North Lanarkshire Council

North Lanarkshire LOCAL DEVELOPMENT PLAN

Main Issues Report

service and people first

Contents

1. **Introduction** 5
   - 1.1 Engagement process 6
   - 1.2 Structure of the report 7
   - 1.3 Summary of the report 8
2. **Context** 11
   - 2.1 Outline of context 13
   - 2.2 Policy background 14
   - 2.3 Planning framework 16
   - 2.4 Local Plan matters 18
     - Impact of development 19
     - Land for housing 20
     - Land for industry and business 22
   - 2.5 Changing survey context 23
     - Land supply for housing 24
     - Land supply for industry and business 26
     - Vacant and derelict land 28
     - Retail outlets survey 30
     - Economic outlook and scenario 32
     - South Wishaw mini-charrette 38
     - Places for business and industry charrette 40
   - 2.6 Changing policy context 42
     - National Planning Framework 42
     - Scottish Planning Policy 44
     - Clydeplan 46
     - Glasgow Clyde Valley City Deal 48
     - Sustainable North Lanarkshire 50
3. **Analysis** 51
   - 3.1 Identifying issues 52
   - 3.2 Current planning policy and initial factors for change 53
   - 3.3 Changes in the policy and survey context relevant to strategy 55
   - 3.4 Changes in the policy and survey context relevant to specific subjects 56
4. **Issues** 57
   - 4.1 Introduction 58
   - 4.2 Aim and policy approach issues 59
   - 4.3 Strategic policy issues 60
   - 4.4 Thematic policy issues 61
5. **Spatial strategy** 63
   - 5.1 Introduction 64
   - 5.2 Options 65
   - 5.3 Preferred strategy 71
   - 5.4 Policy vision 72
6. **Next Steps** 73
   - 6.1 Sites 74
   - 6.2 Proposed Plan 75
7. **Forms** 77
   - 7.1 Response Form 79
   - 7.2 Q14 Response Form 89
   - 7.3 Q14 Guidance Notes 97

1 INTRODUCTION

1.1 Engagement process

1.2 Structure of the report

1.3 Summary of the report

1 INTRODUCTION

1.1 Engagement process

1.1.1 This Main Issues Report is a significant stage in the statutory process of replacing the current North Lanarkshire Local Plan with a Local Development Plan.

1.1.2 The Main Issues Report is not a draft Local Development Plan. It is to highlight the main changes that have taken place since the current Local Plan was adopted in September 2012 and the approach to replacing it.

1.1.3 Engagement will last eight weeks. It is the chance to comment on issues and the approach to addressing them. It is also the chance to comment on the sites already put forward and to suggest new sites.

1.1.4 Once the Council has considered representations it will publish a Proposed Plan addressing the spatial implications of economic, social and environmental change for North Lanarkshire.

1.1.5 The Proposed Plan will be the Council's settled view as to what the Local Development Plan will be. It will identify opportunities for development and set out policies for the development and use of land. Section 6 of the report explains that it is at the next stage of Proposed Plan that additional sites will be recommended.

1.1.6 Engagement on the Proposed Plan will take place early in 2016 and last for 6 weeks.

1.1.7 Objections to the Proposed Plan will then be sent, along with the Plan, for Examination by Scottish Government Reporters.

1.1.8 Adoption of the Local Development Plan is expected in 2017.

Main Issues Report	Proposed Plan	Examination	Adoption
March-May 2015	January-February 2016	2016	2017

1 INTRODUCTION

1.2 Structure of the report

1.2.1 A Main Issues Report is more of a progress report than a plan. It concentrates on the change from Local Plan to Local Development Plan.

1.2.2 The Context section on page 11 explains the current planning strategy and identifies the changes in the policy and survey context that have taken place since the local plan was adopted in 2012.

1.2.3 The Analysis section on page 51 identifies those parts of the current planning strategy that should continue. It also identifies new parts that are needed to address changed circumstances

1.2.4 The issues section on page 57 asks 12 questions about what the new planning strategy in the Local Development Plan should be.

1.2.5 The Spatial Strategy section on page 63 asks if the Council is right about how it intends to respond to the issues and set out the Local Development Plan.

1.2.6 Over 170 sites were put forward for development in the Call for Sites stage that preceded this Main Issues Report. They have been considered against a sustainability and deliverability indicators matrix. This assessment process is covered in the Next Steps section on page 73.

Introduction	Context	Analysis	Issues	Spatial strategy	Next steps
• Engagement process • Structure of the report • Summary of the report	• Outline of context • Policy background • Planning framework • Local Plan matters • Changing survey context • Changing policy context	• Identifying issues • Current planning policy and initial factors for change • Changes in the policy and survey context relevant to strategy • Changes in the policy and survey context relevant to topics	• Introduction • Aim and policy approach issues • Strategic policy issues • Thematic policy issues	• Introduction • Options • Preferred strategy • Policy vision	• Sites • Proposed Plan

1 INTRODUCTION

1.3 Summary of the report

What is the report about?

1.3.1 This report is about identifying how to progress from the current Local Plan to a new Local Development Plan for North Lanarkshire.

1.3.2 It is an opportunity to evaluate the land use planning strategy that the Council operates and to make sure its replacement is fit for purpose.

What does the report consider?

1.3.3 The Context and Analysis sections of the report consider the extent to which the existing planning strategy is a good basis for going forward.

1.3.4 They also look at how the Council might need to alter the way it promotes development opportunities and deals with applications for planning permission to take account of changes in policy background for planning and survey changes such as the land supplies for development and prospects for the local economy.

What conclusions are made?

1.3.5 The report concludes that the current planning strategy is fit for purpose in its aim, in its approach to policy, and in its principles.

1.3.6 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.

1.3.7 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.

What main issues are identified?

1.3.8 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 and summarised opposite.

1.3.9 Issues 1 and 2 relate to the appropriate aim and policy approach for the Local Development Plan.

1.3.10 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.

1.3.11 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.

1 INTRODUCTION

1.3 Summary of the report

Aim and policy approach issues

1 Aim

What should be the aim of the Local Development Plan?

2 Policy approach

Should there be strategic policies applying to all applications for planning permission, and subject policies for specific topics?

Strategic policy issues

3 Amount

Should applications for planning permission continue to be assessed on the basis of supply and demand?

4 Quality

Should the Local Development Plan continue to pursue high standards of development?

5 Location

Should new development locations be assessed on the basis of economic, social and environmental capital sustainability indicators?

6 Impact

Should the Local Development Plan amend the application-led Impact policy to be consistent with a plan-led system?

7 Place

Should there be a new policy aimed at improving places in line with national planning policy guidance?

Thematic policy issues

8 Promote

Should there be a Proposals Map to promote regeneration sites, development land and infrastructure opportunities?

9 Protect

Should there be a Constraints Map to protect natural and built environment assets, and the existing character of areas?

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?

11 Land for housing

Should there be additional site allocations to ensure a minimum five years effective supply of land for housing in each sub-market area at all times?

12 Centres network

Should there be a review of the network of centres?

1 INTRODUCTION

1.3 Summary of the report

What does the report propose?

1.3.12 The Spatial Strategy section identifies options to address each of the 12 issues. In each case there is a preferred option that Council considers the best way forward. In some cases there are alternative options, with the reason indicated why that option is not preferred. There are two additional questions to cover any issues or proposed sites that may not have been identified.

1.3.13 If each of the preferred options for addressing issues were taken forward the Local Development Plan strategy would be that shown on page 71. The policy vision for the Local Development Plan in line with the preferred strategy is outlined on page 72.

1.3.14 The current Local Plan already targets regeneration and sustainable growth. The proposed Local Development Plan strategy would bring more of a focus on achieving better, more successful places.

What is the report asking?

1.3.15 Preferred options have been suggested in response to 12 issues. The Main Issues Report Response Form asks if you agree with the preferred options. It also asks if there are any other issues or development sites the Local Development Plan should consider.

How do I respond?

1.3.16 Please respond using the online Main Issues Report Response Form at www.northlanarkshire.gov.uk/issues

The form can also be downloaded and sent to:

Development Plans Team
Regeneration and Environmental Services
North Lanarkshire Council
Fleming House
2 Tryst Road
Cumbernauld G67 1JW

What happens next?

1.3.17 After the Main Issues Report Engagement period ends in May 2015, the Council will consider responses and produce a Proposed Plan early in 2016.

1.3.18 The Proposed Plan will be the Council's settled view as to what the Local Development Plan will be. It will identify opportunities for development and set out policies for the development and use of land.

1.3.19 Objections to the Proposed Plan will then be sent, along with the Plan, for Examination by Scottish Government Reporters. Adoption of the Local Development Plan is expected in 2017.

2 CONTEXT

2.1 Outline of context

2.2 Policy background

2.3 Planning framework

2.4 Local Plan matters

2.5 Changing survey context

2.6 Changing policy context

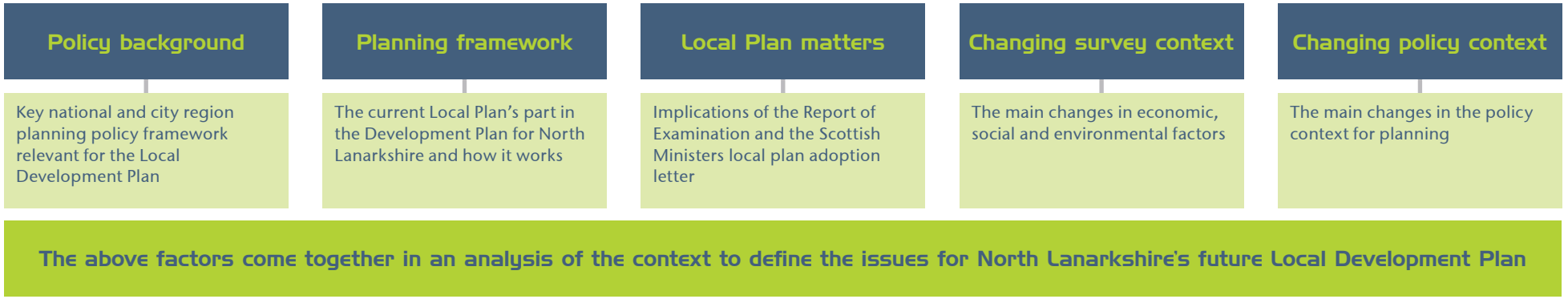
2 CONTEXT

2.1 Outline of context

2.1.1 This report is about changing from the current Local Plan to the future Local Development Plan. Thinking about how that transition is made starts with understanding the policy background for development planning.

2.1.2 What sort of change is needed depends on how fit for purpose the current Local Plan is, taking into account any matters that are still to be addressed from the plan's Examination and Adoption.

2.1.3 Adding the main economic, social and environmental changes and the evolving planning policy context completes the factors that come together to define Issues for the Local Development Plan.



2 CONTEXT

2.2 Policy background

Government's purpose

2.2.1 The Scottish Government aims to ensure that the planning system is aligned to deliver its purpose of creating a more successful country, through increasing sustainable economic growth. The role of the planning system is to take a positive approach to enabling high quality development and making efficient use of land whilst protecting and enhancing natural and cultural resources.

Scottish Planning Policy

2.2.2 Scottish Planning Policy looks to make Scotland more sustainable, connected and resilient through well-designed places with better transport and digital connectivity that reduce our carbon emissions and are better adapted to climate change. It does this through a combination of principal policies and subject policies. The principal policies of Sustainable Development and Placemaking introduce a presumption in favour of development that contributes to sustainable development and encourage high quality places by taking a design-led approach.

National Planning Framework

2.2.3 National Planning Framework 3 is the Scottish Government's long term development and investment strategy. It sits alongside Scottish Planning Policy. Redevelopment of Ravenscraig is one of 14 National Developments. Other National Developments relevant to North Lanarkshire are the Central Scotland Green Network, the Metropolitan Glasgow Strategic Drainage Partnership, and National Long Distance Cycling and Walking Network. The framework offers planning guidance to further the government's goal of moving Scotland towards a sustainable, low carbon and resilient future.

Strategic Development Plan

2.2.4 North Lanarkshire's statutory development plan consists of The Glasgow and the Clyde Valley Strategic Development Plan and North Lanarkshire Local Plan. The Strategic Development Plan is a 20 year policy framework to help deliver sustainable economic growth, good quality places and enhance the quality of life in the Glasgow and the Clyde Valley city region.

Local Development Plan

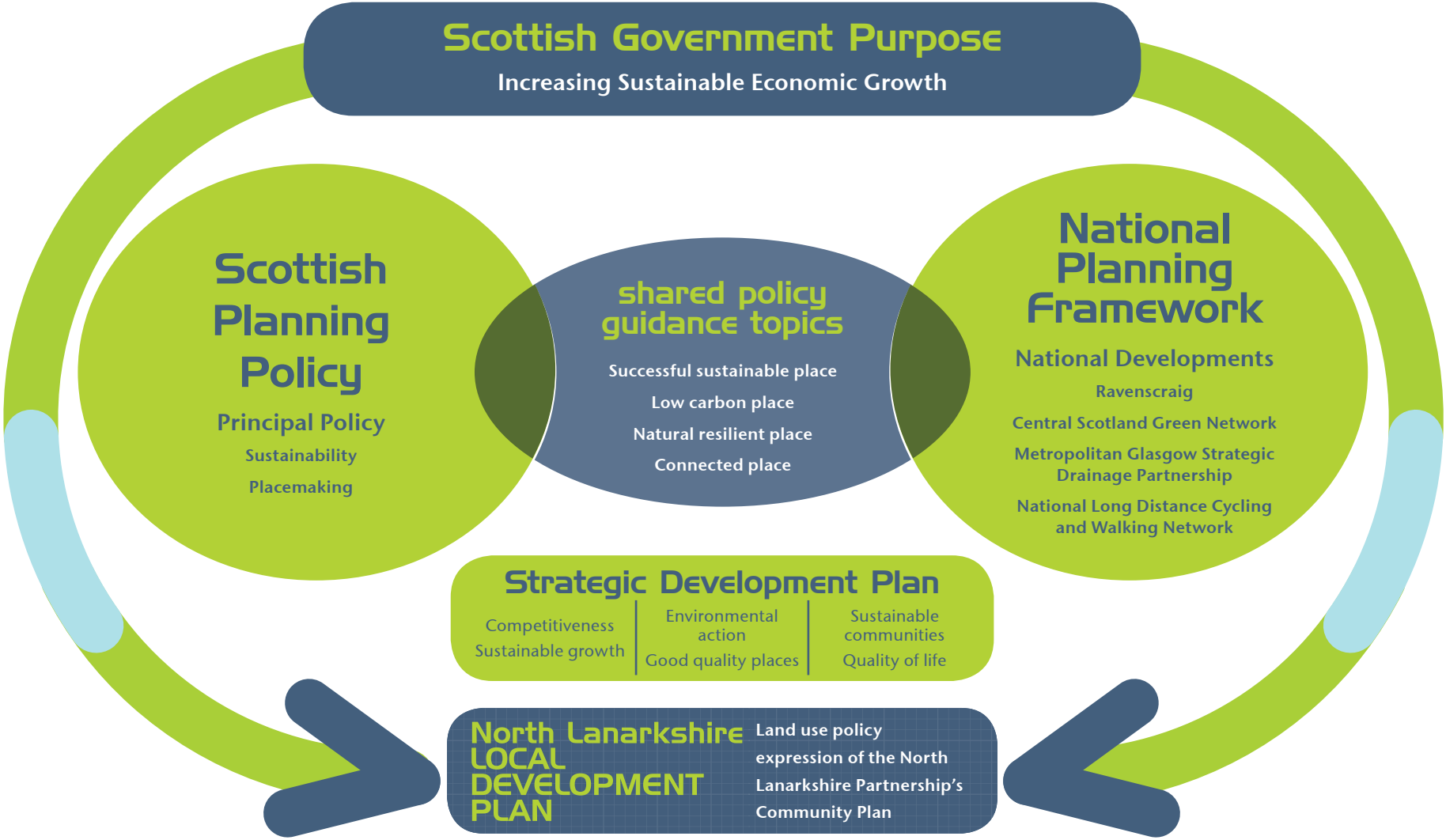
2.2.5 North Lanarkshire's Local Development Plan needs to be consistent with the Glasgow and the Clyde Valley Strategic Development Plan's 20 year policy for the city region. The Local Development Plan looks to achieve those aims over a 5 to 10-year period through development proposals and through policies for dealing with applications for planning permission in North Lanarkshire.

Community Plan

2.2.6 The Single Outcome Agreement between the Council and its Community Plan partners sets priorities for North Lanarkshire. The Community Plan sets out how the Council intends to create prosperity, achieve social justice, and meet local needs through themes including Regeneration. The Local Development Plan is the land use policy expression of the Community Plan.

2 CONTEXT

2.2 Policy background



2 CONTEXT

2.3 Planning framework

How the Local Plan Works

2.3.1 The strategic aim of the current Local Plan is regeneration and sustainable growth. It does this through a combination of strategic policy and subject policy.

Strategic Policies

2.3.2 Four Strategic Policies apply to all applications for planning permission. These are Amount, Location, Impact and Quality of Development. Strategic policy looks to achieve the right amount of development in the right places, and for that development to account for its impact on communities and be built to a high quality.

Subject Policies

2.3.3 The Proposals Map shows where the subject policies apply. Either a development proposal will be being promoted (such as a site for housing) or an asset will be being protected (such as a site of ecological importance).

2.3.4 Subject Policies protect:

- business and industrial areas
- mineral resources
- network of centres
- residential areas
- community facilities
- natural and environment

2.3.5 Subject Policies promote:

- business and industrial areas
- network of centres
- residential areas and community facilities
- the Green Network
- built environment and vacant and derelict land regeneration

2.3.6 Subject Policies guide assessment of:

- utilities, minerals and waste
- retail and commercial outwith centres, and bad neighbour uses
- affordable housing
- green belt and rural development

Applications for Planning Permission

2.3.7 The plan-led system means that decisions on applications for planning permission are made in line with policies in the development plan, unless there are other relevant factors (known as material considerations) that should be taken into account.

2.3.8 In practice this generally means that the Local Plan's site-specific subject policy and the four Strategic Policies are applied. The consistent application of these policies achieves the aim of regeneration and sustainable growth by encouraging the development needed to make North Lanarkshire a successful place, while protecting natural and built heritage. The diagram opposite illustrates the policy process, which shows a presumption in favour of sustainable development.

2 CONTEXT

2.3 Planning framework

Strategic Development Plan Policy

Strategic developments need to be assessed under Diagram 4 of the Strategic Development Plan before assessment under the Local Plan

North Lanarkshire Local Plan Policy and other material considerations

Taken together, Development Strategy Policies 1,2 and 3 (dealing with amount, location and impact of development respectively) and relevant Subject Policy relate to the principle of development. Consistency with these policies and other Material Considerations will generally be sufficient for **Planning Pemission in Principle**. Whilst the detail of Development Strategy Policy 4 relating to quality is needed for **Planning Permission** and for **Matters Specified by Condition**, some aspects may also be necessary for Planning Permission in Principle.

SDP Diagram 4

DSP 1 Amount
Material Considerations
DSP 2 Location

DSP 3 Impact
Material Considerations
Topic Policy

DSP 4 Quality
Material Considerations

Fail
Fail
Fail

Taking all factors into account allows a case officer to either recommend

APPROVE

OR

REFUSE

Diagram 4 considers support for the Spatial Development Strategy. Developments not in support are assesed against sustainability of location and known demand/need

Failing at any point to be consistent with Policy (unless otherwise justified on the basis of other material considerations) entails a risk of potential for refusal. Note that the local developments failing on DSP 1 or 2 may still proceed assessment on DSP 3, Subject Policy and DSP 4 if justified by Diagram 4. The policy refers to Structure Plan Policy 10, which has since been superseded by Strategic Development Plan Diagram 4.

return to contents page

2 CONTEXT

2.4 Local Plan matters

Introduction

2.4.1 The Report of Examination into the Finalised Local Plan and the Scottish Ministers letter confirming that the Local Plan could be adopted are significant considerations relating to the existing planning strategy.

Report of Examination

2.4.2 The Report of Examination considered 47 issues and 196 site-specific assessments of proposals grouped under the three housing sub-market areas of Cumbernauld, Airdrie and Coatbridge, and Motherwell. The development strategy was found to be an appropriate framework for determining planning applications, although three matters were indicated for future plans to address:

- impact of development
- land for housing
- land for business and industry

Scottish Ministers Letter

2.4.3 The letter authorising the Local Plan's adoption stated that the Scottish Ministers expected the future Local Development Plan to address the question of effectiveness of land for housing development. This specific question comes under the more general Report of Examination topic of land for housing.

2 CONTEXT

2.4 Local Plan Matters: Impact of Development

Matching services to people

2.4.4 The subject of community facilities was covered by Report of Examination Issue 4. At the start of the Local Plan's examination process the Council was involved in an initiative with Community Planning partners called Matching Services to People. This involved working out the future distribution of population based on demographic trends and possible housing developments. The aim was to better understand the future pressures on Community Planning Partners' services. That understanding would improve service delivery planning.

Plan-led approach

2.4.5 The initiative was intended to have three outcomes relevant to land use planning policy:

- a schedule of community facilities to be protected
- a schedule of community facilities to be promoted for development to meet the needs of the future distribution of population
- supplementary planning guidance for an impact of development policy explaining the process for requiring developers to contribute each development's share towards providing planned community facilities

Application-led approach

2.4.6 By the end of the Local Plan examination process the economic recession had resulted in the initiative being put on hold as the Council concentrated on efficiency savings. The outcome for land use planning policy was that the scope intended for the impact of development policy could not be supported due to the lack of detailed work on the protection and promotion of community facilities.

2.4.7 As there was no technical background supporting a schedule of proposed community facilities, Reporters recommended a standardised impact of development policy. This is the policy now in the Local Plan. It requires the impact of proposed development to be assessed at the point of an application for planning permission being made.

2 CONTEXT

2.4 Local Plan Matters: Land for housing

Adequacy of land for housing

2.4.8 Calculating land needed for housing is done on the basis of Housing Sub-Market Areas that satisfy a significant proportion of demand for housing from the people who live there. There are three in North Lanarkshire:

- Cumbernauld
- Airdrie / Coatbridge
- Motherwell

2.4.9 Land for housing is characterised as established and effective. Established land includes:

- sites with planning permission
- sites in adopted plans
- other land with agreed potential

2.4.10 Effective land is the part of the Established supply which is free or expected to be free of development constraints in the seven years that follow the survey base date.

2.4.11 Adequacy of land for housing was covered by Report of Examination Issue 15A. It was only in the Cumbernauld area that a shortfall in the amount of effective private sector housing land was identified.

Key diagram: housing sub market areas and housing land supply 2013 - preferred sites

Key diagrams are illustrative only.

Source: North Lanarkshire Council Housing Land Audit

*To view sites in detail go to **www.northlanarkshire.gov.uk/housing-land***

2 CONTEXT

2.4 Local Plan Matters: Land for housing

Cumbernauld sub-market area

2.4.12 The subject of addressing the shortfall of effective land for private sector housing in the Cumbernauld housing sub-market area was covered by Report of Examination Issue 5.2. The Reporters added 11 sites (1,071 houses). Five of these sites (956 houses) were tied to the need for developers and the Council to reach agreement on how to overcome primary school capacity constraints.

2.4.13 Reporters stated they had not entirely resolved the shortfall, because under examination rules they were only able to consider sites that had already been part of the local plan engagement process. The implication is that shortfall in land for housing in the Cumbernauld Housing Sub-Market Area would be an issue for the Local Development Plan to address.

South Wishaw Community Growth Area

2.4.14 The South Wishaw Community Growth Area was covered by Report of Examination Issue 15.5. The conclusion was that the area designated in the local plan was appropriate and preferable to alternative, isolated and independent sites.

2.4.15 The housing development capacity was reduced from 1,500 to 900. It was also recognised that the continuation of the South Wishaw Community Growth Area might have to be reviewed as part of the forthcoming strategic development plan and Local Development Plan, in the light of further information relating to development constraints.

Effectiveness of housing land sites

2.4.16 The Scottish Ministers letter, authorising the Local Plan's adoption, questioned the effectiveness of housing land sites. It stated:

"In areas, including the Motherwell Housing Sub-Market Area, there appears to be a strong reliance on large releases of questionable effectiveness.

As the Council moves forward to prepare its Local Development Plan, Scottish Ministers expect to see a rigorous assessment of the effectiveness of the existing land supply and a range of ambitious options explored with the aim of achieving a truly generous supply of genuinely effective housing land on a range of sites within each Housing Sub-Market Area."

2 CONTEXT

2.4 Local Plan Matters: Land for business and industry

Supply of land for business and industry

2.4.17 There was no specific Report of Examination Issue relating to the subject of land for business and industry development. The issue was, however, mentioned in 11 site-specific assessments of proposals in part 2 of the Report of Examination.

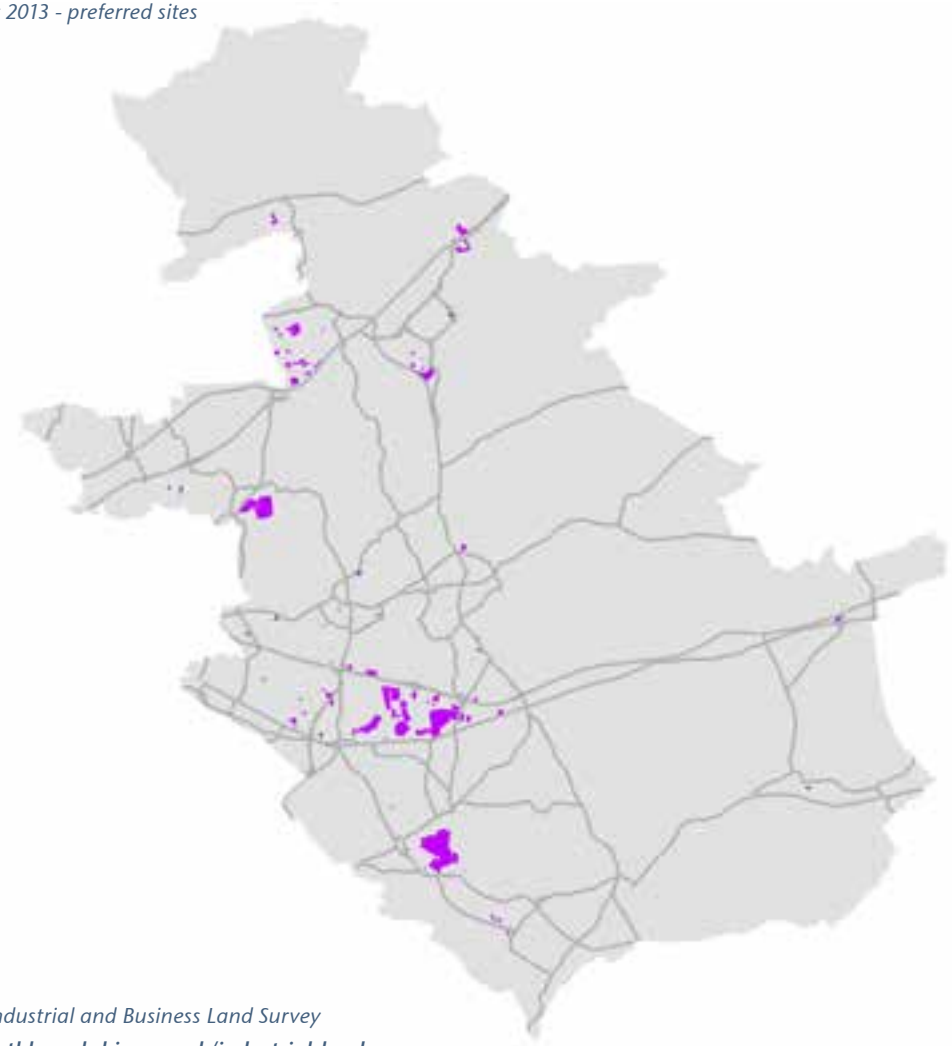
2.4.18 One Reporter referred to a *"surplus"*, a *"large surplus"* or *"a very extensive land supply for business and industry which is well in excess of likely requirement."*

2.4.19 A second Reporter stated that the *"amount of land allocated for industrial and business purposes in the finalised plan amounts to approximately 150 years of supply."*

2.4.20 A third Reporter stated that on the *"basis of the take-up of land in recent years, a 150 year supply is available."*

2.4.21 The reference to 150 year supply does not accord with the actual position. There is less than 20 years supply, as covered in paragraph 2.5.15 of this document.

Key diagram: industrial land supply 2013 - preferred sites



Key diagrams are illustrative only.

Source: North Lanarkshire Council Industrial and Business Land Survey

To view sites in detail go to ***www.northlanarkshire.gov.uk/industrial-land***

2 CONTEXT

2.5 Changing survey context

Introduction

2.5.1 Survey, in planning, refers to the collection of quantitative and qualitative information that helps to inform planning policy. The main changes in the survey context are summarised in this section of the report.

2.5.2 Two types of survey are important for this report. Firstly, there is the monitoring of changes in land supplies and other land use audits that are carried out on a regular basis. Secondly, there are the background reports that have been commissioned for this Local Development Plan process. This section summarises each of these in turn.

Monitoring

2.5.3 Monitoring surveys are usually carried out annually and focus on a number of key land-uses. They help to ensure that there is sufficient land available to meet needs and that our plans and policies reflect the most up-to-date land supply position. The main surveys are:

- The ***Land supply for housing survey*** is an audit that helps to ensure the necessary land supply is available to meet the identified housing land requirements.
- The ***Land supply for business and industry survey*** is a register of available business and industrial land in our area.
- The ***Vacant and derelict land survey*** is a local register of sites as part of the Scottish Vacant and Derelict Land Survey.
- The Retail Outlets Survey supports action on town centre regeneration. It identifies occupancy and uses in our town centres, local centres, and stand alone shops.

Background reports

2.5.4 The following background reports were commissioned as part of the response to the questions raised by the report of Examination and the Scottish Ministers Local Plan adoption letter and to understand the socio-economic prospects for North Lanarkshire:

- The Economic Outlook and Scenario for North Lanarkshire is a socio-economic analysis and 25-year economic forecast report by Oxford Economics.
- The ***South Wishaw Mini-Charrette*** reviewed housing site allocations in the South Wishaw area.
- The ***Places for Business and Industry Charrette*** explored the existing and future sites for business and industry.
- The Call for Sites background report contains an initial transport assessment and site sustainability and deliverability indication for each site submission.

2 CONTEXT

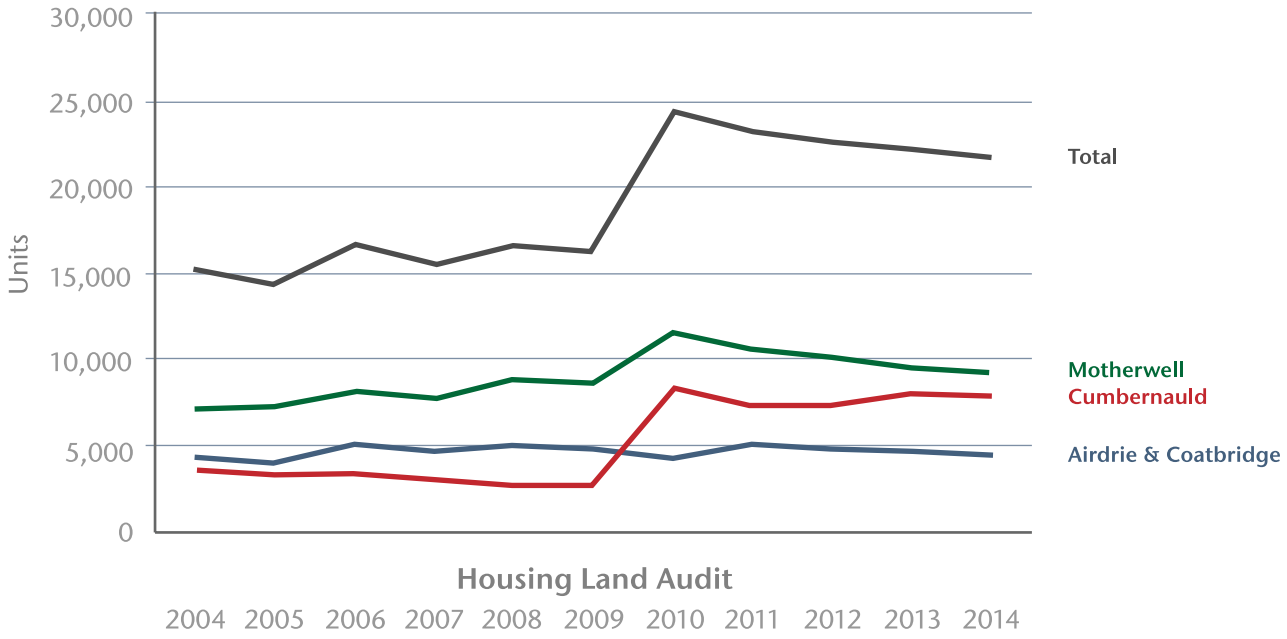
2.5 Changing survey context: Land supply for housing

Established housing land supply

2.5.5 The table opposite summarises the last 10 years of established land supply covering both the private and the social sectors. There were two distinct periods. In the five years from 2004 to 2008 the established housing land supply across all three housing sub-market areas in North Lanarkshire averaged around 15,600 potential housing units.

2.5.6 There was a significant increase to 24,222 between 2008 and 2009, when the finalised draft Local Plan introduced further short-term sites and medium-term Community Growth Areas. Since 2009 there has been a gradual 10% decrease from 24,222 to 21,791. Over the entire 10-year period established housing land has increased over 40%, from 15,086 to 21,791.

All Tenure Established Supply Totals by HMSA



Source: North Lanarkshire Council Housing Land Audit

2 CONTEXT

2.5 Changing survey context: Land supply for housing

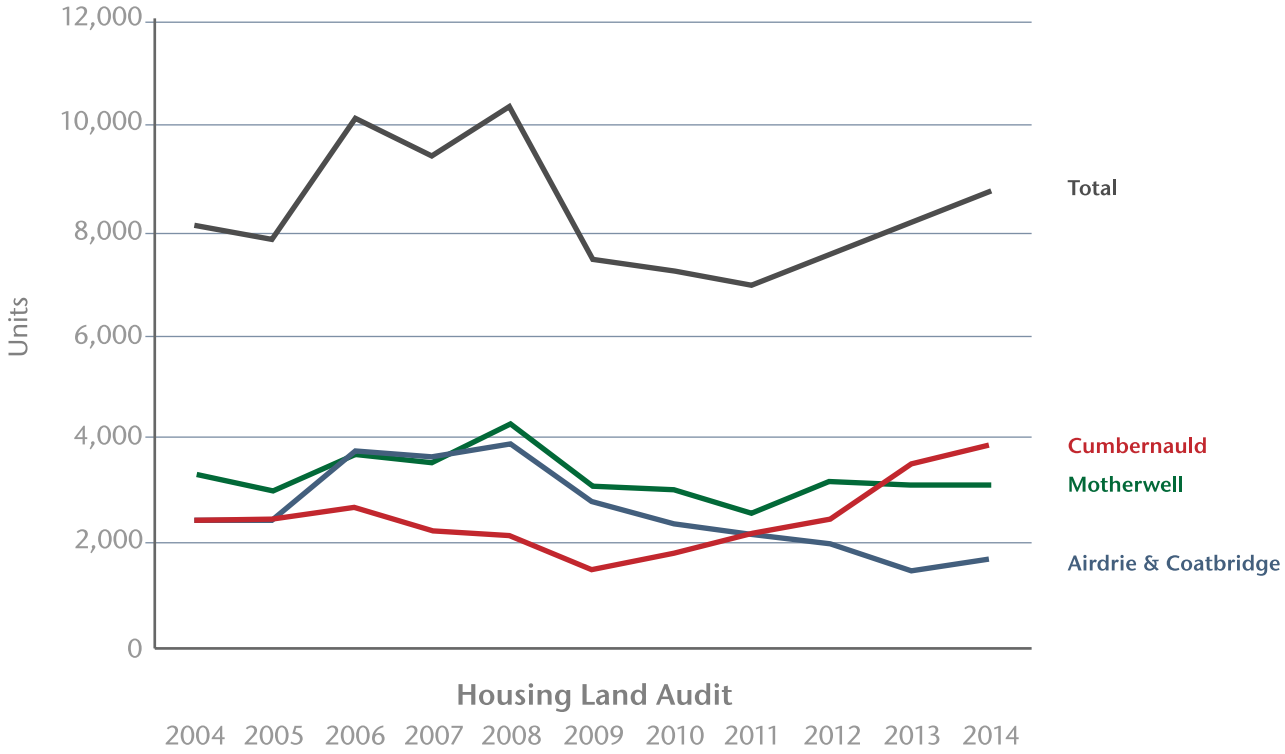
Effective housing land supply

2.5.7 The chart opposite summarises 10 years of effective land for the private and social sectors. Similar to established land, there were two distinct periods. In the five years from 2004 to 2008 the total effective housing land supply across all three housing sub-market areas in North Lanarkshire saw a gradual 29% increase from 8,061 to 10,455 potential housing units.

2.5.8 The financial crisis precipitated a 28% reduction between the draft and finalised versions of the 2008 land audit (from 10,455 to 7,504). In the case of the private sector the reduction was 32% from 9,879 to 6,722. After 2008 a low point of 6,999 units was reached in 2010. This was just under 90% of the original 2004 level and two thirds of the high-point draft 2008 position. There has since been a gradual 25% increase in effective supply between 2010 and 2013 to 8,727 units.

2.5.9 Whereas the established supply increased by over 40%, over the entire period the supply of effective housing land increased by 8% from 8,061 to 8,727.

All Tenure Effective Supply Totals by HMSA



Source: North Lanarkshire Industrial and Business Land Supply 2013

2 CONTEXT

2.5 Changing survey context: Land supply for business and industry

Business and industrial land sites

2.5.10 The table opposite shows the many categories of site identified as suitable for industrial development, as well as the number and extent of each. Sites are categorised based upon how easily or quickly they can be developed, taking into account their environmental quality, location and accessibility.

2.5.11 There are 125 sites covering 634 hectares. The total marketable and non-marketable supply amounts to 98 sites covering 393 hectares. Attractive, well-located and desirable sites are identified as marketable, while those that are less likely to be developed in the next few years or reserved for a specific use or user are regarded as non-marketable.

North Lanarkshire Business and Industrial Land Supply 2013

Individual Category	Group	Sites	Hectares
Marketable	Marketable Supply	40	158
Potential marketable		18	181
Remain in industry	Non-Marketable Supply	38	46
Reserved		2	8
Review to other use	Review Sites	13	47
Review to housing potential		1	1
Specialised site	Other	5	189
Land in use / no physical development		8	4
Total		125	634
Marketable supply		58	339
Non-marketable supply		40	54
Total marketable and non-marketable supply		98	393

Source: North Lanarkshire Council Industrial Land Audit

2 CONTEXT

2.5 Changing survey context: Land supply for business and industry

Business and industrial land take-up

2.5.12 The table opposite shows that the land supply continues to deliver a significant amount of sites and land for business and industrial development.

2.5.13 In the last two years, of the 26 sites (33 hectares) that have been developed, 20 sites (29 hectares) were developed for business or industry and six sites (4 hectares) for non-industrial uses, such as a radar station and recycling centre.

2.5.14 The table opposite lists the take-up of business and industrial land over the last five years in each of the constituent Council areas in the city region. Those figures are doubled to indicate the 10-year demand. The final column indicates how many years of supply are available in each area on the basis of a 10-year demand.

2.5.15 North Lanarkshire is one of only three areas in the city region where supply is less than 20 years, based on demand. North Lanarkshire provided 45% of all industrial land developed in the city region over the five-year period, almost double that of South Lanarkshire and over four times that of Glasgow, the next two most important areas.

Take up of business and industrial land

Take up by Category	2012		2013	
	Sites	Hectares	Sites	Hectares
Business or Industry	11	18	9	11
Non-Industrial Purposes	5	4	1	less than 1

Source: North Lanarkshire Industrial and Business Land Supply

Take-up from 2009 to 2013 by local authority and years of supply relative to demand

Constituent Council	take-up 2009-2013	10 years demand	years of supply
East Dunbartonshire	1.70	3.40	over 20
East Renfrewshire	0.46	0.92	over 20
Glasgow City	20.85	41.70	over 20
Inverclyde	2.18	4.36	over 20
North Lanarkshire	87.19	174.38	19
Renfrewshire	11.06	22.12	over 20
South Lanarkshire	45.88	91.76	15
West Dunbartonshire	19.54	39.08	9
Glasgow and the Clyde Valley city region total	**188.86**	**377.72**	**24**

Source: Clydeplan Annual Monitoring Data

return to contents page

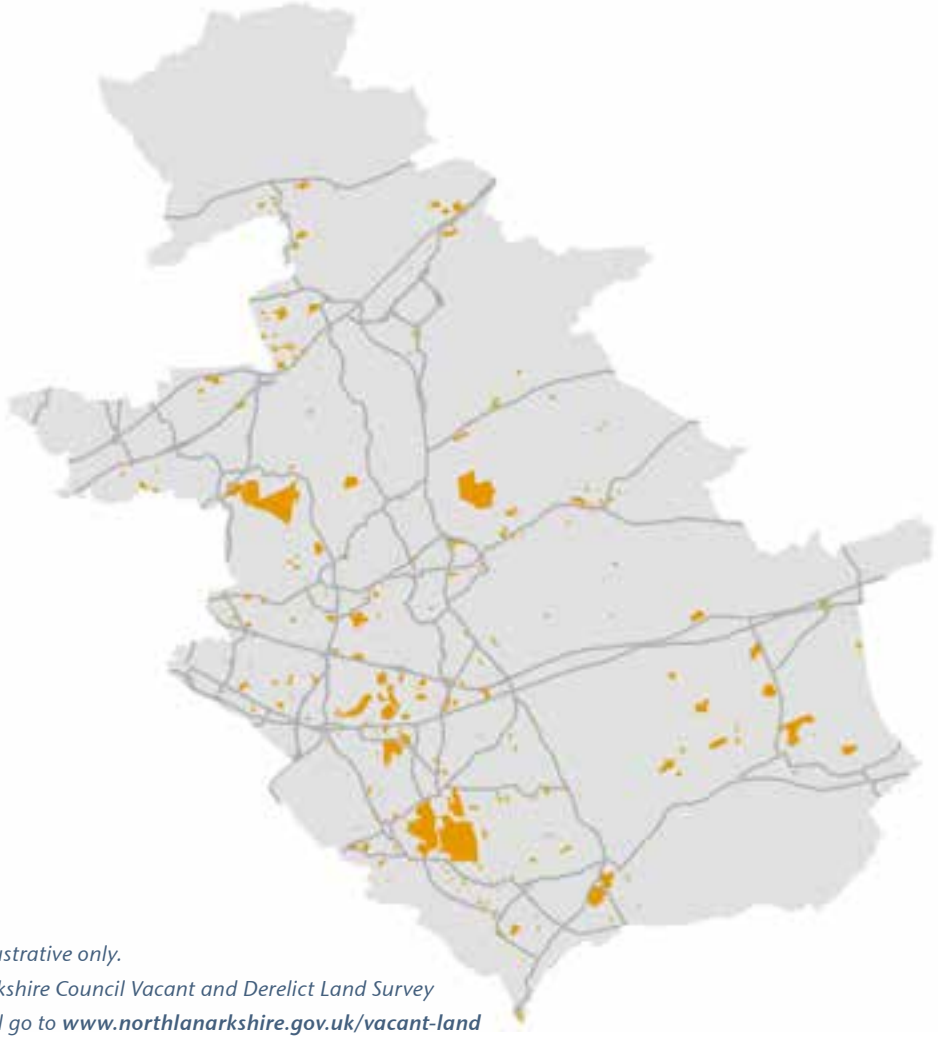
2 CONTEXT

2.5 Changing survey context: Vacant and derelict land

Register of vacant and derelict land

2.5.16 Sites are added to, and removed from, the register of vacant and derelict land each year. Much of this change is through sites being targeted for remediation to realise their economic potential, in particular in relation to employment generation. Sites can also come on to the register as a result of their former use becoming redundant, for example in the case of the programme of replacing schools.

Key diagram: vacant and derelict land survey 2013



Key diagrams are illustrative only.

Source: North Lanarkshire Council Vacant and Derelict Land Survey

*To view sites in detail go to **www.northlanarkshire.gov.uk/vacant-land***

2 CONTEXT

2.5 Changing survey context: Vacant and derelict land

Register of vacant and derelict land

2.5.17 The table opposite shows the aggregate changes to vacant and derelict land over the last 10 years. In 2013 the overall amount in hectares of vacant and derelict land was virtually the same (99%) as it had been in 2004.

2.5.18 The number of vacant and derelict sites increased by one fifth. This indicates that although there is annual fluctuation in the number of sites being removed from and added to the register, the trend is for an increasing number of smaller sites.

2.5.19 The number of vacant sites fell by over 40% over the period, and by over 50% in terms of hectares. Over the same period, the number of derelict sites increased by 75%, and by 20% in terms of hectares.

2.5.20 The overall amount of vacant and derelict land has remained fairly constant, whilst the concentration of dereliction has increased.

Change in vacant and derelict land 2004 to 2013

YEAR	Vacant		Derelict		Total	
	Hectares	Sites	Hectares	Sites	Hectares	Sites
2004	376	183	945	209	1321	392
2005	373	182	945	204	1317	384
2006	343	172	987	217	1330	389
2007	345	177	1055	232	1400	408
2008	337	185	1064	258	1402	443
2009	356	222	1123	267	1479	489
2010	338	224	1103	256	1441	480
2011	293	200	1147	277	1440	477
2012	247	153	1142	314	1389	467
2013	179	106	1132	366	1310	472
2013 as a percentage of 2004	**47**	**58**	**120**	**175**	**99**	**120**

North Lanarkshire Vacant and Derelict Land Survey

2 CONTEXT

2.5 Changing survey context: Retail outlets survey

Retail outlets survey changes from 2008 to 2013

	Convenience retail		Comparison retail		Service		Vacant		Total	
	units	square metres	units	square metres	units	square metres	units	square metres	units	square metres
Town Centres	-56	-2,287	24	14,560	82	25,693	-59	-21,498	46	90,920
Outside Town Centres	-2	13,952	80	36,760	209	55,839	1	4,778	645	400,825
Total	**-58**	**11,665**	**104**	**51,320**	**291**	**81,532**	**-58**	**-16,720**	**691**	**491,725**

Source: North Lanarkshire Retail Outlets Survey 2013

Centres

2.5.21 The table above shows changes in retail outlets in the 5 years to 2013. Convenience refers to goods such as food, drinks and newspapers that shoppers will tend to buy at their nearest outlet. Comparison refers to other goods such as clothes and appliances that shoppers will tend to compare prices between outlets before purchasing. Service refers to services to the public such as hairdressers and solicitors.

2.5.22 Units and floorspace for convenience retail in town centres have decreased. The number of units and the amount of floorspace for comparison and service has increased across town centres and outside town centres. Vacancy has come down in terms of units and floorspace across town centres.

2.5.23 The significant increases in the number of units and floorspace outside town centres partly reflects the development of non-town centre supermarkets. Most of the increase, however, reflects the more accurate recording of floorspace outside town centres.

2 CONTEXT

2.5 Changing survey context: Retail outlets survey

Town centres 2013 (all town centre uses including retail, service, leisure and community uses)

Town Centre	units	square metres
Airdrie	433	101,026
Bellshill	155	46,110
Coatbridge	320	103,161
Cumbernauld	273	143,610
Kilsyth	86	10,704
Motherwell	399	120,283
Wishaw	319	63,236

Source: North Lanarkshire Retail Outlets Survey 2013

2.5.24 The table above illustrates the range in size of centres within the existing North Lanarkshire town centre network from 10,000 square metres to over 140,000 square metres.The table below demonstrates that town centres account for around half of the total number of units and floorspace in the entire centre network. Over one fifth of all outlets are distributed across the local and neighbourhood centres.

Town Centre	units	square metres
Town	1,985	588,130
Commercial	73	139,014
Local/neighbourhood	1,074	176,152
Stand Alone	919	366,928
Total	4,051	1,270,224

Source: North Lanarkshire Retail Outlets Survey 2013

Key diagram: town centre network - preferred sites

Key diagrams are illustrative only.

*To view sites in detail go to **maps.northlanarkshire.gov.uk/LocalViewExt/Sites/retailcentres***

2 CONTEXT

2.5 Changing survey context: Economic outlook and scenario

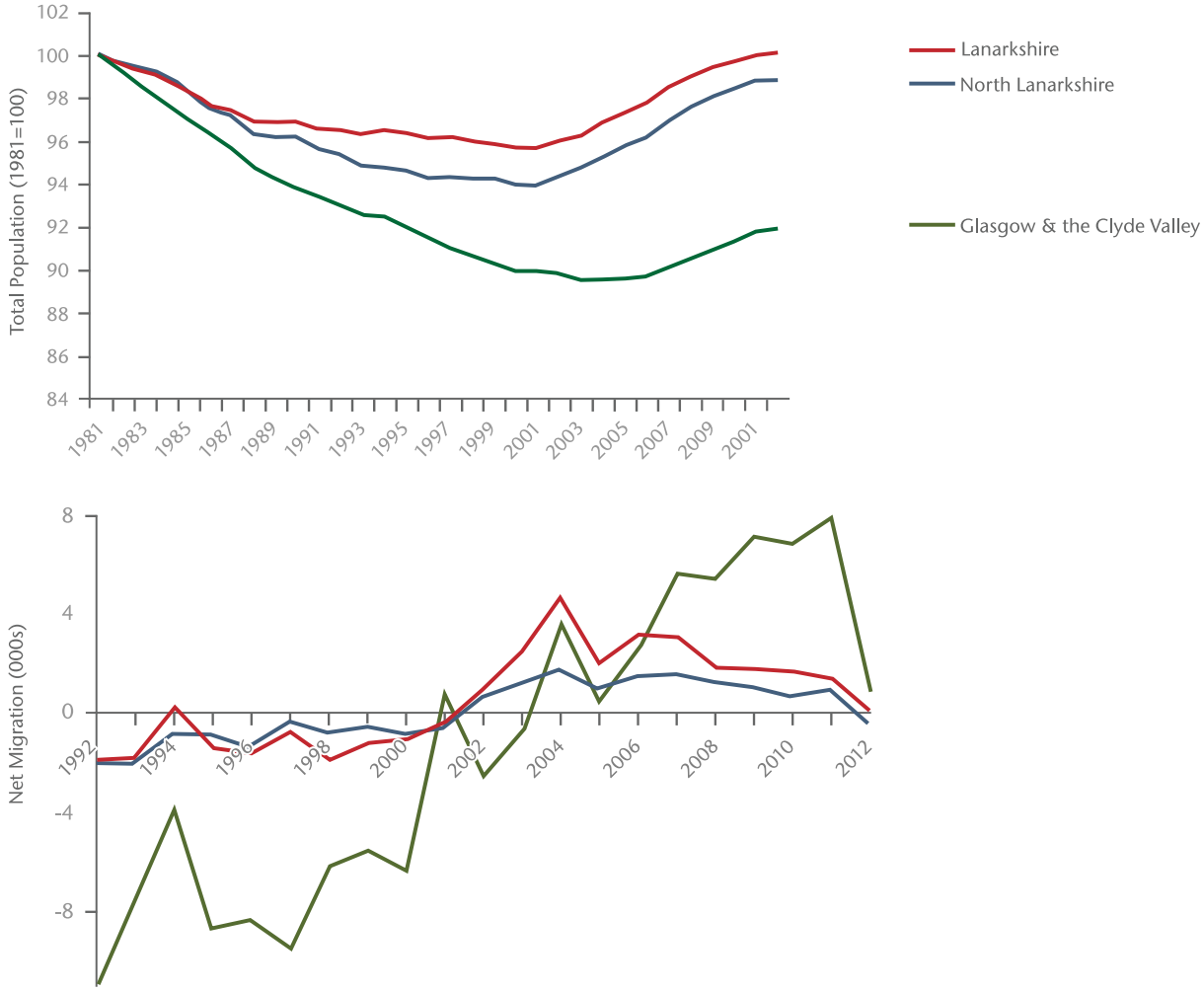
Oxford Economics background paper

2.5.25 Oxford Economics provides economic forecasts for the Glasgow and the Clyde Valley city region and their implications for the Strategic Development Plan. In an extension to that work, there is an economic profile and forecast for North Lanarkshire.

2.5.26 The background report considers the current economic structure and baseline economic outlook for recovery from recession. It then considers an alternative scenario economic outlook if assumptions about key influences on the North Lanarkshire economy were changed. Under that scenario the high-tech manufacturing, agriculture, leisure and cultural sectors would be boosted.

Population and migration

2.5.27 In 2012, North Lanarkshire's population was approximately 340,000. The tables opposite show that this represents a 30-year recovery to approximately the level it was in 1981, largely based on in-migration since 2000.



Source: Oxford Economics Economic Outlook and Scenario 2013-2038

2 CONTEXT

2.5 Changing survey context: Economic outlook and scenario

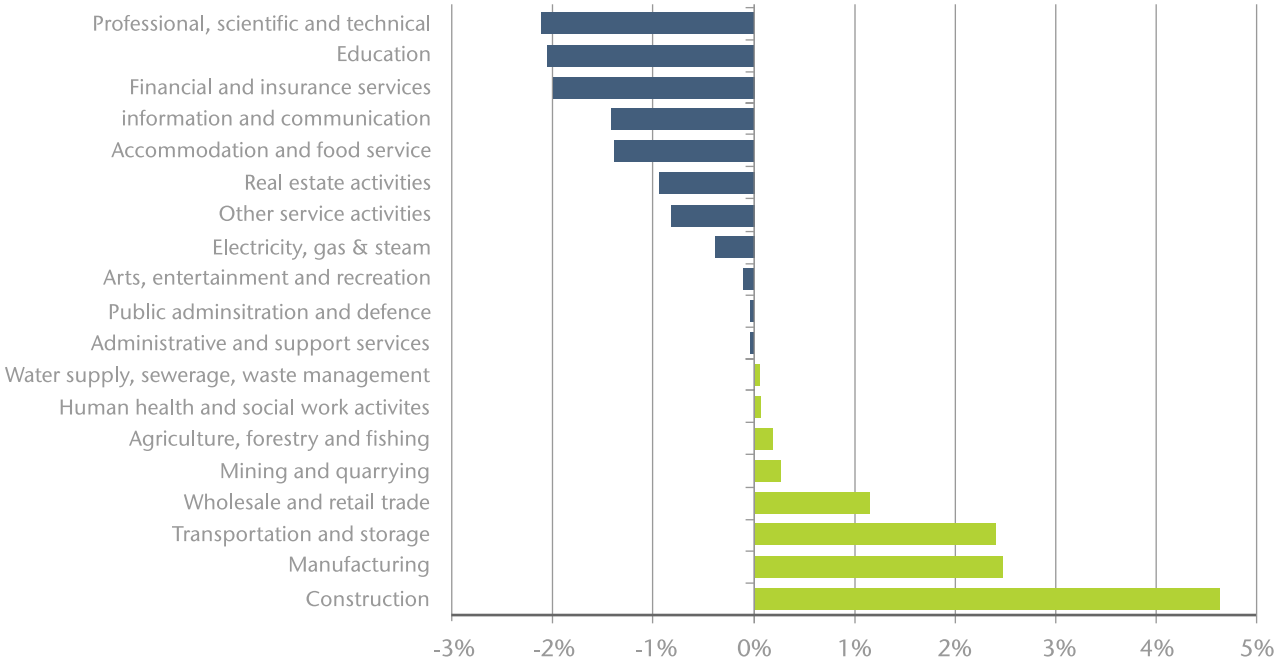
Employment structure

2.5.28 North Lanarkshire's employment level of 133,000 in 2012 accounted for 15% of the city region's total. The most significant sectors, accounting for nearly two thirds of employment, are:

- **16%** health and social care
- **16%** wholesale and retail
- **11%** construction
- **10%** administrative / support services
- **10%** manufacturing

2.5.29 The chart opposite shows employment concentration in sectors, relative to the city region as a whole. Transportation, manufacturing and construction are relatively well represented, with less concentration in the professional, scientific and technical, education, and financial services sectors.

North Lanarkshire employment structure relative to the city region



Source: Oxford Economics Economic Outlook and Scenario 2013-2038

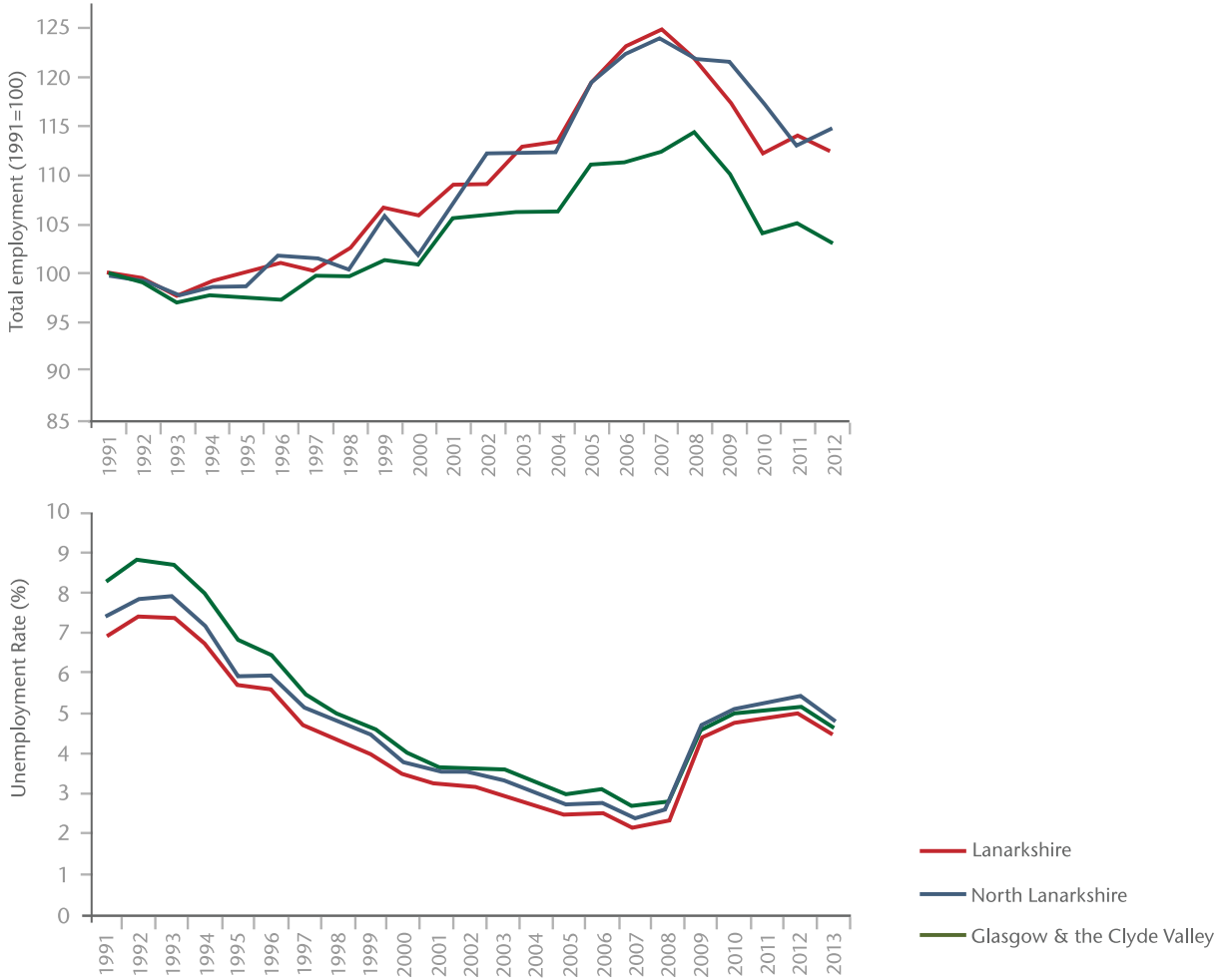
2 CONTEXT

2.5 Changing survey context: Economic outlook and scenario

Employment and unemployment change

2.5.30 The chart opposite shows the change in employment, relative to Lanarkshire as a whole and to the entire city region, over 20 years, from a base date of 1991. North Lanarkshire's average annual growth rate of 0.6% is much higher than that of the city region's 0.1% per year. This was underpinned by pre-recession expansion in health, social care and administrative support, and relatively modest manufacturing decline post-recession.

2.5.31 The chart opposite shows that, consistent with employment rises, unemployment fell steadily to a pre-recession low of 2.4% in 2007. It has since risen to 4.8% in 2013 and, although twice as high as in 2007, is still three percentage points below the 1993 peak of 7.9%.



Source: : Oxford Economics Economic Outlook and Scenario 2013-2038

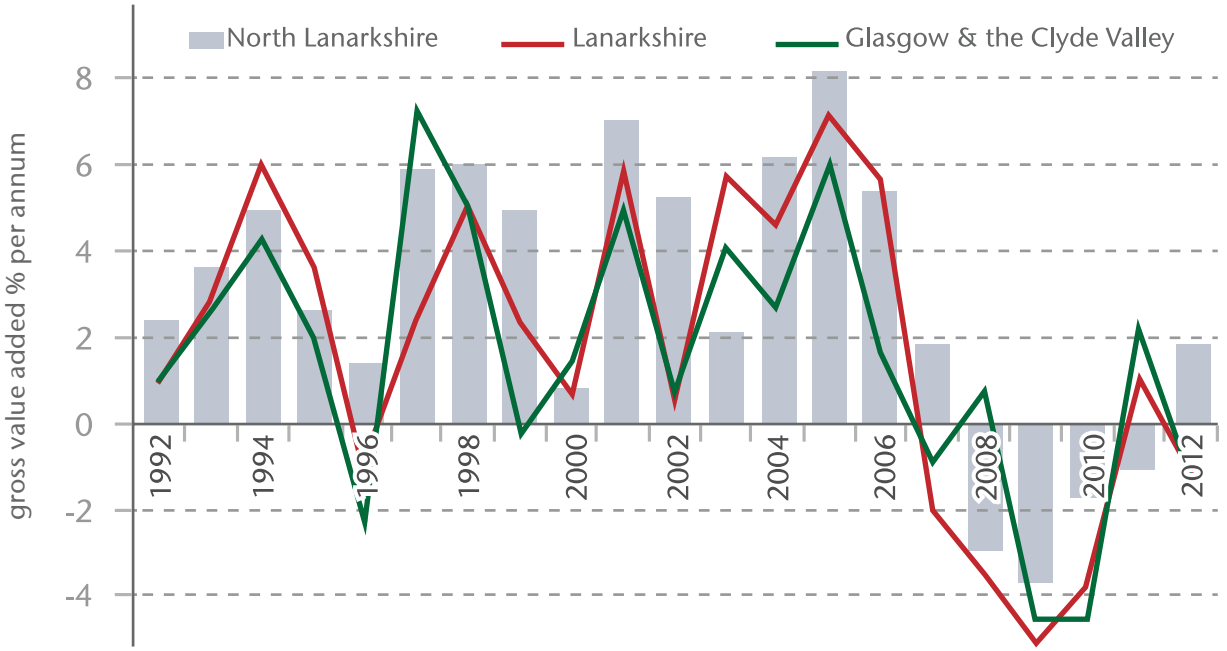
2 CONTEXT

2.5 Changing survey context: Economic outlook and scenario

Economic output change

2.5.32 The figure opposite shows annual economic growth, measured as gross value added, in North Lanarkshire relative to Lanarkshire and to the city region over 20 years. Pre-recession, growth in North Lanarkshire rose at an average rate of 3.8% per annum. This was stronger than the performance of Lanarkshire, which posted average annual growth of 2.7%, and ahead of the city region's 2.4%.

2.5.33 Since 2008, output (at 2010 prices) in North Lanarkshire has dropped from £5,110m to £4,873m. That is an average annual decline in output of 1.2%. The annual average contraction has been more severe in both Lanarkshire (2.3%) and the city region (2.1%).



Source: Oxford Economics Economic Outlook and Scenario 2013-2038

2 CONTEXT

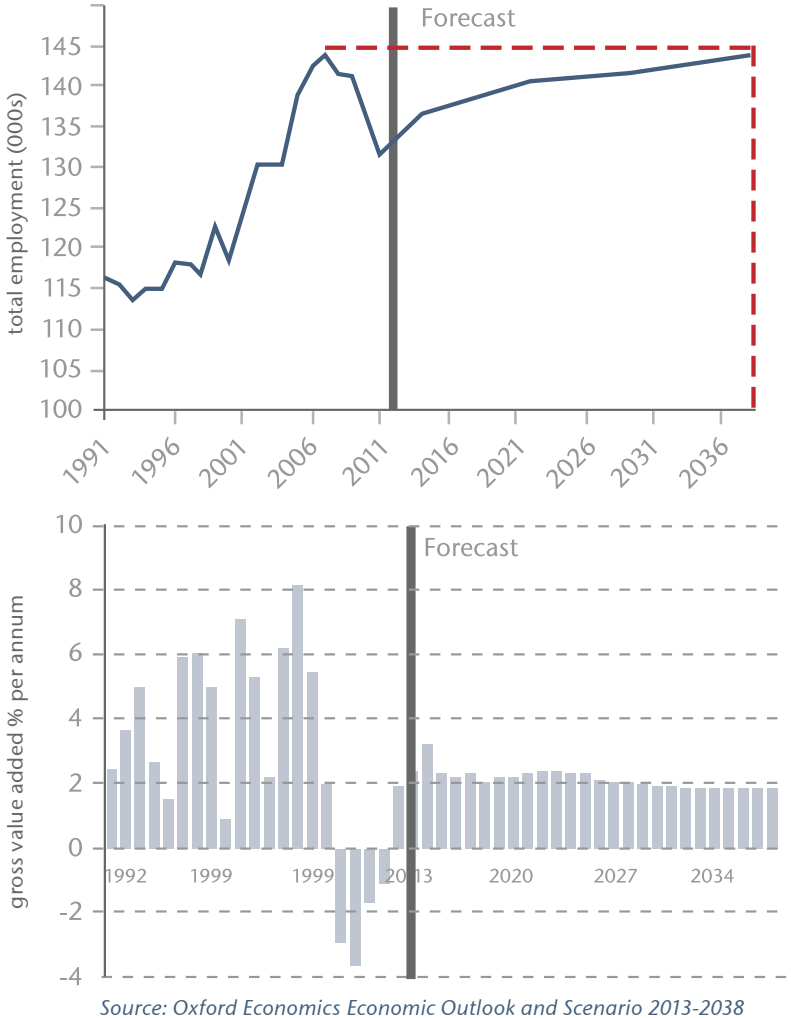
2.5 Changing survey context: Economic outlook and scenario

Employment and output outlook

2.5.34 The chart opposite shows that, over the long term to 2038, forecast average annual employment growth in North Lanarkshire of 0.3% means it is likely that employment will almost reach its pre-recession peak of 144,000.

2.5.35 In the medium term to 2023, employment is forecast to rise by 6,000 net. Between them, construction and administrative and support services are forecast to add 5,500 jobs. Broader based growth, across a range of sectors, would spread the risk of relying so heavily on key sectors for job creation.

2.5.36 The output chart opposite shows annual average gross value added growth in North Lanarkshire is forecast to be 2.3% to 2023, before slowing to 1.9% to 2038.



Source: Oxford Economics Economic Outlook and Scenario 2013-2038

2 CONTEXT

2.5 Changing survey context: Economic outlook and scenario

Population outlook

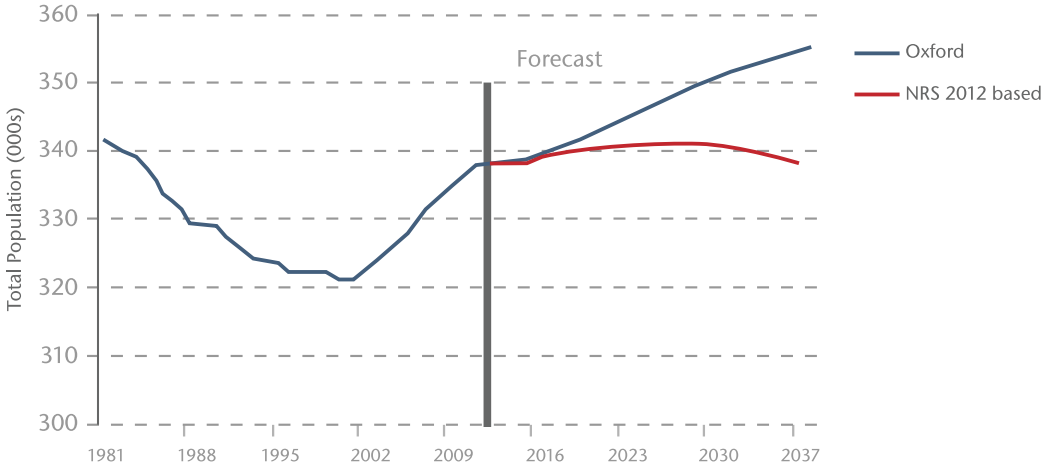
2.5.37 The population projection chart opposite contrasts Oxford Economics' economically-driven forecast with the lower National Registrars of Scotland projection.

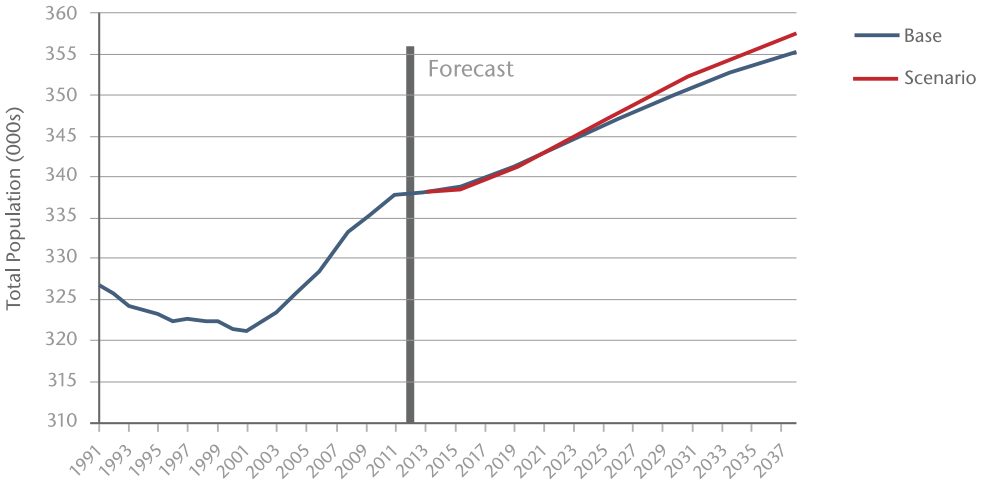
2.5.38 Oxford Economics forecasts North Lanarkshire population to rise from 338,000 in 2013 to 344,000 in 2023, before reaching 355,000 by 2038. That represents an average annual growth rate of 0.2%.

"Alternate scenario" population outlook

2.5.39 The "alternate scenario" chart opposite assumes the UK, Scotland and North Lanarkshire economies could re-balance away from their most concentrated sectors. The re-balanced economy scenario boosts the high-tech manufacturing, agriculture, leisure and cultural sectors.

2.5.40 The "alternate scenario's" impact over the longer-term is for migration to meet the extra employment demand, increasing population by an additional 2,300.





Source: Oxford Economics Economic Outlook and Scenario 2013-2038

2 CONTEXT

2.5 Changing survey context: South Wishaw mini-charrette

Charrette process

2.5.41 A charrette is an interactive design workshop. In March 2014 a mini charrette involving community representatives, land owners and developers reviewed the effectiveness of housing land in theSouth Wishaw area. It:

- identified genuinely effective housing sites criteria
- reviewed housing site allocations
- identified types of sites according to the likelihood of them being developed in the short-term, and their suitability in terms of sustainability or design
- considered the characteristics of other potential sites
- considered appropriate types of development for sites currently allocated in the Local Plan, and other potential sites
- developed spatial strategy options for housing development

2.5.42 Development scenarios covered Community Growth Area potential, *"urban windfall"*, dispersed sites outwith Wishaw and development clusters within woodland.

Conclusions

2.5.43 The output was an emerging spatial strategy diagram that, in contrast to the Community Growth Area, suggests reinforcing the existing settlements. It supports enhancing the landscape setting, with a network of green infrastructure across the area.

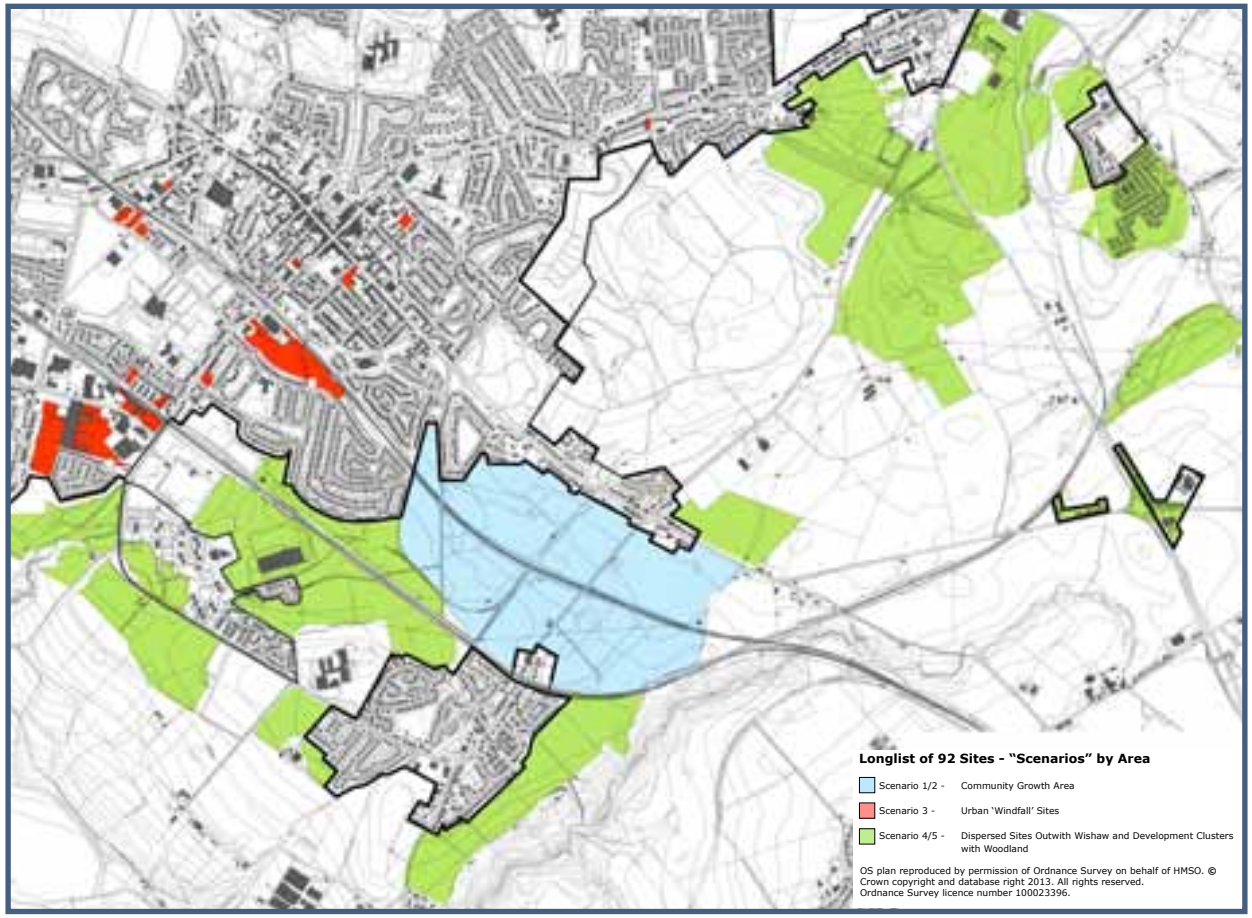
2.5.44 In terms of sites to fit such a spatial strategy for South Wishaw, there would need to be a diversity and choice of types (town centre and edge of settlement) of site that are flexible enough to cope with different sequences of events.

2.5.45 The charrette recommended establishing a flexible, long-term *"transformational framework"* involving a mix of different site types, in different locations, with improved infrastructure and green networks. This would be part of a longer term *"housing market-making"* initiative.

2 CONTEXT

2.5 Changing survey context: South Wishaw mini-charrette

Emerging spatial strategy - preferred sites



Source: Austin-Smith:Lord /Douglas Wheeler Associates South Wishaw Charrette

For further information go to ***www.northlanarkshire.gov.uk/27111***

2 CONTEXT

2.5 Changing survey context: Places for business and industry charrette

Charrette process

2.5.46 A charrette normally has a design focus on a single neighbourhood or community. The places for business and industry charrette involving URS, Rettie & Co and Nick Wright Planning looked at a new policy framework for business and industry across North Lanarkshire.

2.5.47 It is important that locations for business are competitive and able to meet market needs. The charrette reviewed industrial land and locations, planning policies and related initiatives to make the most of investment in jobs and sustainable economic growth.

2.5.48 The collaborative approach involved the Council, its Community Plan partners and the business community. Stages involved:

- identifying issues and opportunities
- designing better places using typologies of area representing typical locations
- carrying out a market appraisal of demand conditions

Market conclusions

2.5.49 The appraisal built on the economic analysis already undertaken by Oxford Economics. Headlines from that are modest population growth and, following decline from 2007, some employment growth over the long-term to 2030.

2.5.50 There is a link between population and employment levels and the demand for business space. Employment demand grows as the economy recovers. Business space *"expansion demand"* is, however, likely to be limited, because the next decade will only see employment approaching pre-recession levels.

2.5.51 The population and employment driven demand for business space expansion is unlikely to be enough to justify existing allocations. Large sites, particularly those allocated for offices but not yet developed, should be considered for other uses or changed to create better places. There is a threat to the long term future viability of many locations unless a better sense of placemaking can be achieved.

Potential spatial network

2.5.52 The charrette derived a matrix of placemaking principles for business and industrial locations and future development opportunities. It can be used to help identify:

- areas of no change where there should be a continuing focus on business and industry
- areas of potential change where it may be appropriate to combine business and industry with other uses.

2.5.53 When applied to a selection of locations, the site assessment matrix identified the potential spatial network of business and industrial locations opposite.

2 CONTEXT

2.5 Changing survey context: Places for business and industry charrette

Large scale business/industrial locations which should continue to be supported

1 Westfield and M73/M80 junction
2 Gartsherrie/Kilgarth (longer term)
3 Strathclyde Business Park/Righead/Bellshill and proposed M8/A725 junction
4 Mossend/Eurocentral/Newhouse axis
5 Biocity

Planned industrial estates for investment and continued support

A Blairlinn/Lenziemill Industrial Estate, Cumbernauld
B Greenhill Industrial Estate, Coatbridge
C Caldeen Road, Whifflet
D Brownsburn, Airdrie
E Chapelhall Industrial Estate, Chapelhall
F Flemington Industrial Estate, Motherwell
G Netherton Industrial Estate, Wishaw
H Foundry Road, Shotts

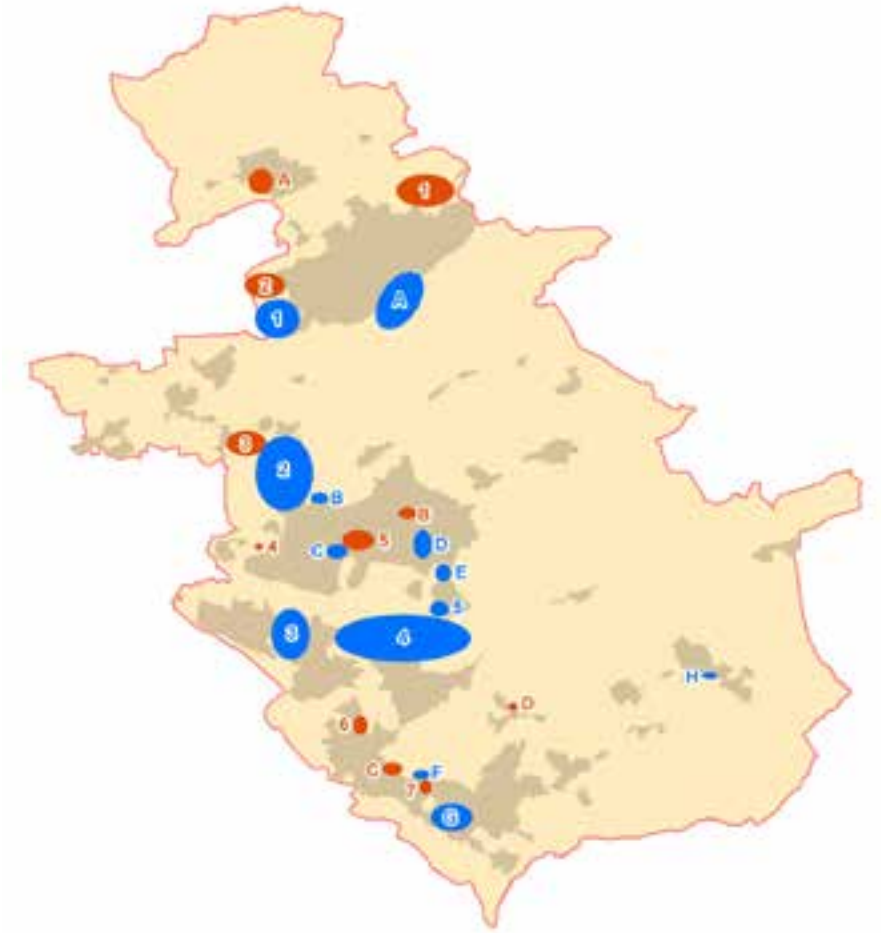
Areas which could be re-conceived as mixed use neighbourhoods (including housing)

1 Wardpark North
2 Orchardton
3 Gartcosh
4 Drumpellier
5 Coatdyke
6 Braidhurst, Motherwell
7 Etna, Craigneuk

Informal/unplanned commercial areas outwith town centres which could be re-conceived as appropriate for most non-residential uses

A Garrell Road, Kilsyth
B Central Park, Airdrie
C Orbiston Street, Motherwell
D Foundry Road, Cleland

Key diagram - potential spatial network of business and industrial locations - preferred sites



Source: URS/Rettie & Co/Nick Wright Planning Places for Business and Industry Charrette

*For further information go to **www.northlanarkshire.gov.uk/businessplaces***

return to contents page

2 CONTEXT

2.6 Changing policy context

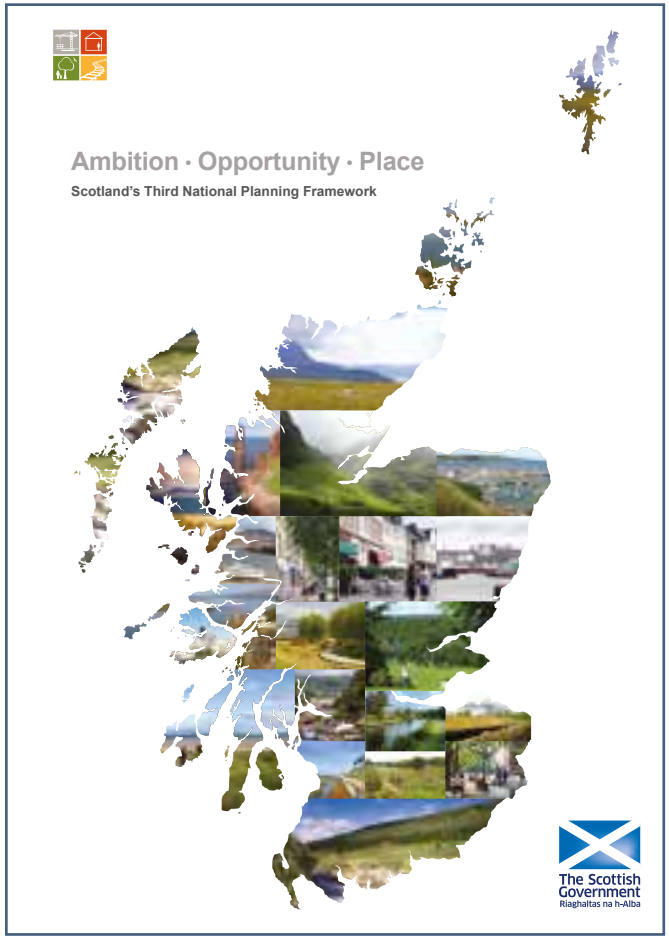
Introduction

2.6.1 In the two years since North Lanarkshire Local Plan was adopted, the main planning framework policy documents have been updated.

2.6.2 In June 2014, the Scottish Government published final versions of its two key planning documents, the third National Planning Framework and Scottish Planning Policy.

2.6.3 Progress has also been made in updating the regional component of the Development Plan for North Lanarkshire, with Clydeplan, a second Strategic Development Plan for the Glasgow and the Clyde Valley city region.

2.6.4 This section looks at the most significant aspects of this changing policy context for the Local Development Plan.



2 CONTEXT

2.6 Changing policy context

Purpose

2.6.5 The third Scottish National Planning Framework sets the context for development planning in Scotland and is a framework for spatial development.

2.6.6 It states that the Scottish Government's central purpose is to create a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.

Approach

2.6.7 In creating a more successful country, the strategy aims to share benefits of growth by encouraging economic activity and investment across all of Scotland's communities. Activity and investment has to be in tandem with protecting natural and cultural assets.

2.6.8 The National Planning Framework sets out the Scottish Government's long-term development priorities over the next 20 to 30 years. It is a spatial approach that supports growth in priority sectors and locations. In terms of sectors, the focus is on:

- natural and cultural assets that underpin tourism
- food and drink
- emerging growth sectors including life sciences and creative industries
- established strengths in financial services and higher education
- existing infrastructure in the transport, energy and industrial sectors, including energy and transport opportunities arising from the transition to a low carbon economy

Confirming national developments

2.6.9 The place-based approach identifies 14 national developments across Scotland in support of the following four part strategy:

- successful, sustainable place
- low carbon place
- natural, resilient place
- connected place

2.6.10 Redevelopment of Ravenscraig now has national priority status. It is one of only two national developments identified under the successful, sustainable place aspect of the strategy.

2.6.11 Ravenscraig is still one of the largest areas of vacant and derelict land in Europe. Redevelopment for a range of uses is intended to make Ravenscraig a sustainable settlement in its own right, whilst creating opportunitie

2 CONTEXT

2.6 Changing policy context: Scottish Planning Policy

Purpose and approach

2.6.12 Scottish Planning Policy focuses on plan-making, planning decisions and development design. It shares the four key planning outcomes with the third National Planning Framework. There are two Principal Policies intended to reinforce the core values of planning:

- sustainability
- placemaking

2.6.13 There are various Subject Policies set around the four key planning outcomes.

Sustainable Place Policy
town centres - rural development- business and employment - new homes - historic environment

Low Carbon Place Policy
heat and electricity - waste

Natural, Resilient Place Policy
natural environment - green infrastructure extraction of resources - aquaculture - flood risk and drainage

Connected Place Policy
sustainable transport and active travel - digital connectivity

Significance of Principal Policies

2.6.14 Scottish Planning Policy introduces a presumption in favour of development contributing to sustainable development. The idea is to achieve the right development in the right place; but not at any cost. Where development plan policies are out of date, the presumption in favour of sustainable developments is a significant material consideration in dealing with applications for planning permission.

2.6.15 It also looks for planning to create high quality places through a design-led approach. It means that in addition to directing the right development to the right place, development should also be designed to a high quality and demonstrate the six qualities of successful places:

- distinctive
- safe and pleasant
- welcoming
- adaptable
- resource efficient
- easy to move around and beyond

Town centres and retail subject policy

2.6.16 There is currently a sequential approach to assessing sites for retail and leisure. The impetus continues for strategies to improve the vitality and viability of town centres, with the addition of a *"town centres first"* policy. This extends the sequential approach to other footfall generators such as office and community uses.

Housing subject policy

2.6.17 Strategic development plans set out the housing supply target and the housing land requirement for each functional housing market area. Local Development Plans need to meet the housing land requirement up to year 12 from the expected year of plan approval, making sure that the requirement for each housing market area is met in full. Local Development Plans in city regions should allocate a range of sites to meet the housing land requirement of the Strategic Development Plan up to year 10 from the expected year of adoption.

2.6.18 The housing supply target figure should be increased by 10-20% to establish the housing land requirement. This ensures a generous supply of land for housing.

2 CONTEXT

2.6 Changing policy context: Clydeplan

Strategic Development Plan

2.6.19 Clydeplan comprises the eight local authorities of the Glasgow and the Clyde Valley city region. Its role is to maintain a Strategic Development Plan for the area.

Strategic Development Plan update

2.6.20 The Strategic Development Plan is being updated, with the Proposed Plan due to be sent for approval in May 2016.

2.6.21 The Local Development Plan does not wait for that process to finish. For example, the Strategic Development Plan's Strategy Support Measure 10, dealing with housing development, states that land supply should be updated in light of changing circumstances.

Updated housing needs

2.6.22 The latest Housing Needs and Demand Assessment process has calculated the housing position for the Strategic Development Plan update. The figures for North Lanarkshire are presented in the table opposite.

2.6.23 The five stages to calculating housing land requirement over a 17-year period from 2012 to 2029 are explained opposite.

2 CONTEXT

2.6 Changing policy context: Clydeplan

Housing land requirement 2012 to 2029

Stage		Private Housing Sub Market Area			Private	Social	Total
		Airdrie/Coatbridge	Cumbernauld	Motherwell			
1	Housing estimate	3,255	2,325	3,720	9,300	5,469	**14,769**
2	Adjusted estimate	4,390	3,136	5,017	12,542	5,469	**18,011**
3	Annual estimate	258	184	295	738	322	**1,059**
4	Annual target	294	210	336	839	220	**1,059**
5	**Annual requirement**	323	231	369	923	220	**1,143**

1 Housing estimate

Private and social housing components are derived from the Housing Need and Demand Assessment toolkit. The private sector is split over the three housing sub market areas.

2 Adjusted housing estimate

This stage factors in the element of mobile demand across the conurbation that North Lanarkshire satisfies. The effect is to increase the private sector by 22% (3,242). The social element remains the same because there is no mobile demand element to account for.

3 Adjusted annual housing estimate

This stage divides the total by 17 to give an annual figure over the period

4 Annual housing supply target

To reflect the Strategic Housing Investment Plan's realistic level of annual funding, the social component of the annual estimate is adjusted from 322 to 220. The difference of 102 is added to the private component to maintain the overall annual target total of 1,059.

5 Annual housing land requirement

Finally, 10% generosity is added to the private component to reach the annual housing land requirement.

2 CONTEXT

2.6 Changing policy context: Glasgow Clyde Valley City Deal

City Deal

2.6.24 City deal is a regeneration initiative intended to boost economic growth and job creation in regional economies.

Glasgow Clyde Valley City Deal

2.6.25 The Glasgow Clyde Valley City Deal is a three-way agreement between the UK Government, Scottish Government and the Glasgow and the Clyde Valley city region local authorities.

2.6.26 There are three strands to the Glasgow Clyde Valley City Deal:

- Infrastructure Investment Fund
- Labour Market Schemes
- Business Innovation and Growth

Infrastructure Investment Fund

2.6.27 The Infrastructure Investment Fund involves £500m from the UK Government, matched by £500m from the Scottish Government. A further £130m is to be met by the city region local authorities (excluding East Dunbartonshire Council). The fund is to provide capital infrastructure projects over 20 years.

North Lanarkshire infrastructure projects

2.6.28 There are three core North Lanarkshire projects within the Infrastructure Fund:

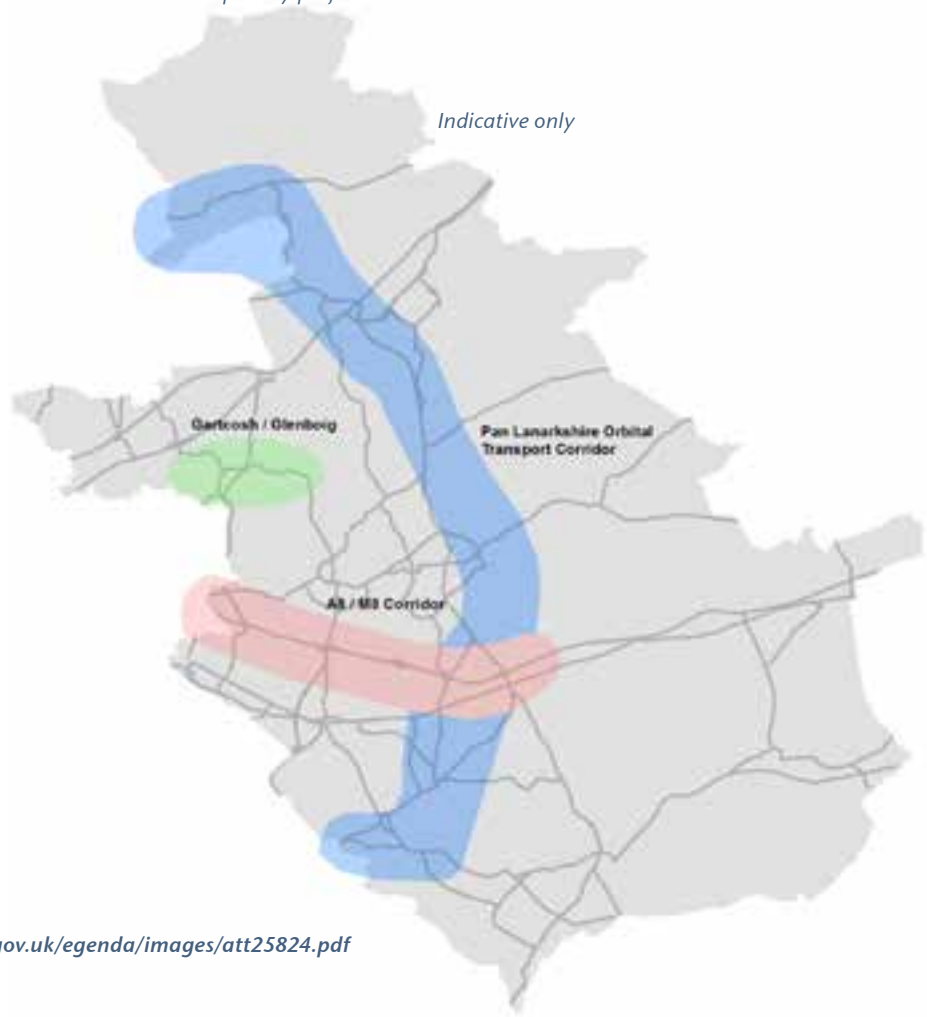
- A8/M8 Corridor Access Improvements to support business locations within the transport corridor and within Eurocentral
- Gartcosh/Glenboig Community Growth Area strategic road and park and ride investment to support the growth area and adjacent industrial areas
- Pan-Lanarkshire Orbital Transport Corridor components comprising an A73 Airdrie by-pass, improved access to Motherwell from the M74, and improved road/pedestrian links within Motherwell town centre

2.6.29 Pending detailed business cases being made, the three Infrastructure Fund projects are preferred sites for transport infrastructure improvements.

2 CONTEXT

2.6 Changing policy context: Glasgow Clyde Valley City Deal

Key diagram - Glasgow Clyde Valley City Deal Infrastructure Fund North Lanarkshire – priority projects



Key diagrams are illustrative only.
For further information go to ***https://mars.northlanarkshire.gov.uk/egenda/images/att25824.pdf***

2 CONTEXT

2.6 Changing policy context: Sustainable North Lanarkshire

Low carbon milestones

2.6.30 North Lanarkshire Council's formal carbon management journey began in 2007 with the signing of Scotland's Climate Change Declaration, followed in 2009 with the Council's first Carbon Management Plan.

2.6.31 The current Local Plan was adopted in 2012. Its strategic policies operate a presumption in favour of sustainable development. This presumption is now been included in the 2014 update to Scottish Planning Policy.

2.6.32 The Local Plan's Economic Development and Infrastructure policies already support in principle all forms of renewable energy generation, and waste facilities are supported particularly where there is co-location in industrial areas. The current planning strategy is therefore in place to support the heat mapping proposed in Scottish Planning Policy.

Low carbon strategy

2.6.33 The Community Plan and Corporate Plan for the period up to 2018 identifies Sustainable North Lanarkshire as a priority for meeting climate change targets.

2.6.34 Sustainable North Lanarkshire is the Council's Low Carbon Strategy 2015-2018. It focuses on three key priorities:

- Improving energy efficiency
- Investing in renewable energy technologies
- Improving low carbon travel and transport

2.6.35 The Local Development Plan can continue the contribution of planning strategy to a low carbon future already made by strategic policies on Location and Quality of Development and subject policies promoting renewable energy and waste management facilities.

3 ANALYSIS

3.1 Identifying issues

3.2 Current planning policy and initial factors for change

3.3 Changes in the policy and survey context relevant to strategy

3.4 Changes in the policy and survey context relevant to specific subjects

3 ANALYSIS

3.1 Identifying issues

Introduction

3.1.1 The factors that are important for identifying issues for the Local Development Plan are set out in the Context of this report.

3.1.2 This section puts those factors together in a sequence that aims to clarify issues for the Local Development Plan.

Sequence

3.1.3 The sequence begins by considering the initial factors of the age and approach of the current local plan.

3.1.4 Matters remaining from the North Lanarkshire Local Plan Report of Examination and the Scottish Ministers local plan adoption letter need to be set against the qualities of the current local plan. This identifies a baseline assessment of how fit-for-purpose the existing local plan strategy is.

3.1.5 Having identified the baseline, there needs to be an understanding of the changes that have happened in terms of survey and policy matters.

3.1.6 At this point it is possible to identify what aspects of planning strategy need to be addressed to create a Local Development Plan capable of meeting the development needs of North Lanarkshire over the next five to ten years.

Approach to issues

3.1.7 The approach to identifying issues in this report is to start at the high level of establishing principles and then to move down to more detailed matters. The analysis therefore begins by considering the integrity of the current approach to planning policy. The analysis then considers the implications for strategy and individual subject areas as a result of changes in the policy and survey context.

3 ANALYSIS

3.2 Current planning policy and initial factors for change

Strategic approach

3.2.1 The aim of the current Local Plan is sustainable growth and regeneration. In support of that aim the plan promotes Area Priorities of Town Centres, Ravenscraig, Community Growth Areas, and Local Regeneration Priorities. There are also four strategic policies that apply to all applications for planning permission regardless of land use type, scale, or location of development.

3.2.2 The Amount of Development policy considers the supply and demand situation relating to housing, retail, office, business, industrial and minerals developments.

3.2.3 The Location of Development policy considers the following locational characteristics:

- urban regeneration
- green belt
- environmental assets
- accessibility
- community
- town centres
- health and safety, including flooding

3.2.4 The Impact of Development policy requires developers to meet, or contribute to, the cost of infrastructure improvements needed as a result of their developments.

3.2.5 The Quality of Development policy requires developers to appraise the characteristics of development sites and to safeguard or enhance assets. Developments should also achieve a high quality in terms of:

- design principles
- safety, access and integration
- energy, resources and waste
- air quality, noise and pollution
- water, sewerage and drainage
- neighbouring amenity

Finally, the policy provides for maintenance of landscaping, open space and links to green networks.

Subjects

3.2.6 Economic Development and Infrastructure policies:

- protect existing industrial locations and minerals resources from other development
- promote development opportunities and strategic transport projects
- set out assessment criteria for minerals, waste and utilities development

3.2.7 Retail and Town Centres policies:

- direct retail development to centres
- provide a context for Town Centre Action Plans
- promote diversity of uses in centres
- set out assessment criteria for non-centre locations and bad neighbour development

3 ANALYSIS

3.2 Current planning policy and initial factors for change

3.2.8 Housing and Community Facilities policies:

- protect residential amenity and community facilities
- promote housing development sites
- set out assessment criteria for affordable housing development

3.2.9 Natural and Built Environment policies:

- protect natural and built environment assets
- promote improvements to the natural and built environment, including the Central Scotland Green Network and regeneration of vacant and derelict land
- manage green belt development and encourage development in the rural investment area

Initial factors

3.2.10 Fundamentally the Local Plan is well-placed to act as a starting point for the Local Development Plan. It covers the geographical area required and is less than three years old. The Local Plan's strategic approach of Development Strategy Policies and four Topics means that it is already aligned with the "*modernising planning agenda*".

3.2.11 The remaining matters relating to the Report of Examination and the Scottish Ministers adoption letter have to be set against the up-to-date strategic approach of the Local Plan.

3.2.12 The outcome is that the general approach to strategy is appropriate, but the following need attention:

the detail of the policy dealing with impact of development

adequacy of housing land with particular regard to effectiveness and reliance on large sites

potential unrealistic over-supply of land for business and industry

3 ANALYSIS

3.3 Changes in the policy and survey context relevant to strategy

3.3.1 Scottish Planning Policy guides how development plans, applications and appeals should be dealt with, while the third National Planning Framework is the spatial plan that sets out national development priorities.

3.3.2 The National Planning Framework is now more closely aligned with Scottish Planning Policy. Ravenscraig, already recognised within the Development Plan, now also benefits from national recognition.

3.3.3 A key change to Scottish Planning Policy is the presumption in favour of sustainable development. This puts a renewed emphasis for development plans to be up-to-date and capable of delivering the new Principle Policies of sustainability and placemaking.

3.3.4 The grouping of national policy statements and advice under planning outcomes has changed, although the topics are all covered by local plan policy.

3.3.5 There is on-going concern over the persistence of vacant and, particularly, derelict land.

3.3.6 The outcome is that:

regeneration and sustainable economic growth remains an appropriate aim, consistent with national policy

a strategic approach to policy targeting sustainability remains appropriate, but needs to have a more explicit focus on placemaking

Ravenscraig, the Central Scotland Green Network and town centres remain priority areas

there is scope to refresh the approach to topic policies

3 ANALYSIS

3.4 Changes in the policy and survey context relevant to specific subjects

3.4.1 The economic outlook is for recovery. This is set to have a positive impact on population, particularly under the *"alternate rebalanced economy"* scenario set out in the background paper by Oxford Economics. The main implications relate to increased demand for housing and the effect of recovering employment on demands for business and industry space.

3.4.2 Scottish Planning Policy requires a five-year on-going effective land supply to meet identified housing land requirements and reinforces the priority of town centres.

3.4.3 The Local Development Plan is not constrained by existing development plan positions, but should work to up-to-date assessments of requirements. For example, evidence may emerge to justify reviewing the application of the Affordable Housing Policy. The latest Housing Need and Demand Assessment has identified the requirements for housing land to 2029. This sets out an annual requirement for social and below market rent housing across North Lanarkshire of 220 units, and for the private sector of 923 units.

3.4.4 The housing land audit indicates no shortfall in either the Cumbernauld or Motherwell Housing Sub-Market Areas, although there could be a shortfall of up to 100 units per year in the Airdrie / Coatbridge Housing Sub-Market Area over the plan period.

3.4.5 Regardless of adequacy of numerical land supply, the South Wishaw mini-charrette process has shown the benefit of a flexible approach to identifying a range of types of site capable of meeting requirements. It is important to have sites able to meet local market demand at the time they are needed. In identifying a range of effective sites, however, it is also important to take into account their implications for existing sites and the wider environment.

3.4.6 Available land for business and industry would meet an on-going demand of around 20 years. This is not excessive, particularly given the contribution of North Lanarkshire developments in the context of the wider city region. The places for business and industry charrette has, however, identified constraints on the marketability of some locations relative to modest employment-driven future demands for development.

3.4.7 The retail outlets survey supports the continuing focus on town centres, within a wider centre network. It shows there is a wide range in the size of centres. It also informs the functions that centres have, and their boundaries.

3.4.8 The outcome is that:

the places for business and industry charrette set out an approach to identifying the alternative development potential of marginal locations

a generous supply of effective housing land should be identified in each market area, subject to the implications for existing sites

the centre network could be revisited

4 ISSUES

4.1 Introduction

4.2 Aim and policy approach issues

4.3 Strategic policy issues

4.4 Thematic policy issues

4 ISSUES

4.1 Introduction

4.1.1 There are 12 main issues resulting from the analysis of the context for the Local Development Plan.

4.1.2 The issues are about which elements of the current planning strategy should continue and what opportunities there are to improve.

4.1.3 The approach to identifying issues in this report is to start at the level of principles and progress down to specific subjects.

4.1.4 Issues 1 and 2 relate to the appropriate aim and policy approach for the Local Development Plan.

4.1.5 Issues 3, 4, 5, 6 and 7 relate to the 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.

4.1.6 Issues 8, 9, 10, 11, and 12 relate to the 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.

4 ISSUES

4.2 Aim and policy approach issues

	Aim		Policy approach
1	Aim Should the aim of regeneration and sustainable growth continue for the Local Development Plan?	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?

4 ISSUES

4.3 Strategic policy issues

Continue strategic policy

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?

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?

Amend strategic policy

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?

6 Impact

Should the Local Development Plan amend the current application-led Impact policy to be consistent with a plan-led system?

Add strategic policy

7 Place

Should the Local Development Plan introduce a new strategic policy aimed at improving places in line with national planning policy guidance?

4 ISSUES

4.4 Thematic policy issues

Change from subjects to themes

8 Promote

Should the Local Development Plan promote regeneration sites, development land and infrastructure opportunities on a Proposals Map?

9 Protect

Should the Local Development Plan protect natural and built environment assets, and the existing character of areas on a Constraints Map?

Promoting development land

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?

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.

Protecting centres

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.

5 SPATIAL STRATEGY

5.1 Introduction

5.2 Options

5.3 Preferred strategy

5.4 Policy vision

5 SPATIAL STRATEGY

5.1 Introduction

5.1.1 There are 12 preferred spatial strategy options addressing the 12 issues identified in the report.

5.1.2 In each case there is a preferred option that Council considers the best way forward. In some cases there are alternative options, with the reason indicated why that option is not preferred.

5.1.3 There are two additional questions to cover any issues or proposed sites that may not have been identified.

5.1.4 We seek your views on these spatial strategy options by asking if you agree with the preferred option.

5.1.5 If you do not agree with the preferred option we are asking what alternative you would support and your reason for this.

5.1.6 If each of the preferred options for addressing issues were taken forward the Local Development Plan strategy would be that shown on page 71.

5.1.7 The policy vision for the Local Development Plan in line with the preferred strategy is outlined on page 72.

5 SPATIAL STRATEGY

5.2 Options: Aim and policy approach – relating to Issues 1 and 2 please use the online MIR Response Form

Question 1 Aim Should the aim of regeneration and sustainable growth continue for the Local Development Plan?		
Options		**Reasoning**
Preferred option	The aim of the Local Development Plan should be regeneration and sustainable growth.	Consistent with national policy.

Question 2 Approach to policy 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?		
Options		**Reasoning**
Preferred option	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.	Fully aligns Local Development Plan with national guidance.

5 SPATIAL STRATEGY

5.2 Options: Strategic policy – relating to Issues 3, 4, 5, 6 and 7 - please use the online MIR Response Form

Question 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?

Options		Reasoning
Preferred option	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.	Current policy is fit for purpose.

Question 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?

Options		Reasoning
Preferred option	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.	Current policy is fit for purpose.

Question 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?

Options		Reasoning
Preferred option	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.	Comprehensive way for assessing sustainability in locational terms.
Alternative	Policy based on the Location of Development policy in the current Local Plan.	Less comprehensive approach.

5 SPATIAL STRATEGY

5.2 Options: Strategic policy – relating to Issues 3, 4, 5, 6 and 7 - please use the online MIR Response Form

Question 6 Impact Should the Local Development Plan amend the current application-led Impact policy to be consistent with a plan-led system?		
Options		**Reasoning**
Preferred option	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.	Provides certainty and clarity for stakeholders.
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.	Does not provide certainty or clarity for stakeholders.
Question 7 Place Should the Local Development Plan introduce a new strategic policy aimed at improving places in line with national planning policy guidance?		
Options		**Reasoning**
Preferred option	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.	Current Quality of Development policy does not address placemaking adequately.

5 SPATIAL STRATEGY

5.2 Options: Thematic policy – relating to Issues 8, 9, 10, 11 and 12- please use the online MIR Response Form

Question 8 Promote

Should the Local Development Plan promote regeneration sites, development land and infrastructure opportunities on a Proposals Map?

Options		Reasoning
Preferred option	The Local Development Plan should promote the full range of regeneration sites, development land and infrastructure opportunities on a Proposals Map.	More coherent than the current Proposals Map approach.
Alternative	Continue with the topic-based approach in the current Local Plan with development opportunities and development constraints illustrated on the same map.	Less coherent than a thematic approach based on promote and protect planning principles.
Alternative	Amend topic-based approach based on the current Local Plan topics.	

Question 9 Protect

Should the Local Development Plan protect natural and built environment assets, and the existing character of areas on a Constraints Map?

Options		Reasoning
Preferred option	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.	More coherent than the current Proposals Map approach.
Alternative	Continue with the topic-based approach in the current Local Plan with development opportunities and development constraints illustrated on the same map.	Less coherent than a thematic approach based on promote and protect planning principles.
Alternative	Amended topic-based approach based on the current Local Plan topics.	

Question 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?

Options		Reasoning
Preferred option	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.	Aligns development potential with realistic market conditions.
Alternative	Continue with the industrial designations and protections in the current local Plan.	Does not fully account for market conditions.

5 SPATIAL STRATEGY

5.2 Options: Thematic policy – relating to Issues 8, 9, 10, 11 and 12- please use the online MIR Response Form

Question 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.

Options		Reasoning
Preferred option	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.	Ensures a generous and effective land supply, whilst maintaining the potential of existing sites and settlement strategy principles.
Alternative	Consider potential additional site allocations in the Airdrie and Coatbridge sub-market area to address shortfall.	Does not ensure a generous and effective land supply at all times.
Alternative	Allocate for housing development all sites that achieve an acceptable sustainable location assessment.	Risks existing sites and settlement strategy principles.

Question 12 Centres network

Should the Local Development Plan review the centre network to consider potential additions?
The types and boundaries of centres would be reviewed based on retail outlets survey evidence and up to date policy guidance.

Options		Reasoning
Preferred option	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.	Potentially credits the function of unrecognised centres and more accurately defines boundaries.
Alternative	Continue the centre network and boundaries identified in the current Local plan.	May not accurately reflect the role and function of all locations serving catchment populations.

5 SPATIAL STRATEGY

5.2 Options: Other issues and sites - please use the online MIR Response Form

Question 13 Other issues

Are there any other issues that the Local Development Plan needs to address?

Question 14 Other sites

Are there any other sites that should be included in the Local Development Plan?

5 SPATIAL STRATEGY

5.3 Preferred strategy

5.3.1 The graphic below summarises the preferred spatial strategy and its consistency with the policy background for planning.

5 SPATIAL STRATEGY

5.4 Policy vision

5.4.1 The policy vision under the preferred spatial strategy is expressed below:

AIM Increasing sustainable growth and regeneration through five Strategic Polices and two Themes

STRATEGIC POLICY Applies to all applications for planning permission regardless of type, scale or location of development.

Strategic policy is concerned that

AMOUNT the right **amount** of development

LOCATION happens in the right **locations**.

IMPACT It should account for its **impact** on communities

QUALITY be built to a high **quality**, and contribute to

PLACE making more successful and distinctive **places**.

THEMATIC POLICY Promotes development and protects assets relevant to specific types, scales or locations of development

PROMOTE	**Regeneration**	**Development**	**Infrastructure**
	Area Priorities	Housing Land	Green Network
	Town Centre Action Plans	Affordable Housing	Transportation
	Projects	Industrial Land	Utilities
PROTECT	**Natural Heritage**	**Built Heritage**	**Character**
	International sites	International sites	Residential
	National sites	National sites	Centres
	Regional and local sites	Regional and local sites	Rural

6 NEXT STEPS

6.1 Sites

6.2 Proposed Plan

6 NEXT STEPS

6.1 Sites

Call for Sites

6.1.1 The Local Development Plan process began with a Call for Sites. Over 170 submissions were made suggesting sites to be included in the new plan.

6.1.2 Sites have been put into four main categories from the description on the submission form:

- sites that include housing
- sites that include industry and business
- sites that include retail
- sites that include other uses

6.1.3 The categories can be viewed on the Council website. A site can feature up to four times dependent on how many different uses it is proposed for.

Sustainability and deliverability

6.1.4 The submissions have gone through an initial transport assessment and have been considered against a sustainable site indicators matrix. It is a wide-ranging method of looking at the appropriateness of proposed development locations in terms of sustainability and deliverability. It uses three types of assessment criteria:

- economic capital
- natural capital
- social capital

6.1.5 All information associated with the Call for Sites submissions is available on the Council website.

Further assessment

6.1.6 The assessment so far is only one of several relevant considerations relating to which sites should be included in the Proposed Plan. Before finalising sites, the Council needs to canvas opinion on the issues it has identified in this report, and the preferred options for addressing those issues.

6.1.7 The Council intends to use all the following site assessment factors to finalise sites for the Proposed Plan:

- sustainability and deliverability matrix
- existing land supplies for housing land and business and industry
- vacant and derelict land and retail outlets audits
- the Places for Business and Industry Charrette, South Wishaw Mini-Charrette, and Oxford Economics background reports

6 NEXT STEPS

6.2 Proposed plan

Options

6.2.1 We seek your views on the spatial strategy by asking if you agree with the preferred options.

6.2.2 If you do not agree with the preferred options we are asking what alternatives you would support and your reasons for this.

6.2.3 You can answer the questions on the on-line version of the report, or follow a link to a separate on-line Main Issues Report Response Form.

Proposed Plan

6.2.4 Once the Council has considered representations it will publish a Proposed Plan addressing the spatial implications of economic, social and environmental change for North Lanarkshire.

6.2.5 Engagement on the Proposed Plan will take place early in 2016 and last for 6 weeks.

6.2.6 Objections to the Proposed Plan will then be sent, along with the Plan, for Examination by Scottish Government Reporters. Adoption of the Local Development Plan is expected in 2017.

7 FORMS

7.1 Response Form

7.2 Q14 Response Form

7.3 Q14 Guidance Notes

North Lanarkshire LOCAL DEVELOPMENT PLAN

Main Issues Report RESPONSE FORM

FORM MIR RESPONSE

The Main Issues Report (MIR) highlights the main changes that have taken place since the North Lanarkshire Local Plan was adopted. It is the chance to comment on identified issues and the approach to addressing them. It also gives the opportunity to introduce new sites into the process.

We welcome your comments on the issues identified in the Main Issues Report and on the various approaches to addressing them. The response form is set out as a series of easy-to-understand questions by Issue that we would like you to answer.

We recommend you use the electronic response form available to download at **www.northlanarkshire.gov.uk/issues**

This form should only be used if you wish to make a paper copy response to the Main Issues Report.

The deadline for receiving responses is 4.15pm on Friday 15th May 2015.

Responses to all questions are limited to 300 words.
You can answer as many, or as few questions as you want.

The Council's preferred approach is stated, along with alternatives. Please indicate whether you agree with the Council, or would prefer that one of the stated alternative approaches should be taken. If you feel that the alternatives stated are too limited, then please indicate the approach you wish the Council to take.

For any further information
Contact the Development Plan Team
by telephone on **01236 632622**
or by emailing **NLLDP.theissues@northlan.gov.uk**

Development Plans Team
North Lanarkshire Council
Regeneration and Environmental Services
Planning and Regeneration Service
Fleming House
2 Tryst Road
Cumbernauld G67 1JW

YOUR DETAILS

Name	
Organisation Name (if applicable)	
Building No./Name	
Address	
Town/City	
Postcode	
Telephone	
Mobile	
Email	

AGENT DETAILS

If you are an agent, please provide the client's contact details, if applicable, so that contact can be made during the Plan preparation process.

Name	
Company	
Building No./Name	
Address	
Town/City	
Postcode	
Telephone	
Mobile	
Email	

Any personal data that you have asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

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THE ISSUES

Aim and policy approach issues

1. **Aim**
   What should be the aim of the Local Development Plan?

2. **Policy approach**
   Should there be strategic policies applying to all applications for planning permission, and subject policies for specific topics?

Strategic policy issues

3. **Amount**
   Should applications for planning permission continue to be assessed on the basis of supply and demand?

4. **Quality**
   Should the Local Development Plan continue to pursue high standards of development?

5. **Location**
   Should new development locations be assessed on the basis of economic, social and environmental capital sustainability indicators?

6. **Impact**
   Should the Local Development Plan amend the application-led Impact policy to be consistent with a plan-led system?

7. **Place**
   Should there be a new policy aimed at improving places in line with national planning policy guidance?

Thematic policy issues

8. **Promote**
   Should there be a Proposals Map to promote regeneration sites, development land and infrastructure opportunities?

9. **Protect**
   Should there be a Constraints Map to protect natural and built environment assets, and the existing character of areas?

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?

11. **Land for housing**
    Should there be additional site allocations to ensure a minimum five years effective supply of land for housing in each sub-market area at all times?

12. **Centres network**
    Should there be a review of the network of centres?

Other issues and Sites

13. **Other issues**
    Are there any other issues that the Local Development Plan needs to address?

14. **Other sites**
    Are there any other sites that should be included in the Local Development Plan?

SPATIAL STRATEGY OPTIONS

Options: Aim and policy approach – relating to Issues 1 and 2

Question 1 Aim

Should the aim of regeneration and sustainable growth continue for the Local Development Plan?

Options		Reasoning
Preferred option	The aim of the Local Development Plan should be regeneration and sustainable growth.	Consistent with national policy.

Response

Do you agree with the preferred option? Yes ❑ No ❑

If not, what alternative would you support/propose, and why?

Question 2 Approach to policy

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?

Options		Reasoning
Preferred option	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.	Fully aligns Local Development Plan with national guidance.

Response

Do you agree with the preferred option? Yes/No

If not, what alternative would you support/propose, and why?

Options: Strategic policy – relating to Issues 3,4,5,6 and 7

Question 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?

Options		Reasoning
Preferred option	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.	Current policy is fit for purpose.

Response

Do you agree with the preferred option? Yes ❑ No ❑

If not, what alternative would you support/propose, and why?

Question 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?

Options		Reasoning
Preferred option	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.	Current policy is fit for purpose.

Response

Do you agree with the preferred option? Yes ❑ No ❑

If not, what alternative would you support/propose, and why?

Question 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?

Options		Reasoning
Preferred option	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.	Comprehensive way for assessing sustainability in locational terms.
Alternative	Policy based on the Location of Development policy in the current Local Plan.	Less comprehensive approach.

Response

Do you agree with the preferred option? Yes ❑ No ❑
If so, what weight would you give to indicators?

If not, what alternative would you support/propose, and why?

Question 6 Impact

Should the Local Development Plan amend the current application-led Impact policy to be consistent with a plan-led system?

Options		Reasoning
Preferred option	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.	Provides certainty and clarity for stakeholders.
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.	Does not provide certainty or clarity for stakeholders.

Response

Do you agree with the preferred option? Yes ❑ No ❑

If not, what alternative would you support/propose, and why?

Question 7 Place

Should the Local Development Plan introduce a new strategic policy aimed at improving places in line with national planning policy guidance?

Options		Reasoning
Preferred option	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.	Current Quality of Development policy does not address placemaking adequately.

Response

Do you agree with the preferred option? Yes ❑ No ❑

If not, what alternative would you support/propose, and why?

Options: Thematic policy – relating to Issues 8,9,10,11 and 12

Question 8 Promote

Should the Local Development Plan promote regeneration sites, development land and infrastructure opportunities on a Proposals Map?

Options		Reasoning
Preferred option	The Local Development Plan should promote the full range of regeneration sites, development land and infrastructure opportunities on a Proposals Map.	More coherent than the current Proposals Map approach.
Alternative	Continue with the topic-based approach in the current Local Plan with development opportunities and development constraints illustrated on the same map.	Less coherent than a thematic approach based on promote and protect planning principles.
Alternative	Amend topic-based approach based on the current Local Plan topics.	

Response

Do you agree with the preferred option? Yes ❑ No ❑

If not, what alternative would you support/propose, and why?

Question 9 Protect

Should the Local Development Plan protect natural and built environment assets, and the existing character of areas on a Constraints Map?

Options		Reasoning
Preferred option	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.	More coherent than the current Proposals Map approach.
Alternative	Continue with the topic-based approach in the current Local Plan with development opportunities and development constraints illustrated on the same map.	Less coherent than a thematic approach based on promote and protect planning principles.
Alternative	Amended topic-based approach based on the current Local Plan topics.	

Response

Do you agree with the preferred option? Yes ❑ No ❑

If not, what alternative would you support/propose, and why?

Question 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?

Options		Reasoning
Preferred option	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.	Aligns development potential with realistic market conditions.
Alternative	Continue with the industrial designations and protections in the current local Plan.	Does not fully account for market conditions.

Response

Do you agree with the preferred option? Yes ❑ No ❑

If not, what alternative would you support/propose, and why?

Question 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.

Options		Reasoning
Preferred option	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.	Ensures a generous and effective land supply, whilst maintaining the potential of existing sites and settlement strategy principles.
Alternative	Consider potential additional site allocations in the Airdrie and Coatbridge sub-market area to address shortfall.	Does not ensure a generous and effective land supply at all times.
Alternative	Allocate for housing development all sites that achieve an acceptable sustainable location assessment.	Risks existing sites and settlement strategy principles.

Response

Do you agree with the preferred option? Yes ❑ No ❑

If so, what weight would you give to the various context assessment factors?

If not, what alternative would you support/propose, and why?

Question 12 Centres network

Should the Local Development Plan review the centre network to consider potential additions?
The types and boundaries of centres would be reviewed based on retail outlets survey evidence and up to date policy guidance.

Options		Reasoning
Preferred option	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.	Potentially credits the function of unrecognised centres and more accurately defines boundaries.
Alternative	Continue the centre network and boundaries identified in the current Local plan.	May not accurately reflect the role and function of all locations serving catchment populations.

Response

Do you agree with the preferred option? Yes ❑ No ❑

If not, what alternative would you support/propose, and why?

Other Issues and sites

Question 13 Other issues

Are there any other issues that the Local Development Plan needs to address?

Question 14 Other sites

Are there any other sites that should be included in the Local Development Plan?

You must list all the additional sites you are promoting to be considered for development or redevelopment and for which you are submitting individual Question 14 (NLLDP – MIR14) response forms here.

This will help us to ensure that all additional sites can be considered through the Development Plan process.

You should you use the electronic version of this form, which is available to download at:
www.northlanarkshire.gov.uk/issues

How did you find out about the Main Issues Report process? (optional question)

❑ Council's website ❑ Notice in Newspaper, could you tell us which one?

❑ Development Plan Scheme ❑ Telephone enquiry to Council ❑ mail enquiry to Council ❑ Twitter ❑ Facebook

❑ Other, could you tell us how?

North Lanarkshire LOCAL DEVELOPMENT PLAN

Main Issues Report Q14 RESPONSE FORM

FORM NLLDP-MIR14

This form must be used if you wish to promote a site for development or redevelopment in the North Lanarkshire Local Development Plan in your response to Q14 in the Main Issues Report.

The deadline for receiving site proposals and all other responses to the Main Issues Report is 4.15 p.m. Friday 15 May 2015.

The purpose of the form is to establish whether proposed sites will contribute to North Lanarkshire's places by ensuring development will be in the right location, contribute to existing communities and that sites are genuinely effective, i.e., suitable for and capable of being developed within the plan period. This form should be completed in conjunction with reading the associated Guidance Notes. All questions must be answered, even if "N/A". Blank fields may result in your site not being considered valid.

PART 1. APPLICANT AND SITE DETAILS

1. Agent's Details (if any)

Name	
Company Name	
Building No./Name	
Address	
Town/City	
Postcode	
Telephone	
Mobile	
Email	

2. Lead Developer's Details (if any)

Name	
Company Name	
Building No./Name	
Address	
Town/City	
Postcode	
Telephone	
Mobile	
Email	

3. Primary Landowner's Details (Invalid if not provided)

Name	
Company Name	
Building No./Name	
Address	
Town/City	
Postcode	
Telephone	
Mobile	
Email	

☐ Please confirm, by selecting this box, that the landowner(s) has been notified that a response is being made to the Main Issues Report relating to the land in their ownership?

4. Who is the main contact for this response?

☐ Agent ☐ Developer ☐ Land Owner

5. Postal Address or Location of Proposed Development

(please include postcode)

Note: If you do not have a full site address please identify the location of the site in your accompanying location plan.

6. Current and Proposed Land Use

Please describe the current designation and use of the site:

There is a limit of approx 300 words

What land use would you like the site considered for?

There is a limit of approx 300 words

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha) Square Metre (sq.m.)

PART 2. ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

Location supports North Lanarkshire Council Community Plan

8. Which key themes within the North Lanarkshire Partnership's Community Plan 2011-2104 does the proposal support?

☐ Health and Wellbeing ☐ Lifelong Learning ☐ Regeneration ☐ Community Safety

Please explain how?

There is a limit of approx 300 words

ENHANCING PLACE

Supporting Local Communities

9. How will the proposal support local communities?

There is a limit of approx 300 words

10. How will the proposal enhance or create new local community facilities?

There is a limit of approx 300 words

ENHANCING PLACE

Employment Creation and Using Workforce Skills

11. Will the proposal create any permanent employment within North Lanarkshire?

There is a limit of approx 300 words

12. If the proposal will result in a loss of employment, please give further details.

There is a limit of approx 300 words

13. If local workforce and skills will be utilised, please give details.

There is a limit of approx 300 words

ENHANCING PLACE

Supporting National and Strategic Locations

14. If the proposal supports a designated NPF national priority or a site identified in the Strategic Development Plan, please give details.

There is a limit of approx 300 words

ENHANCING PLACE

Meeting Identified Need and Land Supply Issues

15. Explain how the proposal meets a land supply issue or need identified in the North Lanarkshire Local Plan?

There is a limit of approx 300 words

ENHANCING PLACE

Strengthening Existing Places

16. Is the proposed site within or next to an existing settlement area?

☐ Yes ☐ No

17. Is the site located within the Green Belt or Rural Investment Area as identified in the North Lanarkshire Local Plan?

☐ Yes, in the Green Belt. Go to question 18 ☐ Yes, in the Rural Investment Are Go to question 18 ☐ No, go to Question 19

18. How will the development site/proposal create robust and defensible boundaries?

There is a limit of approx 300 words

ENHANCING PLACE

Re-use of Previously Developed Land

19. Provide details of any known previous development of the site?

There is a limit of approx 300 words

20. Will development of this site re-use existing buildings?

There is a limit of approx 300 words

ENHANCING PLACE

Land Use Compatibility

21. Explain the compatibility of the proposal with neighbouring uses?

There is a limit of approx 300 words

22. Explain the compatibility of the proposal with the existing character of the surrounding area?

There is a limit of approx 300 words

ENHANCING PLACE

Promote the use of Sustainable Transport

23. How does the site's location promote the principles of mode hierarchy?

There is a limit of approx 300 words

INFRASTRUCTURE CAPACITY

On-site Service Provision

24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.

☐ Water ☐ Sewerage ☐ Electricity ☐ Gas ☐ Telecommunications/Digital

25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network?

Provide Details

There is a limit of approx 300 words

INFRASTRUCTURE CAPACITY

Proximity to Existing Networks

26. Explain how the site relates to existing road and rail networks?

There is a limit of approx 300 words

27. Please provide details of any known capacity issues in existing road and rail networks and how these can be overcome?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There is a limit of approx 300 words

SITE TECHNICAL CONSTRAINTS

Free from Physical Site Constraints

28. Do you have information that supports that the site is free from, or can be made free from any constraints?
(for example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There is a limit of approx 300 words

SAFEGUARDING GREEN INFRASTRUCTURE

Managing Changes in Landscape Character

29. Please explain what affect the proposal will have on the landscape character of the area?

There is a limit of approx 300 words

SAFEGUARDING GREEN INFRASTRUCUTRE

Enhancing the Green Network

30. How will the development contribute to the green network?

There is a limit of approx 300 words

SAFEGUARDING GREEN INFRASTRUCUTRE

Safeguarding Country, Town and Community Parks

31. In what way would development of the site affect any designated park?

There is a limit of approx 300 words

SAFEGUARDING GREEN INFRASTRUCUTRE

Safeguarding Natura 2000 Sites

32. Is the site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

☐ Yes ☐ No

Provide Details

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There is a limit of approx 300 words

SAFEGUARDING GREEN INFRASTRUCUTRE

Safeguarding National, Regional or Local Designated Sites

33. In what way would development of the site impact on a national, regional, or local designated site?

NOTE: You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There is a limit of approx 300 words

DELIVERABILITY IN THE PLAN PERIOD

Landowner Support

34. What is the ownership/control status of the site? Select all that are relevant.

☐ owned/controlled by a single developer ☐ owned/controlled by multiple developers ☐ controlled by a single owner
☐ In control of multiple owners ☐ in partnership with a developer ☐ in partnership with multiple developers
☐ no developer involvement in the proposal

Where there are additional developers or landowners involved, please provide details.

There is a limit of approx 300 words

DELIVERABILITY IN THE PLAN PERIOD

Development Programme and Marketability

35. When is development proposed to take place on the site?

☐ within 5 years (up to 2020) ☐ within 5-10 years (2020 to 2025) ☐ beyond 10 years (beyond 2025)

DELIVERABILITY IN THE PLAN PERIOD – Effective Housing

36. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.
(whole, or in part to establish the suitability of the proposal in this regard).

There is a limit of approx 300 words

PART 3. DECLARATIONS

37. How did you find out about the Main Issues Report? (optional question)

☐ Council's website ☐ Notice in Newspaper, could you tell us which one? ☐
☐ NLLDP Development Plan Scheme ☐ Telephone enquiry to Council ☐ Email enquiry to Counci ☐ Twitter ☐ Facebook
☐ Other, could you tell us how?

DECLARATIONS

Action Programmes

☐ I, the promoter/agent confirm that if my site is successful in the process and promoted through the Local Development Plan, I will provide the Council with information as required to allow the Council to fulfil its duties to prepare Action Programmes

Further Information

☐ I, the promoter/agent confirm that I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/ investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

☐ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the Local Development Plan.

Signature

☐ I, the promoter/agent certify that this is a response to the Main Issues Report process as part of the North Lanarkshire Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge. For electronic submissions, please confirm your statement by ticking the box instead of providing a signature.

Signature:

Name:

Date:

Any personal data that you have asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

North Lanarkshire LOCAL DEVELOPMENT PLAN

Main Issues Report Q14 GUIDANCE NOTE

This guidance note should be read in conjunction with the Main Issues Report (MIR) Q14 response form (form reference NLLDP – MIR14)

It offers further guidance in completing the form. Should you have any difficulties with either the form or these guidance note, please contact the Council's Development Plan Team by telephone on **01236 632622**; by emailing **NLLDP.theissues@northlan.gov.uk or by visiting our website www.northlanarkshire.gov.uk/issues**

INTRODUCTION

1. The Main Issues Report allows you to put forward additional sites that you consider suitable for development or redevelopment up to 2025, the period the North Lanarkshire Local Development Plan will cover.

2. This will mean seeking a change in the sites' current designations in the North Lanarkshire Local Plan to a new designation within the North Lanarkshire Local Development Plan. For example so that the site can be used for housing, industrial and business use, green belt or retail.

3. Sites submitted for consideration will not be automatically included within the Local Development Plan, but will be considered on the basis of:

   - suitability against the Council's criteria and sustainability and deliverability matrix,
   - the preferred spatial strategy for North Lanarkshire which will emerge through widespread engagement on the Main Issues Report;
   - consultation with Key Agencies, Infrastructure Providers and relevant partner organisations (for example, SEPA and Scottish Water); and
   - widespread engagement with communities.

4. This guidance note provide clarification and further information to explain the MIR process and to help you complete the MIR Q14 response form.

5. This form does not constitute an application for planning permission.

SUBMISSION DATES

6. The Main Issues Report engagement will run from **Monday 16 March 2015 for 9 weeks until Friday 15 May 2015**.

7. The Main Issues Report Response Form, incorporating form reference NLLDP – MIR14, must be received **by 16:15 (4:15pm) on Friday 15 May 2015**.

8. If you are posting your submission, it must be recorded as received by North Lanarkshire Council **by 16:15pm on Friday 15 May 2015**. **No late submissions can be considered**.

SUBMISSION REQUIREMENTS

9. A submission for a site through the Main Issues Report **MUST** be made on the Main Issues Report Q14 Response, form reference **NLLDP – MIR14, IN ADDITION** to the Main Issues Response Form, form reference NLLDP MIR Response. A site cannot be considered if the appropriate forms are not used.

10. A separate MIR Q14 Response Form (NLLDP-MIR14) must be submitted for each site promoted and listed on the Main Issues Response Form (NLLDP Main Issues Response) at Q14. Sites previously submitted during the closed Call for Sites process in 2013 cannot be resubmitted.

11. You **must submit a location plan with your submission** to identify the site's location.

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12. The location plan; preferably at a scale of 1:1250 or 1:2500 (or larger), is to show the north point and at least two named roads and surrounding buildings or the situation of the submission site in relation to the locality and 'neighbouring land'. The properties shown should be numbered or named to ensure that the exact location of the submission site is clear.

    NOTE: 'neighbouring land' is defined as "an area or plot of land which, or part of which, is conterminous with or within 20 metres of the boundary of the land for which the development is proposed.

13. The submission site should be edged clearly with a red line. It should include all land which you want to be considered as part of the Main Issues Report consultation and would be necessary to carry out development – for example, land required for access to the site from a public road, visibility splays, landscaping, car parking and open areas around buildings. A blue line should be drawn around any other land owned by or in control of the applicant, close to or adjoining the submission site.

14. The location plan should be to a metric scale with any figured dimensions given in metres and should include a scale bar.

15. No other documents, other than the location plan, are to be submitted with the submission form. Any other documents submitted with the form will not be considered.

16. If the submission form has been submitted electronically any additional documents will be deleted. Where a hard copy of the submission form is received and additional documents are attached these will be returned to you.

17. If at a later stage in the process further information is required to establish the suitability of your proposal you will be notified in writing.

18. Please note that a Main Issues Report response is considered a submission to the North Lanarkshire Local Development Plan and is, therefore, public information. The information included within your submission including the name of the agent, developer and landowner, and your response form will be available for public inspection. This also applies to any further information requested at a later date as part of the North Lanarkshire Local Development Plan process. Your contact details (i.e. phone contact, address and email) will not be made available to the public.

SUBMISSION METHOD

19. The preferred submission method is by email. Completed response forms and a location plan should be submitted by email. **Responses MUST ARRIVE IN THE NLLDP.theissues@northlan.gov.uk mailbox by 4.15 p.m. on Friday 15 May 2015. Any e-mails received AFTER that time cannot be accepted**.

20. If you submit your response electronically you are deemed to have agreed to the use of electronic communication for all purposes relating to the response.

21. The Council cannot be held responsible for any of the following
    - The version of Adobe used not being compatible with the Council's version
    - Submissions made by Mac©, which are incompatible with the Council's systems
    - Any issues relating to mailbox capacity in terms of size and ability to accept multiple e-mails from parties simultaneously at any time during the consultation period.
    - Individual e-mails over 5MB in size not being accepted by the mail box.
    - Any delays in receipt/submission caused by your internet browser and mail provider limits

    The Council recommends early submission. If you experience any difficulties, please contact the Council at least 24 hours before the response deadline.

22. Alternatively, you may post the submission form to:
    North Lanarkshire Council
    Development Plan Team
    Regeneration and Environmental Services
    Fleming House
    2 Tryst Road, Cumbernauld G67 1JW

Responses MUST ARRIVE IN THE NLLDP.theissues@northlan.gov.uk mailbox by 4.15 p.m. on Friday 15 May 2015. Any e-mails received AFTER that time cannot be accepted.

WHAT HAPPENS NEXT

23. The Main Issues Report will not in itself determine whether a site should be identified for development. Sites submitted and their suggested uses will be considered through the local development plan process.

24. The following figure illustrates how sites will be considered throughout the development plan process.

Local Development Plan process

Call for Sites CfS

Developers and landowners suggest sites for development or redevelopment and demonstrate how they fit with the CfS criteria on the Call for Sites Submission Form, form reference NLLDP - CfS.

All submitted sites will be considered:
- against the CfS criteria.
- in consultation with partner organisations; and
- in terms of potential spatial scenarios for the future development of North Lanarkshire.

Main Issues Report

The MIR presents spatial strategy scenarios for public engagement.

A preferred spatial scenario is identified after considering submissions to the MIR and Call for Sites.

Further sites can be put forward for consideration using Form NLLDP-MIR14. Further information may be sought for those, or for sites submitted during the Call for Sites, for example, land contamination studies, habitat appraisals.

Proposed Plan

The Proposed Plan will identify those sites which are to be promoted for a new land use and will be subject to public consultation. As part of our statutory obligations we will notify neighbours to any sites identified within the Proposed Plan.

Examination

If there are representations made to North Lanarkshire about the Proposed Plan which have not been resolved the Plan will be submitted to the Scottish Ministers for examination.
Any unresolved issues related to issues or sites will be considered.

Plan Adoption

The North Lanarkshire Local Development Plan will be adopted in accordance with the Report of Examination.

The text boxes in pink denotes actions requried by the sites promoter as part of the CfS process

FURTHER INFORMATION

25. Dependent upon the nature of the proposal you may be required to submit further information in the form of studies/investigations during the planning process and this may be during the preparation of the North Lanarkshire Local Development Plan, to establish the suitability of the proposal. These could include but are not limited to an Appropriate Assessment, a Landscape and Visual Impact Assessment, a Transport Assessment or Site Investigation. Any studies/ investigations required will need to be prepared by a suitably qualified professional.

WITHDRAWING YOUR SUBMISSION

26. Once a site has been submitted it can only be withdrawn from the Main Issues Report and promotion through the Plan in writing. North Lanarkshire Council must receive separate requests/confirmation from **each of the site promoters (i.e. the agent, developer and landowner)** to withdraw the site from the process.

CALL FOR SITES CRITERIA

CRITERIA	PARAMETERS
ENHANCING PLACE (Contribution to low carbon placemaking)	• **Supporting National and Strategic Locations** - Does your proposal support a designated national priority or a site located in the Strategic Development Plan? • **Location supports NLC Community Plan** - Which key themes within the NLC Community Plan does the proposal support? • **Meeting Identified Need and Land Supply Issues** - Does your proposal need an identified need or land supply issue? • **Strengthening Existing Places** - Is the proposed site within or next to an existing settlement area? - Is the site located within the Green Belt or Rural Investment Area? - Will development of sites within these areas create robust and defensible boundaries? • **Re-use of Previously Developed Land** - Has the site been developed before? - Will development of this site re-use any existing buildings? • **Landuse Compatability** - Is the proposal compatible with neighbouring uses? - Is the proposal compatible with the existing character of the surrounding area? • **Supporting Local Communities** - Does the proposal support local communities? - Will the proposal enhance or create new local community facilities? • **Employment Creation and Using Workforce Skills** - Will the proposal create any permanent employment within North Lanarkshire? - Will the proposal result in a loss of employment? - Can local workforce and skills be utilised? • **Promote the use of Sustainable Transport** - Does the site's location promote the principles of mode hierarchy?
INFRASTRUCTURE CAPACITY (Contribution to low carbon placemaking)	• **On-site Service Provision** - Is the site serviced by existing utilities Infrastructure? (water, sewerage, electricity, gas, telecommunications/digital) - Does capacity exist within networks for the proposal? • **Proximity to Existing Networks** - Is the site within proximity to road and rail networks? - Does capacity exist within the road/ rail network for the proposal?
SITE TECHNICAL CONSTRAINTS	• **Free from Physical Site Constraints** - Are there any known physical constraints which affect the site? (i.e. ground/underground conditions, exclusion zones, coal, slope, aspect, transport infrastructure or any other known constraints). - Can the known physical constraints be overcome?
SAFEGUARDING GREEN INFRASTRUCTURE	• **Managing Changes in Landscape Character** - What affect will the proposal have on landscape character? • **Enhancing the Green Network** - Will the development contribute to the green network? • **Safeguarding Country, Town and Community Parks** - Would development of the site affect a designated Country, Town or Community Park? • **Safeguarding Natura 2000 Sites** - Is the site located within 2km or likely to have an effect on a designated Natura 2000 site? • **Safeguarding National, Regional or Local Designated Sites** - Will development of the site have an adverse impact on a national, regional or local designated site? (for example, Sites of Special Scientific Interest, Regional Scenic Areas, Areas of Great Landscape Value, Regional Parks, Sites of Importance for Nature Conservation, Local Nature Reserves, Tree Preservation Orders).
DELIVERABILITY IN THE PLAN PERIOD	• **Landowner Support** - Does site ownership make development of the site deliverable? • **Development Programme & Marketability** - When is development proposed to take place on the site? • **Effective Housing** - Is the site effective?

27. The MIR Q14 Response Form seeks to consider the suitability of proposals against the original Call for Sites Criteria and Parameters, as well as the Site Sustainability and Deliverability Matrix, accessible through *www.northlan.gov.uk/nextplan*.

28. The purpose of the form is to establish whether proposal sites will contribute to North Lanarkshire's places by ensuring development will be in the right location, contribute to existing communities and that sites are genuinely effective.

29. The criteria and matrix have been developed from the locational criteria included in Development Strategy Policy 2 (DSP2) of the North Lanarkshire Local Plan, the outcomes of the South Wishaw Mini-Charrette held earlier this year and **Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits (PAN 2/2010)**.

SPECIFIC NOTES TO ACCOMPANY QUESTIONS

QUESTION 1: Agent's Details
Provide the agent's contact details, if applicable, so that contact can be made, if required, during the Plan preparation process.

QUESTION 2: Developer's Details
Provide the developers contact details, if applicable, so that contact can be made, if required, during the Plan preparation process.

QUESTION 3: Landowner's Details
The land owner's contact details **must** be provided for the process, irrespective of whether an agent or developer is acting on their behalf. This is because the process is about 'sites', so the site will remain in the process irrespective of whether the developer or agent change or seek to withdraw the submission (Refer to point 26 in relation to when a site can be withdrawn from the process).

You also need to confirm that the landowner has been informed, preferably in writing, that a submission is being made to the process for their site.

QUESTION 4: Who is the Contact for this Submission?
Please identify who the main contact is for the submission. The Council will send any correspondence relating to the process to the nominated main contact.

QUESTION 5: Postal Address or Location of Proposed Development
If the site does not have a postal address please provide a locational description for the property. For example, former Abattoir site on Development Road, Localville or land to the east of Development Road, Localville.

QUESTION 6: Current and Proposed Land Use
The first question refers to the land designation given to the site in the adopted North Lanarkshire Local Plan as shown on the printed proposals maps.

For example; NBE 3 A Green Belt or HCF 1 A Residential Areas.

You should provide a description of the land use you would like the site to be developed or redeveloped for. Your response should include the type of development (for example housing, mixed use, business) and a description to indicate the nature or scale of the proposal in terms of number of houses, floor space area, specific occupant, etc.

If the proposal is considered suitable for promotion in the North Lanarkshire Local Development Plan, the site will be given the relevant designation within the North Lanarkshire Local Development Plan.

QUESTION 7: Site Area
Please provide the site area of the site to be considered in hectares or square metres.

PART 2 – ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

QUESTION 8:
The North Lanarkshire Partnership's **Community Plan 2011-2014** identifies the key issues for North Lanarkshire which the Partnership aims to address over the life of the plan until 2015.

The role of the North Lanarkshire Local Development Plan is to promote land use change in the community interest for a North Lanarkshire that is a more successful and better place to live. The Plan will be the main means of delivering those aspects of community planning that impact on the development and use of land.

The Community Plan can be downloaded from the Council's website.

This question asks you to identify which Community Plan themes are relevant to the proposal. You are then required to explain how the proposal will support the selected themes.

QUESTION 9:
This question seeks to establish how the proposed development would affect existing established communities. For example, will development of the site reinforce distinctive places and communities? How will existing communities respond to development of the site? How would development fit within the wider context of the area?

QUESTION 10:
This question seeks to establish how the proposed development will enhance the existing provision of community facilities such as community centres, doctor and other health services, and neighbourhood centres which relate to the local community.

QUESTION 11:
This question seeks to establish how the proposed development would have a beneficial effect on the North Lanarkshire economy and increase workforce in North Lanarkshire.

SPECIFIC NOTES TO ACCOMPANY QUESTIONS

QUESTION 12:
This question seeks to establish whether the proposed development would have a negative impact on the workforce in North Lanarkshire.

QUESTION 13:
This question seeks to establish if the proposed development will use local workforce and a particular skill set. Would there be the need for further training of workforce.

QUESTION 14:
This question seeks to identify whether the proposed development will support a designated national priority identified in the National Planning Framework 3: (NPF3) or if the proposed development will support a spatial priority identified in the Glasgow and the Clyde Valley Strategic Development Plan (May 2012).

When addressing how please make specific reference to the designated national priority and/or spatial priority of the relevant plan which the development will support.

QUESTION 15:
The Council is preparing up to date studies on the housing, and industrial and business land supply needs for North Lanarkshire and this evidence base will inform the plan process.

Your response to this question should be based on the adopted position as presented in the North Lanarkshire Local Plan, or another relevant evidence base such as emerging policy, guidance or other document prepared on behalf of the Scottish Government.

QUESTION 16:
The settlement area refers to existing established urban areas within North Lanarkshire. The settlement boundary for North Lanarkshire takes in all areas which are not designated as Green Belt (NBE 3 A) or Rural Investment Area (RIA) in North Lanarkshire Local Plan.

In order for a site to be considered as being 'next to' an existing established urban area, it must share a boundary with the existing established urban area.

QUESTION 17:
The Green Belt and Rural Investment Area are shown on the Proposals Maps for North Lanarkshire Local Plan.

The Proposals Maps can be viewed on the **North Lanarkshire Local Plan page** of the Council's website.

QUESTION 18:
You only need to answer question 18 if your site is located within the Green Belt or Rural Investment area, i.e. if you answered *'Yes'* to question 17.

Your response to this question should clearly indicate what features, if any, will create a robust and defensible boundary.

A robust and defensible boundary is one which creates a strong and distinct boundary between settlements and the wider countryside and will discourage encroachment. Examples of robust and defensible boundaries include:

- tree belts;
- motorways, adopted highways and local classified roads;
- railway lines;
- river watercourses, lochs;
- hedgerows;
- slopes (steep gradients);
- fences, walls; and
- any other well defined recognisable features that offer a clear, defensible separation between the urban and rural environments.

QUESTION 19:
The definition of development in this context takes its meaning from section 26 of the Planning etc. (Scotland) Act 2006 which refers to *"the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land, or the operation of a marine fish farm".*

Your response should provide a brief description of any previous development(s) and whether this development has ceased. For example, a landfill site, type of farming, contains buildings associated with an industrial use. The more specific the better, but a detailed answer is not required.

You should also indicate whether there is any visible evidence on the site at present of previous development or use of the site.

If there is no known previous development then indicate this.

SPECIFIC NOTES TO ACCOMPANY QUESTIONS

QUESTION 20:

If there are existing buildings on the site will any of these be retained as part of the proposed redevelopment of the site?

If there are buildings on the site which will not be retained, please also explain why these will not be retained.

QUESTION 21:

This question seeks to establish how suitable the proposal is in relation to both the existing use on neighbouring land and any use that could reasonably be expected on neighbouring land.

In answering this question you should consider things like whether the proposal will conflict with any applicable land use policies or regulations which apply to or protect neighbouring land.

Your response should also consider how suitable the proposal will be from a more practical position. For example, siting housing next to an existing noise generating development may cause disputes in the future.

QUESTION 22:

This question seeks to establish how compatible the proposal will be with the existing character of the surrounding area beyond neighbouring sites.

Your response should be focus on the principle of the proposed development and not detailed considerations which would be applicable to a planning application such as design, colour and detailing. Relevant issues include how appropriate the scale of the proposed development is in terms of the character of the local area and how well it could integrate, whether there are conservation issues, the types of land uses in an area. Is the type and scale of the proposal appropriate to the existing character.

QUESTION 23:

A sustainable location for development will reduce the need to travel and encourage travel by sustainable modes. A site which promotes the principles of mode hierarchy will be easily accessible via walking, cycling and public transport first and should not be reliant on use of a private car.

In describing how your site promotes the principles of mode hierarchy please describe what existing walking and cycling links exist or can be created to what locations.

In particular you should consider addressing how the sites location and urban design can encourage shorter journeys to or from your site to places such as schools, local shopping, workplaces or housing.

Describe what public transport networks exist and what distance these are from the site. Access to public transport networks should not involve walking more than 400m.

INFRASTRUCTURE CAPACITY

QUESTION 24:

This question seeks to establish whether the site is served by the existing utility infrastructure.

You should only confirm, by selecting the box, that the site is serviced where, if requested, you can provide evidence from the utility provider that the site is serviced.

QUESTION 25:

This question is seeking to establish whether capacity exists to service the proposal. This question only relates to utility infrastructure provided by Scottish Water, SEPA and Scottish Power.

Your response should explain what contact have you made with the various utility providers and what type evidence do you have of this contact and the outcome of your enquiries.

QUESTION 26:

This question seeks to establish that the site can be serviced from existing road and rail networks.

Your response should indicate whether the site can be directly accessed from an adopted road and if not how access would be achieved.

In relation to rail networks, for most proposals you should indicate what the travel distance is to relevant passenger rail stations and what destinations these serve. However, depending on the nature of your submission it may also be relevant to provide details of the travel distance and access to freight terminals.

QUESTION 27:

This question seeks to establish whether the scale of the proposal is likely to cause any capacity issues or impacts on the local or strategic transport networks.

In your response you should also indicate whether there are any known congestion issues within the area and whether you have made contact with any stakeholders or undertaken any studies to investigate the capacity of existing networks.

SPECIFIC NOTES TO ACCOMPANY QUESTIONS

You may be required to submit further information in the form of a modelling report or a Transport Assessment at a later stage in the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal.

SITE TECHNICAL CONSTRAINTS

QUESTION 28:

It is the developer's responsibility to establish the extent of any constraints through relevant investigations and studies and to satisfy the planning authority that the site can be developed and that constraints can be safely addressed.

Your response should indicate any known site constraints and provide a brief description of what investigations or studies have been undertaken to date and their outcome to address these.

You may be required to submit further information at a later stage in the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in relation to any constraints.

SAFEGUARDING GREEN INFRASTRUCTURE

QUESTION 29:

This question seeks to establish how the proposal would affect the appearance of the land in terms of its character.

You are not expected to have undertaken a landscape character assessment to answer this question, though if appropriate you may be required to submit such an assessment at a later stage of the planning process.

Your response should include a brief description of the landscape character for the sites area, including reference to key features and how sensitive or robust the landscape is to change in terms of the proposal.

The Glasgow and the Clyde Valley landscape assessment (1999), available on the Scottish Natural Heritage website, may provide useful background information.

QUESTION 30:

The green network refers to the connectivity of green infrastructure. It includes things like parks, open spaces, woodlands, fields, hedgerows, paths, street trees, village greens, open countryside, mountains, moorlands and farmland, lochs, rivers and burns, cemeteries, allotments and urban farms. It provides opportunities for physical activity, access to the outdoors, and increased accessibility within settlements and to the surrounding countryside while also enhancing biodiversity and the quality of the external environment.

When green infrastructure is joined up they create networks, which at a strategic level are represented in the Glasgow and Clyde Valley Green Network and the Central Scotland Green Network. The promotion of green networks is supported by the NLLP (policy NBE2 A).

You will need to explain how the development of your site will make a genuine contribution to the green network in relation to the provision or access to green infrastructure and its connectivity.

QUESTION 31:

This question seeks to establish the nature of any potential impact, either positive or negative, that the proposed development will have on designated parks.

There are 3 country parks within North Lanarkshire and these are identified on the NLLP Proposals Maps. Town and Community parks also provide facilities for community well-being in mainly residential areas.

QUESTION 32:

Natura 2000 sites are protected under European Legislation and refer to a network of protected areas which protect the most seriously threatened habitats and species across Europe.

The Natura 2000 network is made up of Special Areas of Conservation (SACs) which support rare, endangered or vulnerable natural habitats and species of plants or animals (other than birds) of European importance, and Special Protection Areas (SPAs) which support significant numbers of wild birds and their habitats.

SACs in Scotland are designated by Scottish Ministers under the Habitats Directive and SPAs are classified by Scottish Ministers under the Birds Directive.

The location of SACs and SPAs within North Lanarkshire are shown on the North Lanarkshire Local Plan Proposals Maps.

You can also search for the location of and information on SACs and SPAs Scottish Natural Heritage's Sitelink webpage.

If your site is located within 2km of a SAC or SPA or likely to affect these protected areas you may be required to submit further information in the form of an Appropriate Assessment during the planning process.

SPECIFIC NOTES TO ACCOMPANY QUESTIONS

QUESTION 33:

Your response should indicate whether any designated sites are located close to the proposal site (and provide your sites distance from the site). You should also indicate whether any designated sites may be impacted by the development (either positively and/or potentially adversely).

The location of national, regional and local designated sites is shown on the North Lanarkshire Local Plan Proposals Maps.

These sites include:

National designated sites
Sites of Special Scientific Interest

Regional designated sites
Regional Scenic Areas, Areas of Great Landscape Value, Regional Parks

Local designated sites
Sites of Importance for Nature Conservation, Local Nature Reserves, Country Parks, Tree Preservation Orders

You may be required to submit further information to demonstrate that there will be no adverse impacts or that any impacts can be mitigated in environmental terms relevant to the impact. Further information would need to be prepared by a suitably qualified professional and may include, for example, habitat surveys and/or ecological impact assessments.

QUESTION 34:

This question seeks to establish whether site ownership is likely to make development of the site deliverable.

QUESTION 35:

This question seeks to establish whether the site will be developed within the plan period for the North Lanarkshire Local Development Plan. The Plan will focus on the spatial strategy for North Lanarkshire for the period up to 10 years from adoption. The plan period for the North Lanarkshire Local Development Plan will be 2015 – 2025.

To be considered effective, proposed sites should be developed within this period.

You may be required to provide a timetable/ site programming for the development showing the proposed annual completion of units.

QUESTION 36:

This question relates to sites which are proposed for housing. If you're site is not being proposed for housing, select the 'Not applicable' option.

Any site proposed for housing must be demonstrated to be effective in terms of the criteria set out in **Planning Advice Note 2/10: Affordable Housing and Housing Land Audits**. These criteria cover ownership, physical characteristics, contamination, deficit funding, marketability, infrastructure and land use in relation to the site.

These issues should be specifically addressed by proponents when making a submission involving housing.

Where a proposal is demonstrated by proponent(s) as effective, or partially effective, in this context, showing that no adverse issues exist or issues that can be addressed within the period under consideration, it will be considered deliverable or partially deliverable dependent on the supplied programming. Only sites where housing is justified as effective and deliverable by proponent(s) can be taken forward for inclusion in the LDP, subject to consideration alongside the other requirements stipulated in the Parameters.

QUESTION 37:

This question is optional. However, a response would assist us to deliver a more effective service at future stages of the planning process.

DECLARATIONS

Action Programmes
Under Section 21 of the Town and Country Planning (Scotland) Act 1997 and regulations 25 and 26 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 the Council is required to prepare Action programmes to accompany the Local Development Plan which set out how we propose to implement the plan.

Sites considered suitable for development or redevelopment through the process are likely to be included within an action programme linked to the delivery of the relevant policy within the plan.

You will be required to provide the Council with information relating to the site's development regularly, particularly relating to timescales, so that we can fulfil our statutory requirements.

SPECIFIC NOTES TO ACCOMPANY QUESTIONS

Action programmes will be adopted and published alongside the NLLDP and will need to be updated and republished at lease every 2 years.

This statement seeks your active confirmation that you are aware of the Council's statutory requirement to prepare action programmes and that you will be required and are willing to provide the Council with the relevant information relating to the development of the site you are promoting for development.

FURTHER INFORMATION

Your submission is to be made on the Main Issues Report Q14 response form (form reference NLLDP–MIR14) and attach a location plan. No other information will be considered.

After the Main Issues Report closing date on Friday 15 May 2015 you may be requested to provide specified additional information to support your response. This may include surveys, investigations or documentation to support information you have provided in your response or to establish the suitability of your site for development or redevelopment.

You are required to select this box to confirm you are aware that further information may be required at a later stage in the process.

Please note that a Main Issues Report response is considered as a submission to the North Lanarkshire Local Development Plan and is therefore public information.

The information included within your response including the name of the agent, developer and landowner, and your response form will be available for public inspection. This also applies to any further information requested at a later date as part of the North Lanarkshire Local Development Plan process. Your contact details (i.e. phone contact, address and email) will not be made available to the public. You are required to select this box to confirm you are aware that your submission will be available for public inspection.

SIGNATURE

If you are making a submission to the Main Issues Report by email you will not be required to provide a signature on the form. However, you will need to select the box to confirm that the information provided in your submission is true and accurate to the best of your knowledge.

If you are printing off the form and submitting it in person or by post, you will need to provide a signature on the form, as well as selecting the box to confirm that the information provided in your submission is true and accurate to the best of your knowledge.

The person selecting the box and, where applicable, signing the form should be the main contact for the submission as identified by your response to Question 4.

North Lanarkshire
LOCAL
DEVELOPMENT
PLAN

Main Issues Report Q14 GUIDANCE NOTE

This information can be made available in a range of languages and formats, including large print, braille, audio, electronic and accessible formats.

如果你需要用其他语言或者其他格式表示这些信息，请与我们联系以便讨论你的要求。

Jeżeli potrzebujesz tą informację w innym języku lub formacie, proszę, skontaktuj się z nami, żeby przedyskutować Twoją potrzebę.

اگر آپ کو دوسری زبان میں یہ معلومات درکار ہو تو برائے مہربانی ہم سے مندرجہ ذیل پتہ پر رابطہ کریں

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