 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, SINC, natural heritage and other locations of environmental significance
- To prevent development which will adversely affect a SSSI or other conservation designation

### 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

#### 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
- To manage the impact of invasive non-native species on the water environment.
- To protect and enhance freshwater supplies, waterbodies and their catchments
- To reduce the risk of flooding

### 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

#### 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
- To reduce levels of soil contamination.
- To minimise the disturbance to carbon rich soils, in particular peat.

### Waste and Resources

#### High-level Objectives:

- To reduce waste
- To promote sustainable resource use
- To promote recycling and recovery

#### 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 the prevention/reduction of waste production and the application of the waste management hierarchy
- 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 Zero Waste Plan
- To improve recycling rates/expand existing recycling programmes

### Energy

#### High-level Objectives:

- To promote energy efficiency
- Assist in the sustainable development of renewable energies

#### 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

## 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

### 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

## Cultural Heritage

### High-level Objectives:

- To preserve and interpret cultural heritage resources

### Sub-Objectives:

- Protect, enhance and where necessary restore building character and townscape
- Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site
- Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones
- Protect, enhance and where necessary restore Scheduled Monuments
- Protect, enhance and where necessary restore Inventory of Gardens and Designed Landscapes in Scotland
- Protect, enhance and where necessary restore Listed Buildings
- Protect, enhance and where necessary restore Conservation Areas
- Protect, enhance and where necessary restore Canal Corridors
- Protect, enhance and where necessary restore Sites of Archaeological Interest
- Protect, enhance and where necessary restore Battlefield areas

### 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)

#### 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
- To reduce the harmful effects of poor noise quality

### 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

#### 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



## 2.7 Site Selection Process and SEA Objectives

### Links to the site selection methodology

The highlighted High Level Objectives been considered in the Site Sustainability Matrix and reasons are given where others have not. Only High Level Objectives have been used for site selection purposes as it is felt Sub-Objectives support these, however these have been used in assessing the policies within the plan that will be use in assessing planning applications through the Development Management process.

#### Land use

##### High Level Objectives:

- HLO1 To achieve balanced, sustainable land use
- HLO2 Respect land form, natural processes and systems

#### Ecology

##### High Level Objectives:

- HLO 1 Safeguard and enhance the environment through the protection of biodiversity
- HLO2 Protect, enhance and where necessary restore species and habitat

#### Aquatic Environment

##### High-level Objectives:

- HLO1 To ensure the importance of aquatic habitats and resources is recognised and protected
- HLO2 To protect and enhance the water environment
- HLO3 Protect and enhance the water environment including coastal and river systems

*Flooding is covered in E5-site constraints, the extent of flood risk at different sites has been added to each detailed site assessment to identify where further assessment will be required.*

#### Geology and Soils

##### High-level objectives:

- HLO1 To protect the geological resource

*Nothing explicitly covers this objective although information on mining activities is recorded in each detailed site assessment*

- HLO2 To protect the most valuable soils
- HLO3 Protect and use soils in a sustainable way

#### Waste and Resources

##### High-level Objectives:

- HLO1 To reduce waste
- HLO2 To promote sustainable resource use
- HLO3 To promote recycling and recovery

*None of the site criteria explicitly deal with waste and resource use. These issues are difficult to measure when looking at broad site locations. It is considered construction and operational practices and design of development that can more usefully influence the achievement of these objectives.*

Principle Policy 3b seeks to address energy, resources and waste issues in order to create a sustainable development with a low ecological footprint

#### Energy

##### High-level Objectives:

- HLO1 To promote energy efficiency
- HLO2 Assist in the sustainable development of renewable energies

*It is considered sites cannot be differentiated on this basis as there could be suitable and feasible technologies at any site location. It is recognised the potential for district heating may be higher in areas of heat demand, or where new sites are close to existing networks. Potential Heat Network Sources are promoted within the Plan and identified on the Promote Map.*

## Landscape

### High-level Objectives:

- HLO1 To improve the quality of the urban and rural landscape
- HLO2 Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV
- HLO3 Protect and where necessary restore, landscape character, especially those designated as having particular worth
- HLO4 Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value

## Cultural Heritage

### High-level Objectives:

- HLO1 To preserve and interpret cultural heritage resources

## Air Quality and Noise

### High-level Objectives:

- HLO1 To ensure air quality meets all legislative and regulatory requirements
- HLO2 Protect the environment from pollution (this includes air, water and land pollution)

## Communities

### High-level Objectives:

- HLO1 To promote community regeneration
- HLO2 To promote sustainable communities
- HLO3 To improve quality of life
- HLO4 To create a prosperous society where regeneration supports long term sustainable growth

*These are considered to be implicit throughout the site framework and are the product of all the other factors*

- HLO5 Protect and enhance green spaces for recreation and biodiversity
- HLO6 Regenerate degraded environments, both urban and rural
- HLO7 Respect urban form, settlement pattern and identity
- HLO8 Reduce the need to travel and journey length
- HLO9 Protect, enhance and create green spaces important for recreation and biodiversity

### 3. ASSESSMENT OF ENVIRONMENTAL EFFECTS

#### 3.1 Alternatives considered

##### Issues Identified

- 3.1.1 The Main Issues Report 2015 and Main Issues report 2016 concluded 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?
- 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.

### Issues - Preferred 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.	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.
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.	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.
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.	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.
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.	8	Preferred The Local Development Plan should promote the full range of regeneration sites, development land and infrastructure opportunities on a Proposals Map.
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.	8A	Alternative Continue with the topic-based approach in the current Local Plan with development opportunities and development constraints illustrated on the same map.
5A	Alternative Policy based on the Location of Development policy in the current Local Plan.	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.

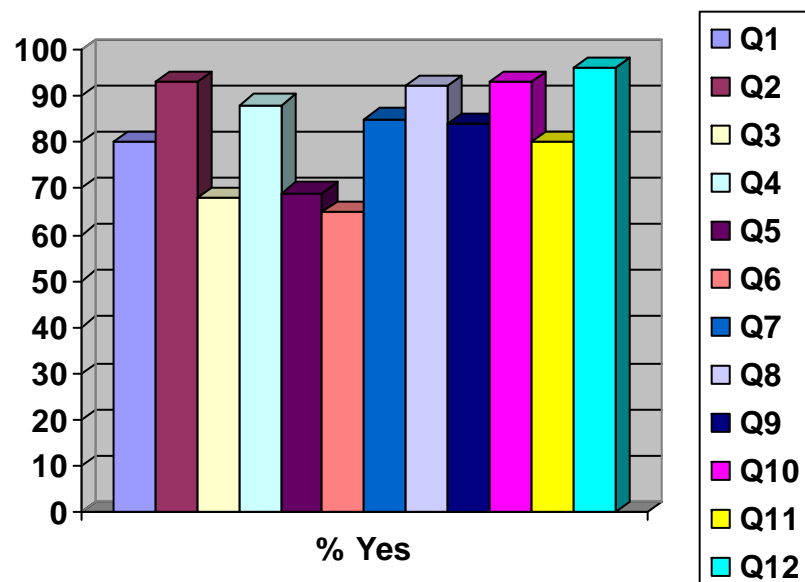
- 11B Alternative  
Allocate for housing development all sites that achieve an acceptable sustainable location assessment.
- 12 Preferred  
There should be a review of the centre network to consider potential additions. The types and boundaries of centres should also be reviewed based on retail outlets 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 The report asked two supplementary questions:
- 13 Are there any other issues that the plan needs to address?
- 14 Are there any other sites that the plan needs to include?

### Main Issues Report 2015 Responses

3.1.9 The total number of non-site-specific individual Main Issues Response forms submitted was 159. There were 63 duplicate responses, principally from a small number of planning consultancies or individuals submitting a response for each amendment to a site already in the process through the Call for Sites, or new site being proposed through the Main Issues Report consultation.

3.1.10 The chart below shows the percentage of the individual response forms related to each Issue that agreed with the preferred option.

Q1 80%	Q4 88%	Q7 85%	Q10 93%
Q2 93%	Q5 69%	Q8 92%	Q11 80%
Q3 68%	Q6 65%	Q9 84%	Q12 96%



3.1.11 For each Issue there was a majority in favour of the preferred option, ranging from 65% to 96%.

3.1.12 All 12 Preferred Options and 10 Alternatives were assessed against the Strategic Environmental Assessment objectives in the State of the Environment Report. The summary table is in Appendix 1 of this Environmental Report.

3.1.13 Following the completion of the consideration of the Main Issues Report stage of the Plan process the 12 Preferred Options (See Appendix 1 for the assessment of these) were selected as the basis for developing new policies and confirming the selection of sites for inclusion in the **Proposed Plan**. The assessment of the Plan Vision, Policy structure, 5 Principal, 2 Thematic policies presented on pages 62 to 89 of this Environmental Report.

3.1.14 The assessment of the selected sites and reasonable alternative sites is found in Appendix 2, which should be read in conjunction with Appendix 3 (Site Sustainability and Delivery Matrix).

**Sites - Preferred Options and Alternatives**

3.1.13 The table below summarises the different process of site identification and their justifications. The right hand column indicates what reasonable alternatives (if any) there are to the sites identified in the Main issues report 2016.

Sites process	Justification	Reasonable alternatives
1a Permissions	Q11 preferred and Q11 alternative A	Not applicable. It is not reasonable to identify alternatives to: <ul style="list-style-type: none"> <li>planning permissions</li> <li>sites consistent with Local Plan policy</li> <li>sites no longer required for industry</li> </ul>
1b Current policy		
1c Business charrette	Q10 preferred and Q11 preferred	
1c South Wishaw charrette	Q11 preferred	7 sites in electoral wards 19 and 20: <b>Location category</b> <b>Stage</b> 1c South Wishaw charrette 11/20 12/20 <b>Filter</b> 1 urban - no designation 2 urban - local designation/proposed policy ----- 3 urban - national designation ----- 4 urban area with no protection designation 13/19 20/19 04/20 13/20 5 non-urban - local designation 17/19 6 non-urban - national designation 7 non urban - international designation -----



Sites process	Justification	Reasonable alternatives
4 Shortfall in Airdrie and Coatbridge Housing Sub-Market Area	Q11 preferred and Q11 alternative A	<p>8 sites in electoral wards 6 to 11:</p> <p><b>Location category</b></p> <p><b>Filter</b></p> <p>1 urban - no designation</p> <p>2 urban - local designation -----</p> <p>3 urban - national designation</p> <p>4 urban area with no protection designation ---11/07 ---18/07 ---01/08 ---01/09 ---02/09 ---01/10</p> <p>5 non-urban - no designation 01/07</p> <p>5 non-urban - no designation 03/08</p> <p>6 non-urban - local designation</p> <p>7 non urban - national designation -----</p>
Urban review	Scottish Planning Policy	Not applicable. Not reasonable to identify alternatives to the appropriate long-term urban boundary.

3.1.14 In January 2016 a total of 40 sites submitted through the Call for Sites and Main Issues Report 2015 consultations were approved as potential proposed sites. The processes for selecting these sites can be characterised as:

- 1a Permissions
- 1b Current policy
- 1c Business charrette
- 1c South Wishaw charrette
- 4 Shortfall in Airdrie and Coatbridge Housing Sub-Market Area

### 1a - Permissions

3.1.15 Stage 1a sites are those that have planning permission. In terms of additional housing capacity these sites represent potential for 79 units. Note the sites in *italicised text* are existing Housing Land Supply 2014 land audit sites.

Ref.	Location/Town	Ha	Indicative Capacity
05/01	Drumglass Steadings, Croy	Stated	4
17/02	Land at Westfield Road, Cumbenauld	NA	Retail
16/05	Crowwood Golf Course, Chryston	NA	Leisure
21/05	<i>Avenuehead Road, Moodiesburn</i>	<i>Stated</i>	<i>No additional</i>
12/06	Gartsherrie Primary School, Coatbridge	NA	Business
01/07	Land adjacent to Stirling Road (A73)	NA	Business
23/07	Greenhills, Drumshangie	NA	Business
03/11	Towers Road, Moffat Mills, Airdrie	0.31	13
05/19	Lammermoor Primary School, Wishaw	Stated	62

(79 housing units)

★ 12/06 assessed in Plan as a Regeneration site even though it has Planning Permission.

★ 01/07 assessed as ½ the site is in Plan as a Proposed Housing site, other ½ has Planning Permission for a Business use

**1b - Current policy**

- 3.1.16 Stage 1b sites are those that are in accordance with the current Local Plan or with a Council or partner decision. Note the sites in *italicised text* are existing Housing Land Supply sites that already feature in the current Local Plan but nevertheless were put forward through this Local Development Plan process to confirm their status. There are no additional housing units. In terms of additional housing capacity the Stage 1b sites represent potential for 126 units.

Ref.	Location/Town	Ha	Indicative Capacity
03/01	Parkfoot Street, Kilsyth	NA	Mix
14/02	Tollpark Road Castlecary, Cumbernauld	Part	62
15/05	<i>Johnston Farm, Gartcosh</i>	NA	No additional
30/05	<i>Stoneyetts Hospital Moodiesburn</i>	NA	No additional
35/05	<i>Off Johnston Road, Gartcosh</i>	NA	No additional
40/05	<i>Land to the North of Main Street, Chryston</i>	NA	No additional
41/05	<i>Land at Heathfield Farm, Gartcosh</i>	NA	No additional
05/06	<i>St Ambrose High School, Coatbridge</i>	Stated	30
19/07	178-182 Main Street, Plains, Airdrie	0.23	5
20/07	120-130 Main Street, Plains, Airdrie	0.13	5
04/08	53-57 Alexander Street, Airdrie	NA	Non-Housing
03/18	Land at Netherton Street, Wishaw	0.67	16
23/19	348-414 Cambusnethan Street, Wishaw	0.34	8
24/19	<i>Land east of Main Road, Newmains</i>	NA	No additional
27/19	<i>Land east of Main Road, Newmains</i>	NA	No additional

(126 housing units)

**1c - Business charrette**

- 3.1.17 There are two charrette processes relation to Stage 1c. 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. In terms of housing capacity these sites represent potential for 521 units.

Ref.	Location/Town	Ha	Indicative Capacity
01/02	Oki Way Wardpark, Cumbernauld	3.07	77
05/02	72-74 Napier Road, Cumbernauld	5.71	142
12/02	28 Napier Road, Cumbernauld	5.43	135
13/02	Orchardton Woods, Cumbernauld	Part	>150
09/19	18a Biggar Road, Cleland	0.73	17

(521 housing units)

Further information on this can be found at:

[www.northlanarkshire.gov.uk/index.aspx?articleid=32297](http://www.northlanarkshire.gov.uk/index.aspx?articleid=32297)

**1c - South Wishaw charrette**

- 3.1.18 The 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. In terms of housing capacity these sites represent potential for 1,095 units.

Ref	Location/Town	Ha	Indicative Capacity
11/20	Netherton Road, Wishaw	6.68	167
12/20	Netherton Road, Wishaw	2.52	63
13/19	Adjacent to Woodhall Rd, Newmains	8.26	207
17/19	Royal George Washery, Newmains	19.03	200
20/19	West Morningside/Torbush, Newmains	13.87	160
04/20	Castlehill Farm, Wishaw	Part	175
13/20	Gowkthrappe Priory Lodge, Wishaw	Part	48

(1,020 housing units)

Further information on this can be found at:

[www.northlanarkshire.gov.uk/index.aspx?articleid=32297](http://www.northlanarkshire.gov.uk/index.aspx?articleid=32297)

**4 - Shortfall in Airdrie and Coatbridge Housing Sub-Market Area**

- 3.1.19 Stage 4 relates to addressing the previously identified shortfall in the Airdrie and Coatbridge Housing Sub-market Area. In terms of housing capacity these sites represent potential for 1,040 units.

Ref.	Location/Town	Ha	Indicative Capacity
01/07	Land adjacent to Stirling Road (A73)	Part	300
11/07	Easterton Farm, Caldercruix	3.13	78
18/07	Brownieside, Plains	0.27	6
01/08	Leaend Road, Airdrie	1.64	41
03/08	Mossie Farm, Airdrie/Coatbridge	Part	200
01/09	Coatbridge Rd/Manse Rd, Bargeddie	6.23	155
02/09	Coatbridge Rd/Langmuir Rd, Bargeddie	8.21	205
01/10	Sweethill Terrace, Carnbroe	2.21	55

(1,040 housing units)

- 3.1.20 The site assessments for sites identified in January 2016 are The assessment of the selected sites and reasonable alternative sites is found in Appendix 2, which should be read in conjunction with Appendix 3 (Site Sustainability and Delivery Matrix).
- 3.1.21 In March 2016 a review of both the Green Belt and other urban boundaries was approved. The review took into consideration National, Regional and Local policies and used criteria which will guide the designation of the Green Belt as part of the process to assess proposed release sites and to determine long term defensible Green Belt boundaries. The review recognises development that has been granted planning permission and also sites allocated by Scottish Government Reporters as part of the Examination of the North Lanarkshire Local Plan adopted in 2012 and allows for reasonable growth both in smaller settlements and more urban areas experiencing particularly high levels of pressure for development.

- 3.1.22 A total of 36 sites submitted through the Call for Sites and Main Issues Report 2015 consultations were relevant to the review and have been identified (either wholly or in part) as potential proposed sites. These sites also capture smaller-scale urban locations which can appropriately change their designated uses from those identified in the current North Lanarkshire Local Plan.
- 3.1.23 The sites are grouped by their potential development type of housing, business or regeneration in cases where an appropriate use is yet to be determined. In some cases only part of a potential development site submitted through the Call for Sites and Main Issues Report consultations is considered appropriate for an urban boundary revision. These cases are indicated by the letter P next to the site reference.
- 3.1.24 Potential housing sites are listed below. The indicative capacities of potential housing sites are derived on the basis of 25 per hectare unless otherwise stated. The urban boundary and inner urban area review has identified a total of 2,990 additional potential housing development units.

## Potential housing development sites

Ref.		Location/Town	Ha	Indicative Capacity
<b>Urban Boundary Review</b>				
04/04		Cumbernauld Village Primary	0.52	13
08/07		Dykehead Road, Golfhill, Airdrie	0.71	18
29/07	P	Roughrigg Road, Longriggend	0.75	19
03/09		St James Primary, Coatbridge	1.98	50
04/14		Hattonrigg Road, Bellshill	3.01	75
01/15		Bairdsland View, Bellshill	0.60	15
02/18		St Matthews Primary, Craigneuk	5.68	142
01/20		Excelsior Street, Wishaw	0.61	15
04/15		Torrance Park, Holytown	27.57	689
<b>Greenbelt Boundary Review</b>				
10/01	P	St Margaret's Avenue, Banton	2.28	57
09/02		Westerwood, Cumbernauld	1.87	47
04/05		Lanrigg Holding, Chryston	1.36	34
10/05		Gartferry Road, Moodiesburn	2.59	65
18/05	P	The Neuk, Auchinloch	0.91	23
29/05	P	Auchengeich Road, Moodiesburn	4.18	105
22/07		26-28 Airdrie Hill Street, Airdrie	2.64	66
05/09		Drumpark School, Bargeddie	9.30	233
06/09		Drumpellier, Bargeddie	2.18	55
04/10	P	Carnbroe Estate, Coatbridge	22.65	566
07/11	P	Sikeside Road, Airdrie	0.87	22
05/12	P	Benhar Road, Torbothie, Shotts	Stated	200
14/12	P	Springhill Farm, Shotts	1.81	45
02/14	P	Community Road, Bellshill	0.91	23
04/19		499 Wishaw Road, Bogside	0.16	4
22/19		North and South Road, Bellside	1.55	39
25/19		Biggar Road, Cleland	7.26	182
26/19		North and South Road, Bellside	1.78	45
02/20		Overtown Road, Waterloo	1.61	40
07/20		Garrion Farm, Overtown	3.92	98

3.1.25 Potential business sites and regeneration sites are listed below.

**Potential business development sites**

Urban Boundary Review

Ref.	Location/Town	Ha
------	---------------	----

03/02	Westfield, Cumbernauld	3.73
-------	------------------------	------

Greenbelt Boundary Review

Ref.	Location/Town	Ha
------	---------------	----

02/10	Carnbroe, Coatbridge	15.42
-------	----------------------	-------

03/19	Dalziel Park Hotel (leisure), Cleland	0.30
-------	---------------------------------------	------

**19.45**

**Potential regeneration development sites**

Urban Boundary Review

Ref.	Location/Town	Ha
------	---------------	----

12/06	Gartsherrie Primary School, Coatbridge	0.65
-------	--	------

Greenbelt Boundary Review

Ref.	Location/Town	Ha
------	---------------	----

02/13	Adjacent to 121 Bellshill Road, Uddingston	5.40
-------	--	------

07/19	Land south of Asda, Newmains	2.77
-------	------------------------------	------

**8.82**

3.1.26 The site assessments for sites identified in the March 2016 urban boundary review are on pages 94 to 112.

## Clyde Valley Infrastructure Fund Projects

Theme	Project	Assessments completed
A8/M8 Corridor Access Improvements	Holytown Link Road	preferred route
		alternative route 1
		alternative route 2
	Orchard Farm Roundabout	preferred option
	Eurocentral Park & Ride	preferred route
		alternative route 1
		alternative route 2
		alternative route 3
Gartcosh/Glenboig Community Growth Area	Gartcosh/Glenboig Link Road	preferred route
		alternative route 1
		alternative route 2
		alternative route 3
	A80 Link Road	route option 1
		route option 2
	Kilgarth/Gartsherrie Link Road & Jct 2a Improvement	route option 1
		route option 2
	Gartcosh Rail Station Park & Ride	preferred site
Pan Lanarkshire Orbital Transport Corridor	M80 Corridor Park & Ride/Share	Site option 1
		Site option 2
	East Airdrie Link Road	route option
		no alternative at this stage
	Muir Street Extension	Option 1
		option 2
		Option 3
		Option 4
	Park & Ride	option 1
		option 2
	Footbridge	option 1
		option 2

## 3.2 Assessment methods

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

[Name/reference of policy or proposal]		
Objectives	Impact	Justification for predicted impact
Land Use	↓ ✓ ✗	
Ecology	✓ ✗	
Aquatic Environment	✓ ✗	→
Geology and Soils	✓ ✗	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	✓ ✗	
Energy	✓ ✗	
Landscape and Visual	✓ ✗	
Cultural Heritage	✓ ✗	
Air Quality and Noise	✓ ✗	
Communities	✓ ✗	
Summary		→
Mitigation		→

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

Summarising the reasons for the predicted effect.

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

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



Below shows how the High Level Objectives have been considered in selecting sites using the Site Sustainability and Deliverability Matrix

Economic Capital	SEA Objectives	✓✓	✓	±	×	××
E1 – Business Employment and skill levels/ opportunities	<b>Communities:</b> HLO1, HLO2, HL03, HL04	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)	<b>Communities:</b> HLO2, HLO8 S06, S07 <b>Air quality and noise:</b> HLO1, HL02 S06, S07	If bus stop is within 200m of site <u>and</u> core path/cycleway etc is within 400m.	If bus stop within 400m of site <u>and</u> core path/cycleway etc within 400m.	If bus stop is within 400m of site but core path/cycleway is NOT within 500m	If bus stop is over 400m from site <u>and</u> core path/cycleway is within 400m.	If bus stop is over 400m from site <u>and</u> core path/cycleway is NOT within 500m.
E3 – Existing and new Transport Links	<b>Air quality and noise:</b> HLO1, HL02	If train station within 400m of site <u>and</u> NO issues identified by NLC Roads & Transportation	If train station within 800m 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	<b>Air quality and noise:</b> HLO2 <b>Aquatic environment:</b> HLO2	N/A	If no issues identified by Scottish Water	If Scottish Water identify need for Drainage Impact Assessment only	If Scottish Water identify need for Drainage Impact Assessment 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	<b>Air quality and noise:</b> HLO1, HLO3	N/A	If no site constraints identified.	If constraints identified but NO further assessments highlighted at this stage	If constraints identified and further assessments highlighted (e.g. Sl/ Noise/Air/FRA)	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	SEA Objectives	✓✓	✓	±	×	××
N1 – Planning Designations and Policy	NA	If proposed use matches North Lanarkshire Local Plan (NLLP) Designation (for example a housing proposal where all of the site is currently designated for housing)	If proposed use mostly matches NLLP designation (for example a housing proposal where most of the site is currently designated for housing)	If proposed use partially matches NLLP designation (for example a housing proposal where part of the site is currently designated for housing but the rest of the site is not)	If proposed use does not match the NLLP designation and would require a policy review.	N/A
N2 – Site Characteristics (incl. current use and management of land)	<b>Land use :</b> HLO1 / SO1  <b>Landscape</b> HLO1 / SO5  <b>Geology and soils:</b> HLO2, HLO3  <b>Communities:</b> HLO6, SO3	If site is Vacant, Derelict or currently developed  (i.e. on the register or in use)	If site is partly Vacant, Derelict or currently developed.  (i.e. large hospital site with undeveloped grounds)	If no part of site is Vacant, Derelict or developed	If no part of site is Vacant, Derelict or developed <u>and</u> agricultural land (grade 3.2 - 6.3)	If no part of site is Vacant, Derelict or developed <u>and</u> agricultural land (grade 3.1 or better)
N3- Neighbouring Land Uses	<b>Communities:</b> HLO7  <b>Landscape:</b> HLO1	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/agricultural area <u>and</u> not consistent with surrounding uses
N4 – Landscape/ Open Space Designations	<b>Land use:</b> HLO2  <b>Landscape</b> HLO1, HLO2, HLO3, HLO4)	If site is within 250m of green network/community park/canal etc. <u>and</u> the site is NOT within 500m of Area of Great Landscape Value/ Regional Scenic Area.	If site is between 250-500m of green network/community park/canal etc. <u>and</u> The site is NOT within 500m of Area of Great Landscape Value/ Regional Scenic Area.	If site is over 500m from green network/community park/canal etc. <u>OR</u> If site is between 250-500m of Area of Great Landscape Value/ Regional Scenic Area.	If within 250m of Garden and Designed Landscape/Area of Great Landscape Value <u>regardless of</u> distance from green network/community park/canal etc.	Within Area of Great Landscape Value/ Garden and Designed Landscape <u>regardless of</u> distance from green network/community park/canal etc.
N5 – Ecological Designations	<b>Ecology:</b> HLO1, HLO2  <b>Land use:</b> HLO2  <b>Aquatic environment:</b> HLO1, HLO2, HLO3  <b>Communities:</b> HLO5, HLO9	If site over 2km from any designation (i.e. SAC/SPA/SSSI/ancient woodland/TPO etc.) <u>and</u> NO constraints identified by consultations.	If site between 1-2km 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>Or</u> limited constraints have been identified by consultees	If any local designation (i.e. SSSI/ancient woodland/TPO etc) is within site <u>and</u> limited constraints identified by consultations.	If the proposal will affect an international designation (i.e. SAC, SPA) <u>or</u> if consultees identify significant issues.
N6 – Historical Designations	<b>Cultural Heritage:</b> HLO1  <b>Landscape:</b> HLO1	If any historical designations (scheduled monument/ listed building/conservation area etc.) over 1500m away	If any historical designations (scheduled monument/ listed building/conservation area etc.) are between 500-1500m away.	If any historical designations (scheduled monument/ listed building/conservation area etc.) are between 250- 500m of any designation	If any historical designations (scheduled monument/ listed building/conservation area etc.) are within 0-250m of any designation	If site is within any historical designations (scheduled monument/ listed building/conservation area etc.).

Social Capital	SEA Objective	✓✓	✓	±	×	××
Key social infrastructure  <i>Distances to nearest hospitals and town centres provided for information only.</i>	<b>Energy efficiency:</b> HLO1  <b>Air quality and noise:</b> HL01, HL02  <b>Communities:</b> HL08	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 denominational or 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	<b>Communities:</b> HLO1  <b>Landscape:</b> HLO1  <b>Cultural heritage:</b> HL01	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 neither within a settlement or a Rural Investment Area.
S3 – Community Facilities	<b>Communities:</b> HLO1, HL07  <b>Landscape:</b> HLO1	Subjective scoring provided on distance to community facilities and whether proposal would contribute to reinforcement of local centres and would strengthen existing places				

## Worked example of the Site Sustainability and Deliverability Matrix

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	The proposal is for mixed use with residential and some retail uses, which would provide long term jobs. The site is within the settlement of Kilsyth.	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 14m. There are 9 bus stops within a 5 minute walk. Distance to a core path is 188m. Distance to the nearest cycle route is 1427m. Distance to green network is 609m.	✓✓
E3 – Existing and new Transport Links	Croy is the nearest railway station by foot at 3582m. Croy is the nearest station by car at 3570m. Distance to the nearest road is 1m. Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service. NLC Roads & Transportation state that the site does not lend itself to retail use and there is unlikely to be sufficient space in terms of parking requirements for retail and residential. It is not contiguous with the main shopping area in the town and would not benefit from town centre parking for the retail element.	✗✗
E4 – Service Provision	Scottish Water would require a Drainage Impact Assessment to determine impact on existing network also there is a combined sewer running through the site that may need to be diverted. In relation to water, small development shouldn't have an impact.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 28% overlap. Surface flooding 'med' probability (200 years) 38% overlap. Surface flooding 'low' probability (200 years + climate change) 43% overlap. Distance to opencast coal extraction area 7987m. Distance to existing mineral extraction site 1125m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 324m. 17% of the site overlaps with potentially contaminated land. Historical mineral railway on site and within 20m of area of historical mining and unknown filled ground. Within 24m of area of historical railway marshalling and Electrical sub stations within 15,35 and 110m and fuel tank within 80m. Distance to an AQMA 1924m. Noise constraints - Traffic noise from Parkfoot Street/ Airdrie Road within 10m and adjacent residential receptors. Site investigations would be required and Contaminated Land Constraints report is available.	✗
E6 – Deliverability	Site has not been developed because of possible risks/costs on site constraints, despite a strong location in the town. May become marketable if constraints are mitigated.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is designated as a Residential Area (Policy HCF 1 A) and within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	±
N2 – Site Characteristics (incl. current use and management of land)	Site is currently vacant brownfield land (former police station). The site is 100% non-agricultural land.	✓✓
N3- Neighbouring Land Uses	Surroundings are urban and would be compatible for proposed use. Site is 165m from vacant and/or derelict land.	✓✓
N4 – Landscape/ Open Space Designations	99% of the site overlaps green belt. 1% of the site overlaps HCF1 A residential areas. 100% of the site overlaps with HCF3 affordable housing.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 2272m. Distance to the nearest LNR is 586m. Distance to the nearest SINC is 389m. Distance to an ancient woodland is 375m. Distance to nearest TPO is 16m. NLC Biodiversity state that ecological surveys should be included with planning application.	±
N6 – Historical Designations	Distance to nearest listed building is 206m. Distance to nearest SAM is 1164m. Distance to nearest garden/designated landscape is 20191m. Distance to the nearest battlefield is 1158m. Distance to nearest conservation area is 103m. Distance to Antonine Wall is 1836m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Kilsyth Town Centre is 87m by car or on foot. The nearest commercial centre (Auchenkilns) is 5447m by car (5384m on foot). The nearest neighbourhood/local centre (Kilsyth - Balmalloch) is 622m by car or by foot. The nearest hospital is Monklands District General Hospital which is 15,883m by car. Primary School - St Patrick's (denominational) is 605m by car and 624m by foot. Balmalloch (non-denominational) is 557m by car or by foot. Secondary School - St Maurice's High School (denominational) is 6288m by car and 6181m by foot. Kilsyth Academy (non-denominational) is 1147m by car and 1104m by foot.	✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Kilsyth), site is over 500m from Greenbelt so will not encroach. Distance to Rural Investment area is 8019m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Kilsyth Swimming Pool) is 99m. Driving distance to sports facility (Kilsyth Swimming Pool) is 166m. Walking distance to community centre/hall or community education centre (Garrell Vale Community Education Centre) is 468m. Driving distance to community centre/hall or community education centre (Garrell Vale Community Education Centre) is 468m. Walking distance to library (Kilsyth Library) is 511m. Driving distance to library (Kilsyth Library) is 511m. Close to Kilsyth town centre and other community facilities.	✓✓

### 3.3 Assessment of Proposed Plan policies

- 3.3.1 The Proposed Plan policies plan and sites and alternatives were assessed using the framework shown above. A summary of the assessment findings (illustrating the compatibility of Preferred Options with Strategic Environmental Assessment objectives), and the individual assessments, are set out here after the recap of Strategic Environmental Assessment topic high level objectives.
- 3.3.2 Strategic Environmental Assessment topic high level objectives are as follows:

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

## Summary of assessment findings

SEA Topic	Strategy		Principal Policy and associated Guidance					Thematic Policy and associated Guidance	
	Vision	Principal and Thematic Policies	Purpose of Place (PP)	Amount of Development (AD)	Layout of Development (LD)	Contributions to Infrastructure (CI)	Environmental Qualities	Promoting Development Locations and Infrastructure (Promote)	Protecting Assets and Development Constraints (Protect)
Land Use									
Ecology									
Aquatic Environment									
Geology and Soils									
Waste and Resources									
Energy									
Landscape and Visual									
Cultural Heritage									
Air Quality and Noise									
Communities									
Key		Compatible with SEA Objectives				No significant impact			Incompatible with SEA assessment Objectives

3.3.3 Plan policies were assessed as incompatible with Strategic Environmental Assessment Objectives.

# VISION

## Corporate Priority Outcomes

- Outcomes from the Corporate Plan, Community Plan and Single Outcome Agreement.
- Improved economic opportunities and outcomes — particularly for households and communities that experience significant economic disadvantage
- Supporting all children to realise their full potential — through education, apprenticeships, training etc. with a particular focus on children from deprived backgrounds who are often failed by current arrangements
- Improving health, wellbeing and care of communities — again with a particular focus on prevention and reducing inequalities
- Improving relationships with Communities and the third sector — to mobilise community capacity and resources behind priority outcomes

## Community Plan Vision

- North Lanarkshire in 2022 will be a place where people:
- Communities — want to live because of the range, quality and affordability of the housing available, the safety of our communities, the quality and accessibility of the natural environment, and the quality of amenities and services in the area;
- Wellbeing — live well because the focus within the plan is on improving health and reducing inequalities ensures their health, wellbeing, and life chances are as good as those elsewhere in Scotland;
- Enterprise — choose to do business because support for new and existing businesses, business sites, the transport network and good transport connections and the quality of workforce are second to none in Scotland;
- Lifelong learning — participate in learning at all ages and of life to achieve their full potential;
- Equality — have a fair chance in life and where factors that currently exist to limit people's opportunities and prospects are overcome, and
- Safety — particularly our children and young people are safe, nurtured, healthy, achieving, active, respected, responsible and included.

## Local Development Plan Vision

- The Local Development Plan is the land use planning policy expression of the Community Plan vision for North Lanarkshire. It aims to increase sustainable growth and regeneration, and to improve places because:
- Purpose of Place — the right development happens in the right places;
- Layout of Development — the form of development makes places more distinctive;
- Amount of Development — there is a balance of supply and demand for land uses;
- Contributions to Infrastructure — places have the infrastructure they need;
- Environmental Qualities — development does not compromise the environment;
- Promoting Development Locations and Infrastructure — development opportunities and infrastructure improvements contribute to successful, sustainable places,
- Protecting Assets and Development Constraints — and natural and historic environment assets and resources contribute to resilient, sustainable places

<p><b>Vision</b></p> <p>The Local Development Plan is the land use planning policy expression of the Community Plan vision for North Lanarkshire. It aims to increase sustainable growth and regeneration, and to improve places.</p>		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
<i>Land Use</i>	✓	<p>The clearly expressed high level aims in the Plan vision are aligned with the high level objective HLO1 To achieve balanced, sustainable land use</p> <p>And consistent, through the application of the stated Plan Policies, with the following sub objectives</p> <p>SO1 To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use</p> <p>SO2 To improve quality, accessibility and biodiversity of open spaces</p> <p>SO4 To create vibrant, attractive and functional woodland environments</p> <p>SO6 To overcome land access constraints and promote more sustainable forms of transport</p> <p>SO7 To ensure future supply of quality land</p> <p>SO8 To increase development on brownfield sites</p> <p>SO9 To integrate land use with transportation and other infrastructure requirements</p> <p>SO10 To identify and promote land use development opportunities</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO12 To protect valued environmental resources</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
<i>Ecology</i>	✓	Impacts considered on a policy and site basis in subsequent pages
<i>Aquatic Environment</i>		
<i>Geology and Soils</i>		
<i>Waste and Resources</i>		
<i>Energy</i>		
<i>Landscape and Visual</i>		
<i>Cultural Heritage</i>		
<i>Air Quality and Noise</i>		
<i>Communities</i>		
Summary		The vision of the Local development Plan is considered to have a likely significant positive impact on the high level and SEA objective of sustainable land use and a range of sub-objectives related to sustainable land use, the re-use of brownfield land, integration with transport and environmental protection and enhancement.



	As the articulation of the Vision is expressed in the form of the Policies it will implement, the effects of the Policies are considered separately in relation to the SEA topic objectives.
Mitigation	None required.

Principal and Thematic Policies		
<p>There are 5 Principal Policies addressing sustainability and placemaking that apply to all applications for planning permission.</p> <p>There are 2 thematic policies to promote developments and protect assets.</p>		
Objectives	Impact	Justification for predicted impact
Land Use	✓	<p>Having Strategic Policy that applies to all applications for planning permission means that each application is considered in terms of whether or not it passes policy tests looking at:</p> <p>Amount - supply and demand factors</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 all SEA topics.</p>
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		The approach of applying strategic Principal Policies brings sustainability and placemaking considerations to all applications for planning permission. This is a presumption in favour of sustainable development and is consistent with the Principal Policies in Scottish Planning Policy.
Mitigation		None required.

## PURPOSE OF PLACE PP

## PRINCIPAL AND THEMATIC POLICIES

Every part of North Lanarkshire is in one of nine <b>CHARACTER AREAS</b> , each with a purpose based on the uses that are or should be there.			Each area faces <b>CHALLENGES</b> to their ability to fulfil their purpose.	The Council seeks to reinforce <b>PURPOSE</b> of places through <b>USES</b> that take place there (see guidance).
Mixed- use centres	A: Strategic town	6 wider community hubs with floorspace in excess of 50,000 m <sup>2</sup> . Providing a full range of uses and attracting significant numbers of people including retail, commercial leisure, offices, business, civic, community and cultural facilities.	Retaining expenditure as far as possible given the proximity of competitor centres. Enhance footfall generation in line with the Centres First principle. Rebalancing the role of Ravenscraig in the network.	Support a greater range of uses and improvement to the physical environment through Town Centre Action Plans.  Support delivery of the Ravenscraig masterplan.  Support a range of uses appropriate to help maintain the role the centre provides to the community. Ensure the level of development does not compromise the Centres First principles relating to significant footfall.
	B: Town & local	18 medium sized centres with floorspace between 5,000 and 50,000 m <sup>2</sup> . Providing services for smaller towns and suburban areas.		
	C: neighbourhood	47 smaller centres with floorspace under 5,000 m <sup>2</sup> providing services for smaller settlements and localities.	Encouraging a range of uses and a level of development to meet the needs of their localities while directing significant footfall generators in line with Town Centres First principles.	
Business centres	D: Strategic business	5 large-scale business investment centres. Providing good locations for major rail/motorway connections.	Improving marketability and quality of place. Integrating into the wider community.	Encourage ancillary uses such as limited retail, day care nurseries and hotels to serve occupiers and local communities.
	E: Local business / major locations	14 planned industrial estates mainly meeting the needs of small and medium sized enterprises, and a major non-urban employment location.	Investing in property and physical environment to continue to provide good quality and affordable premises.	Support upgrading of premises, amenities, access, parking and green space.
	F: Visitor economy	8 leisure locations and 5 wider rural-based areas providing tourism and visitor economy facilities.	Realising the tourism potential of visitor areas. Promoting the role of existing leisure locations.	Support tourism through action plans for the visitor economy areas and promote leisure uses in existing leisure locations.
G: General urban area		Maintaining and improving the level of amenity in urban areas. Localities are either primarily residential in character or have a more mixed-use character.	Achieving the level of amenity appropriate for local context. Allowing diversity in mixed-use localities without compromising Centres First principle or local amenity, including existing Urban Green Network assets, community facilities, and amenity spaces.	Support tourism through action plans for the visitor economy areas and promote leisure uses in existing leisure locations.  Encourage development in keeping with residential amenity in areas primarily residential in character. Encourage diversity in mixed-use localities subject to appropriate levels of intensification and amenity.
Rural area	H: Green Belt	Protecting the setting of communities and supporting regeneration by directing growth to urban areas. Protecting natural assets and providing a high quality environment.	Resisting development not for agriculture, forestry, recreation or needing a rural location. Allocating appropriate land for urban expansion.	Encourage development appropriate for a rural location.
	I: Countryside	Accommodating limited development by extending existing businesses and settlements in the rural area. Supporting agricultural diversification and local job creation.	Resisting pressure for sporadic and isolated development. Protecting and enhancing local landscapes	Encourage creation of jobs and services to serve local communities.

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

		HLO1 To promote community regeneration HLO2 To promote sustainable communities HLO3 To improve quality of life HLO7 Respect urban form, settlement pattern and identity SO11 To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities
Summary		This strategic Principal Policy has the aim to achieve more distinctive, successful places across the character areas 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.

## AMOUNT OF DEVELOPMENT (AD)

## PRINCIPAL AND THEMATIC POLICIES

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development (refer to guidance on following page)															
1 shops comparison	1 shops convenience	2 services	3 food/drink	4 business	5 industrial	6 storage/distribution	7 hotels/hostels	8 residential institutions	9 housing	10 non-residential institutions	11 assembly/leisure	Construction minerals	Character Area		
✓				Over 1,000 m <sup>2</sup> gross - Assessment of Appropriateness			✓					✗	A: Strategic town		
													B: Town & local		
Over 500 m <sup>2</sup> gross - impact on Strategic Town and Town and Local Centres				Any amount of development - Assessment of Appropriateness			Over 500 m <sup>2</sup> gross - impact on Strategic Town and Town and Local Centres		✓	Over 500 m <sup>2</sup> gross – impact on Strategic Town and Town and Local Centres			C: neighbourhood		
✗	Ancillary			✓			Ancillary	✗			Ancillary		D: Strategic business		
Ancillary			✗	Ancillary	✗								E: Local business / major locations		
Ancillary			✗	Ancillary	✗								F: Visitor economy		
Any amount of development – impact on Strategic Town and Town and Local Centres and subject to sequential approach				Any amount of development – Assessment of Appropriateness			Any amount of development – subject to sequential approach		✓	Any amount of development – subject to a sequential approach			Over 2Ha or 50,000 tonnes outwith operational sites - impact on strategic supply	G: General urban area	
									Over 10 units - impact on Housing Land Supply				H: Green Belt		
													I: Countryside		

## notes

Ancillary: See Purpose of place guidance for appropriate uses

✓: No assessment of amount of development is required.

X: The use is not appropriate for the type of place.

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

Sequential approach: 1<sup>st</sup> Strategic Town, Town & Local centre / 2<sup>nd</sup> Edge of Strategic Town, Town & Local centre / 3<sup>rd</sup> Neighbourhood centre / 4<sup>th</sup> Strategic business centre / 5<sup>th</sup> Out of centre.

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

## LAYOUT OF DEVELOPMENT (LD)

## PRINCIPAL POLICY

The Council seeks to reinforce sense of place through the FORM of development. Form changes across the TRANSECT of type of place from centres to rural.		
Guidance sets out the design criteria for the form of development in terms of increased scale, massing, height and materials that are appropriate to centres. There are flexible parking requirements to encourage use of public transport options available in urban centres.	CENTRE	↓
Design criteria change at the edge-of-centre transition from Mixed-Use and Business Centre Character Areas to the General Urban Character area. The form of development appropriate should reflect that transition to a reduced scale, massing and height of development.	EDGE	↕
The form of development appropriate to general urban areas relative to urban centres will generally be reduced in terms of scale and density.	URBAN	↕
Design criteria change at the urban fringe transition from General Urban Character Area to a more rural setting.	FRINGE	↕
The form of development appropriate to a rural setting relative to an urban location will generally be reduced in terms of scale and density.	RURAL	↑



Principal Policy and associated Guidance		
Layout of Development (LD)		
The Council seeks to reinforce a sense of place through the FORM of development. Form changes across the TRANSECT of type of place from centres to rural.		
Objectives	Impact	Justification for predicted impact
Land Use	✓	<p>This policy promotes more sustainable patterns of development through recognising the importance of the form of development and seeking to reinforce and enhance the character that form brings to an area. This Policy will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To achieve balanced, sustainable land use</p> <p>HLO2 Respect land form, natural processes and systems</p> <p>SO9 To integrate land use with transportation and other infrastructure requirements</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO12 To protect valued environmental resources</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
Ecology		No significant impacts.
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual	✓	<p>Through seeking to reinforce and enhance the character that form brings to an area this Policy will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To improve the quality of the urban and rural landscape</p> <p>HLO2 Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV</p> <p>SO1 To promote development which enhances urban form and function</p> <p>SO2 To improve the quality of open space</p> <p>SO3 To improve links within and between the open space network elements</p> <p>SO4 Improve streets and open spaces, upgrade access routes and develop landscapes, improve the quality of buildings and their surroundings</p> <p>SO6 To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape</p> <p>SO7 To upgrade the quality of urban form and encourage good quality urban design</p>
Cultural Heritage	✓	No significant impacts.

Air Quality and Noise		No significant impacts.
Communities	✓	<p>Through promoting more sustainable patterns of development through recognising the importance of the form of development and seeking to reinforce and enhance the character that form brings to an area this Policy will have a positive effect consistent with the SEA objectives</p> <p>HLO3 To improve quality of life</p> <p>HLO5 Protect and enhance green spaces for recreation and biodiversity</p> <p>HLO7 Respect urban form, settlement pattern and identity</p> <p>HLO9 Protect, enhance and create green spaces important for recreation and biodiversity</p> <p>SO1 Improve design quality in new development</p> <p>SO2 To ensure development promotes greater social inclusion</p> <p>SO7 To create sustainable and safe green spaces</p> <p>SO8 To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places</p> <p>SO11 To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities</p> <p>SO12 To improve poor environments which contribute to ill health</p>
Summary		This strategic Principal Policy has the aim to achieve more distinctive, successful places across the transect of centres, edge of centres, suburban, urban fringe and rural locations by over time influencing the uses and form of development and protecting amenity. It is therefore considered to have potential significant positive impacts on the objectives and sub-objectives relating to sustainable patterns of development, landscape and visual quality and community, with no significant impacts on other SEA topic objectives.
Mitigation		None required.

CONTRIBUTIONS TO INFRASTRUCTURE (CI)

## PRINCIPAL POLICY

The Council wishes to secure 20% **AFFORDABLE HOUSING** provision from housing developments in the Cumbernauld Housing Sub-Market Area in accordance with adopted Council policy, and secure additional **EDUCATION**, **ROAD** or **AMENITY SPACE** and **PLAY** provision arising from new developments to mitigate their impact on the education provision, road network or green network infrastructure.

New developments that, individually or cumulatively, generate a requirement for new or enhanced infrastructure or services will be expected to contribute towards the provision of the required infrastructure, facilities and services, including that infrastructure provided in advance of development identified in this plan.

Developer **CONTRIBUTIONS** will be agreed in accordance with the five tests of Circular 3/2012 - Planning Obligations and Good Neighbour Agreements, as outlined by the Scottish Government. Supplementary Planning Guidance gives further detail.

<b>Principal Policy and associated Guidance</b> <b>Contributions to Infrastructure (CI)</b>		
This policy requires 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	✓	Through seeking to mitigate the effects on community infrastructure and the enhancement of provision in housing, transport and greenspace, where a requirement is identified this Policy is consistent with and has a positive effect on the SEA objectives HLO2 To promote sustainable communities HLO3 To improve quality of life HLO9 Protect, enhance and create green spaces important for recreation and biodiversity SO7 To create sustainable and safe green spaces SO8 To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places SO9 To create an integrated and sustainable transport network SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing
Summary		This Principal Policy relates 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.

## ENVIRONMENTAL QUALITIES (EQ)

# PRINCIPAL POLICY

Development will only be permitted where high standards of sustainability are achieved. Where appropriate, proposals will need to demonstrate that:

- 1 An **APPRAISAL** 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 has been carried out.
- 2 **EXISTING** Rights of Way or **FEATURES** of natural or historic environment interest (including traditional stone buildings/structures) will be safeguarded or enhanced, including: archaeological, historic environment and 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 OF DEVELOPMENT** in terms of:
  - a 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.
  - b 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 CO<sub>2</sub> emissions and encourage low and zero-carbon approaches.
  - c Connection to the fibre optic network to ensure that next generation broadband speeds of 100 megabytes per second and above can be provided.
  - d Mitigating any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality or Noise 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 relevant planning application.
- 4 Adequate provision has been made for the development and **MAINTENANCE** of landscaped open space areas and amenity space and play provision, and for linking to and enhancing open spaces and green networks.

Supplementary Planning Guidance gives further detail as follows

<b>Principal Policy and associated Guidance</b> <b>Environmental Qualities</b>		
Development will only be permitted where high standards of sustainability are achieved.		
Objectives	Impact	Justification for predicted impact
Land Use	✓	<p>Through seeking site appraisals and evaluations which will guide the nature of development this Policy will have a positive effect consistent with the SEA objectives of achieving sustainable land use through the, promotion of high quality development.</p> <p>HLO1 To achieve balanced, sustainable land use</p> <p>HLO2 Respect land form, natural processes and systems</p> <p>SO2 To improve quality, accessibility and biodiversity of open spaces</p> <p>SO3 To identify contaminated sites and establish remediation plans</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO12 To protect valued environmental resources</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
Ecology	✓	<p>The current policy safeguards and enhances the environment through the protection of biodiversity by requiring a range of matters to be appraised and evaluated to ensure they are safeguarded and therefore will have a positive effect consistent with the SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>HLO2 Protect, enhance and where necessary restore species and habitat</p> <p>SO1 Adopt practices which help maintain and enhance biological resources</p> <p>SO2 To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</p> <p>SO3 To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice</p> <p>SO4 To develop an effective management framework that ensures biodiversity is taken into account in all decision-making</p> <p>SO5 Take practical steps to restore, enhance and manage protected and at risk species and habitats</p> <p>SO7 To protect and promote the greenbelt, SINCs, natural heritage and other locations of environmental significance</p> <p>SO8 To prevent development which will adversely affect a SSSI or other conservation designation</p>
Aquatic Environment	✓	<p>Through section 3e policy safeguards and enhances the environment by requiring a range of matters to be appraised and evaluated to ensure they are taken account of in the design of development including water body status and promoting and adopting soft or combination Sustainable Urban Drainage Systems which will</p>

		<p>have a positive effect consistent with the SEA objectives</p> <p>HLO1 To ensure the importance of aquatic habitats and resources is recognised and protected</p> <p>HLO2 To protect and enhance the water environment</p> <p>HLO3 Protect and enhance the water environment including coastal and river systems</p> <p>SO3 Identify new sites, monitor confirmed sites and create new sites for Action Plan species and habitats</p> <p>SO4 To improve overall water quality and enhance riparian habitat</p> <p>SO5 To manage the impact of invasive non-native species on the water environment.</p> <p>SO6 To protect and enhance freshwater supplies, waterbodies and their catchments</p> <p>SO7 To reduce the risk of flooding</p>
Geology and Soils		No significant impacts.
Waste and Resources	✓	<p>Through section 3b policy requires a range of resources and waste matters to be appraised and evaluated to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To reduce waste</p> <p>HLO2 To promote sustainable resource use</p> <p>HLO3 To promote recycling and recovery</p> <p>SO1 To ensure progress towards sustainable management of waste and achievement of landfill reduction targets</p> <p>SO2 To ensure waste is recovered/disposed of without harm to the environment and human health</p> <p>SO4 To encourage the prevention/reduction of waste production and the application of the waste management hierarchy</p>
Energy	✓	<p>Through section 3b policy requires energy matters to be appraised and evaluated to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To promote energy efficiency</p> <p>SO2 Reduce energy consumption</p>
Landscape and Visual	✓	<p>Through seeking site appraisals and evaluations across a full range of issues which will guide the nature of development which will have a positive effect consistent with the SEA objectives of achieving sustainable land use through the, promotion of high quality development.</p> <p>HLO1 To improve the quality of the urban and rural landscape</p> <p>HLO2 Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV</p> <p>HLO3 Protect and where necessary restore, landscape character, especially those designated as having particular worth</p> <p>HLO4 Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value</p> <p>SO1 To promote development which enhances urban form and function</p>

		<p>SO2 To improve the quality of open space</p> <p>SO3 To improve links within and between the open space network elements</p> <p>SO6 To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape</p> <p>SO7 To upgrade the quality of urban form and encourage good quality urban design</p>
Cultural Heritage	✓	<p>Through section 2 policy requires a range of heritage matters to be appraised, evaluated and safeguarded to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To preserve and interpret cultural heritage resources</p> <p>SO1 Protect, enhance and where necessary restore building character and townscape</p> <p>SO2 Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site</p> <p>SO3 Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones</p> <p>SO4 Protect, enhance and where necessary restore Scheduled Monuments</p> <p>SO5 Protect, enhance and where necessary restore Inventory of Gardens and Designed Landscapes in Scotland</p> <p>SO6 Protect, enhance and where necessary restore Listed Buildings</p> <p>SO7 Protect, enhance and where necessary restore Conservation Areas</p> <p>SO8 Protect, enhance and where necessary restore Canal Corridors</p> <p>SO9 Protect, enhance and where necessary restore Sites of Archaeological Interest</p> <p>SO10 Protect, enhance and where necessary restore Battlefield areas</p>
Air Quality and Noise	✓	<p>Through section 3d policy requires air quality and noise matters to be appraised and evaluated to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To ensure air quality meets all legislative and regulatory requirements</p> <p>HLO2 Protect the environment from pollution (this includes air, water and land pollution)</p> <p>SO1 To reduce emissions which contribute to climate change</p> <p>SO2 To reduce the harmful effects of poor air quality</p> <p>SO3 Encourage walking, cycling and use of public transport</p> <p>SO4 To promote environmentally friendly development</p> <p>SO6 To promote sustainable forms of transport</p> <p>SO7 To discourage private car use</p> <p>SO8 To promote energy efficiency and renewable energy technologies</p> <p>SO 10 To reduce the harmful effects of poor noise quality</p>



Communities	✓	<p>Through seeking site appraisals and evaluations, considering the full range of matters identified in the Policy which will guide the nature of development and promote a high quality of development this Policy will have a positive effect consistent with the SEA objectives</p> <p>HLO2 To promote sustainable communities</p> <p>HLO3 To improve quality of life</p> <p>HLO5 Protect and enhance green spaces for recreation and biodiversity</p> <p>HLO9 Protect, enhance and create green spaces important for recreation and biodiversity</p> <p>SO1 Improve design quality in new development</p> <p>SO6 To increase role of cycling and walking</p> <p>SO7 To create sustainable and safe green spaces</p> <p>SO8 To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places</p> <p>SO9 To create an integrated and sustainable transport network</p> <p>SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing</p> <p>SO11 To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities</p>
Summary		The Environmental Qualities Policy and associated guidance has specific assessment criteria for new development proposals that have a significant positive impact on each of the SEA topic objectives, with the exception of Geology and soils, where there is no anticipated significant impact anticipated.
Mitigation		None required.

## PROMOTING DEVELOPMENT LOCATIONS AND INFRASTRUCTURE (PROM)

## THEMATIC POLICY

The Council will support the creation of successful, sustainable, connected places by promoting development locations and infrastructure improvements as detailed below. Locations are detailed in Area Strategies for each Local Area Partnership area. Guidance gives further detail where necessary	
Business development sites	<p>The supply of high quality marketable industrial land, including a 5-year supply of readily available sites in Purpose of Place policy Business Centres, and leisure development at Leisure Locations or associated with existing leisure uses. The Area Strategies list the land supply for each area. This comprises:</p> <ul style="list-style-type: none"> <li>- the 2015 Industrial Land Survey sites that are located in Purpose of Place policy Business Centres,</li> <li>- sites for specific uses, and</li> <li>- proposed business sites being promoted through this plan.</li> </ul> <p>The Industrial Land Survey 2015 Appendix lists all industrial sites, including the land supply (refer to the land supplies viewer on the council website).</p>
Housing development sites	<p>The supply of sites to satisfy housing demand, including a minimum 5-year effective supply of land for housing in each housing sub-market area at all times. The Area Strategies list the land supply for each area. This comprises:</p> <ul style="list-style-type: none"> <li>- the 2014 Housing Land Audit Effective sites;</li> <li>- proposed housing sites (PDS) being promoted through this plan to meet the land supply requirement, Future Development Sites which have the potential to be developed to meet future housing need, and</li> <li>- new sites with planning permission granted between 1 April 2014 and 31 August 2016.</li> </ul> <p>The Housing Land Audit 2014 Appendix lists all the Established Housing Land Sites, including that proportion considered Effective (refer to the land supplies viewer on the council website).</p>
Regeneration priorities	Town Centre Action Plans and Regeneration Sites listed in Area strategies.
Special Landscape Areas & Green network improvements	Proposed Special Landscape Areas, Seven Lochs Wetland Park, natural areas and other green open spaces contributing to the health and quality of life of local communities are listed in Area strategies.
Transport improvements	Including Glasgow City Region City Deal Infrastructure Fund projects and other road, park and ride, car parks, and Safer Routes to School initiatives listed in Area strategies.

<b>Thematic Policy and associated Guidance</b> <b>Promoting Development Locations and Infrastructure (PROM)</b> <p>The Council will support the creation of successful, sustainable, connected places by promoting development locations and infrastructure improvements. Locations are detailed in Area Strategies for each Local Area Partnership area. Guidance gives further detail where necessary Refer to the Assessment of potential proposed development sites section 3.4 of this report.</p>		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	<p>The promotion of sites, projects and infrastructure developments through this policy is designed to be consistent with the overall vision of the Plan and be consistent with the new Principal Policy structure, particularly the Purpose of Place policy. As such the proposals identified are consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO1 To achieve balanced, sustainable land use</p> <p>SO1 To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use</p> <p>SO2 To improve quality, accessibility and biodiversity of open spaces</p> <p>SO6 To overcome land access constraints and promote more sustainable forms of transport</p> <p>SO7 To ensure future supply of quality land</p> <p>SO8 To increase development on brownfield sites</p> <p>SO9 To integrate land use with transportation and other infrastructure requirements</p> <p>SO10 To identify and promote land use development opportunities</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
Ecology	✓	<p>The current policy safeguards and enhances the environment through the protection of biodiversity by promoting the Seven Lochs Wetland Park Special Landscape Areas and Green Network Improvements. As such the proposals identified are consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>HLO2 Protect, enhance and where necessary restore species and habitat</p> <p>SO3 To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice</p> <p>SO5 Take practical steps to restore, enhance and manage protected and at risk species and habitats</p> <p>SO6 Identify new sites, monitor confirmed sites and create new sites for Action Plan species and habitats</p>
Aquatic Environment	✓	<p>The particular promotion of the Seven Lochs Wetland Park is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>SO1 Adopt practices which help maintain and enhance biological resources</p>

		<p>SO2 To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</p> <p>SO3 To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice</p>
Geology and Soils		No significant impacts.
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities	✓	<p>The promotion of sites, projects and infrastructure developments through this policy is designed to be consistent with the overall vision of the Plan and be consistent with the new Principal Policy structure, particularly the Purpose of Place policy. As such the proposals identified are consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO2 To promote sustainable communities</p> <p>HLO3 To improve quality of life</p> <p>HLO4 To create a prosperous society where regeneration supports long term sustainable growth</p> <p>HLO5 Protect and enhance green spaces for recreation and biodiversity</p> <p>HLO9 Protect, enhance and create green spaces important for recreation and biodiversity</p> <p>SO2 To ensure development promotes greater social inclusion</p> <p>SO3 To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use</p> <p>SO5 To improve accessibility and sustainability of housing development by increasing brownfield development</p> <p>SO7 To create sustainable and safe green spaces</p> <p>SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing</p> <p>SO11 To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities</p> <p>SO12 To improve poor environments which contribute to ill health</p> <p>SO13 To create vibrant, attractive and functional woodland environments</p>
Summary		<p>The Main Issues report 2016 confirmed the site assessment process and the Proposed Plan identifies resulting sites. Individual assessments of each site are included in section 3.4 of this report.</p> <p>In accordance with the outcome of the Main Issues report 2016 this policy will positively affect a number of SEA objectives through the promotion of Town Centres, identification of brownfield regeneration opportunities, new and enhanced environmental projects and designations and new and enhanced infrastructure.</p>
Mitigation		None required. Mitigation for sites is identified in site assessments.

## PROTECTING ASSETS AND DEVELOPMENT SITE CONSTRAINTS (PROT)

## THEMATIC POLICY

The Council will protect natural and resilient sustainable places by safeguarding natural and built heritage assets, mineral resources and development site constraints			
A: Green network assets	Categories 1, 2, and 3 are locations protected for their importance for species or habitats, or other environmental value.  Development that significantly affects a species protected by law will only be permitted where an appraisal has demonstrated that the protected species would not be compromised; or any significant adverse effects on the protected species are mitigated through planning conditions or use of planning agreements to: facilitate protection of individual species members, reduce disturbance to a minimum and provide appropriate alternative habitats to sustain at least the current levels of the species locally. Not all locations important for species are identified.  Category 4 locations are of value to people in their communities.	1 International	Special Areas of Conservation / Special Protection Areas
		2 National	Sites of Special Scientific Interest
		3 Local	Special Landscape Areas / Seven Lochs Wetland Park / Sites of Importance for Nature Conservation / Local Nature Reserves / Country Parks / Formal Town Parks / Community Parks / Tree Preservation Orders <sup>a</sup> / Core Paths <sup>a</sup> and Rights of Way <sup>a</sup>
		4 Urban Green Network	Natural areas, sports pitches <sup>a</sup> and other green open spaces contributing to quality of life in local communities.
B: Historic environment assets	Development should avoid causing harm to the character or setting of sites protected for their historic environment value.  Planning permission or any other relevant consent will only be granted for such sites where the character and appearance of the site and its setting, including any special interest or features of architectural or historic interest, is preserved and/or enhanced.	1 International	Frontiers of the Roman Empire (Antonine Wall) World Heritage Site / Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones
		2 National	Gardens and Designed Landscapes in Scotland Scheduled Monuments Kilsyth Historic Battlefield Category A Listed Buildings <sup>a</sup>
		3 Local	Category B C Listed Buildings <sup>a</sup> Conservation Areas Canal Corridors Sites of Archaeological Interest
		Construction minerals	Hard rock / crushed rock aggregate / sand / gravel
		resources	Coal / unconventional fossil fuels
C: Mineral resources	There is a presumption against proposals for development that would potentially sterilise valuable mineral resources. Applications for extraction will be assessed on supply, environmental, social and economic impacts, and restoration criteria in guidance.	Hazardous zones	Flood risk <sup>a</sup> / contaminated land <sup>a</sup>
		Utilities infrastructure	Pipelines <sup>a</sup> / cables <sup>a</sup>
		Management areas	Air Quality Management Areas / Noise Management Areas <sup>a</sup>
D: Development site considerations	Development constraints can affect the extent of potential development sites that are capable of development and/or affect the form of development.		

<sup>a</sup> Categories of assets indicated with an asterisk are not mapped on the Protection map.

## PROTECTING ASSETS AND DEVELOPMENT CONSTRAINTS

Supplementary Planning Guidance gives further detail in addition to the specific criteria listed below.
Development proposals should have no significant adverse impact on Natura 2000 sites or their qualifying interests. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest. Refer to Supplementary Planning Guidance for further information.
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.
Planning permission will only be granted for proposals potentially affecting Local sites if it can be demonstrated to the Council's satisfaction that there will be no adverse impact or that any impacts can be mitigated in environmental terms relevant to the impact. Playing fields and sports pitches should not be redeveloped except where: <ul style="list-style-type: none"> <li>the proposed development is ancillary to the principal use as a playing field or involves a minor part not affecting its use and potential for sport or training;</li> <li>the playing field would be replaced by a new or upgraded playing field of comparable or greater benefit for sport and in a location convenient for its users, or</li> <li>a playing field strategy prepared in consultation with SportScotland demonstrates a clear excess of sports pitches to meet current and anticipated future demand in the area, and the site could be developed without detriment to the overall quality of provision</li> </ul>
There will be a presumption against development which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site as defined on the Protection Map.
There will be a presumption against development within the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones which would have an adverse impact on the site and its setting, unless: mitigating action to the satisfaction of the Council in consultation with Historic Environment Scotland can be taken to redress the adverse impact; and there is no conflict with other Local Development Plan policies.
Development shall not impact adversely upon important views to, from and within them, or upon the site or setting of component features which contribute to their value.
There will be a presumption against development detrimentally affecting Scheduled Monuments.
Development should avoid causing harm to the character or setting of sites.
Applications for Planning Permission in Principle are not normally considered appropriate for these Local category historic environmental assets.
Consent will only be granted where the character and appearance of the site and its setting is preserved or enhanced, including any features of architectural or historic interest
The Council will satisfy market demands by protecting from alternative development sites whose loss would affect the 10-year supply in the Strategic Development Plan area and directing proposals for extraction to extension areas within or adjacent to existing operational sites.
The Council will satisfy market demands by directing new proposals for opencast extraction to the identified search areas and for unconventional fossil fuels to the licence areas
The Council will manage development in areas subject to hazards and other development site considerations in accordance with plans and protocols of the relevant managing agencies, including, for flood risk areas, implementing the Water Framework Directive and Flood Risk Management Plans as appropriate.
The Council will manage development in these areas to support the objectives of respective management plans.

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

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

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



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

**ENVIRONMENTAL REPORT****4. NEXT STEPS****4.1 Consultation**

4.1.1 The Proposed Plan is available in tandem with this Environmental Report. Both reports are available for consultation for 7 weeks from 30<sup>th</sup> January 2017. Comments should be received by 4.15 p.m. on Monday 20<sup>th</sup> March 2017.

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

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

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

[nlldp.theplan@northlan.gov.uk](mailto:nlldp.theplan@northlan.gov.uk)

or by post to:

Head of Planning and Place  
Enterprise and Housing Services  
Fleming House  
2 Tryst Road  
Cumbernauld  
G67 1JW

## **4.2 Examination and Adoption**

- 4.2.1 Objections to the Proposed Plan will be collated into topics and sent with the Proposed Plan to be examined by the Directorate of Planning and Environmental Appeals.
- 4.2.2 It is anticipated that the examination will take place in late 2017 or early 2018, allowing the Local development Plan to be adopted in 2018.
- 4.3.3 The plan's focus is on vision, spatial strategy, overarching and other key policies and proposals. Detailed material associated with the development strategy will be contained in guidance.
- 4.3.4 The Local Development Plan Action Programme will be confirmed within 3 months of plan adoption. The Action Programme will be reviewed and updated every 2 years.
- 4.3.4 Completing the Strategic Environmental Assessment of the plan a Post-Adoption Statement will explain how environmental considerations were integrated into the plan through taking into account the Environmental Report for the Main Issues Report and the Revised Environmental Report for the Proposed Plan. It will also explain why the approach adopted was decided upon, and arrangements for monitoring the effects of the plan.

## Appendix 1 Assessment of preferred options and alternatives

### 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				No significant impact				Incompatible with SEA assessment Objectives		

No Preferred Options were assessed as incompatible with Strategic Environmental Assessment 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>
<i>Land Use</i>	✓	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.
<i>Ecology</i>		No significant impacts.
<i>Aquatic Environment</i>		
<i>Geology and Soils</i>		
<i>Waste and Resources</i>		
<i>Energy</i>		
<i>Landscape and Visual</i>		
<i>Cultural Heritage</i>		
<i>Air Quality and Noise</i>		
<i>Communities</i>		
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>		
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.		
<b>Objectives</b>	<b>Impact</b>	<b>Justification for predicted impact</b>
Land Use	✓	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: Amount - supply and demand factors Location - sustainable location criteria Impact - community facility mitigation Quality - environmental performance Place - contributing to community These five policies address each all SEA topics.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		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.
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.

<b>Question 5</b>		
<b>Location</b>		
<b>Alternative</b>		
Policy based on the Location of Development policy in the current Local Plan.		
<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		<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.

Question 6		
Impact		
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.		
Objectives	Impact	Justification for predicted impact
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 individual sites have been assessed. Refer to the Assessment of potential proposed development sites section 3.4 of this report.
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 2015 for the Local Development Plan did not propose final site selections. In terms of sites, the Main Issues Report 2015 included as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. It proposed to change business and industrial locations in line with the land for business and industry charrette available as a background report. It also proposed 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. It would only be through engagement on the issues in the Main Issues Report 2015 that the approach to identifying sites would be determined.</p> <p>The Main Issues report 2016 confirmed the site assessment process and individual assessments of each site are included in section 3.4 of this report.</p>
Mitigation		None required at this point.

<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 individual sites have been assessed. Refer to the Assessment of potential proposed development sites section 3.4 of this report.
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 2015 for the Local Development Plan did not propose final site selections. In terms of sites, the Main Issues Report 2015 included as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. It proposed to change business and industrial locations in line with the land for business and industry charrette available as a background report. It also proposed 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. It would only be through engagement on the issues in the Main Issues Report 2015 that the approach to identifying sites would be determined.</p> <p>The Main Issues report 2016 confirmed the site assessment process and individual assessments of each site are included in section 3.4 of this report.</p>
Mitigation		None required at this point.



<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 individual sites have been assessed. Refer to the Assessment of potential proposed development sites section 3.4 of this report.
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 2015 for the Local Development Plan did not propose final site selections. In terms of sites, the Main Issues Report 2015 included as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. It proposed to change business and industrial locations in line with the land for business and industry charrette available as a background report. It also proposed 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. It would only be through engagement on the issues in the Main Issues Report 2015 that the approach to identifying sites would be determined.</p> <p>The Main Issues report 2016 confirmed the site assessment process and individual assessments of each site are included in section 3.4 of this report.</p>
Mitigation		None required at this point.

<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.		
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 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>Protect</b>		
<b>Alternative B</b>		
Amended topic-based approach based on the current Local Plan topics.		
<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 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		<p>This preferred option principally relates to identifying business locations that should continue to be supported in line with their marketability.</p> <p>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.</p> <p>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.</p>
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 individual sites have been assessed. Refer to the Assessment of potential proposed development sites section 3.4 of this report.
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 2015 for the Local Development Plan did not propose final site selections. In terms of sites, the Main Issues Report 2015 included as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. It proposed to change business and industrial locations in line with the land for business and industry charrette available as a background report. It also proposed 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. It would only be through engagement on the issues in the Main Issues Report 2015 that the approach to identifying sites would be determined.</p> <p>The Main Issues report 2016 confirmed the site assessment process and individual assessments of each site are included in section 3.4 of this report.</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 individual sites have been assessed. Refer to the Assessment of potential proposed development sites section 3.4 of this report.
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 2015 for the Local Development Plan did not propose final site selections. In terms of sites, the Main Issues Report 2015 included as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. It proposed to change business and industrial locations in line with the land for business and industry charrette available as a background report. It also proposed 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. It would only be through engagement on the issues in the Main Issues Report 2015 that the approach to identifying sites would be determined.</p> <p>The Main Issues report 2016 confirmed the site assessment process and individual assessments of each site are included in section 3.4 of this report.</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 individual sites have been assessed. Refer to the Assessment of potential proposed development sites section 3.4 of this report.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary	The Main Issues Report 2015 for the Local Development Plan did not propose final site selections. In terms of sites, the Main Issues Report 2015 included as preferred sites those locations and development proposals that already feature in approved land supplies and policy designations. It proposed to change business and industrial locations in line with the land for business and industry charrette available as a background report. It also proposed 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. It would only be through engagement on the issues in the Main Issues Report 2015 that the approach to identifying sites would be determined. The Main Issues report 2016 confirmed the site assessment process and individual assessments of each site are included in section 3.4 of this report.	
Mitigation	None required at this stage.	

<b>Question 12</b> <b>Centres network</b>		
<b>Preferred option</b> 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.		
<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.

