NORTH LANARKSHIRE LOCAL DEVELOPMENT PLAN
MODIFIED PROPOSED PLAN

MONITORING BACKGROUND REPORT

BUSINESS & INDUSTRY, VACANT & DERELICT LAND, RETAIL & TOWN CENTRES AND ASSESSMENT OF PLANNING APPLICATIONS

December 2018

North Lanarkshire Council
Enterprise and Communities

CONTENTS

1 INTRODUCTION

1.1 The North Lanarkshire Local Plan was adopted in 2012 and its policy framework has been in force for around 6 years.

1.3 This report includes headline land supply trends, and seeks to identify key issues arising from an analysis and review of the impact of the North Lanarkshire Local Plan policies using available data.

1.4 The report is set out in four main sections covering the key land use surveys:

- Industry and business
- Vacant and derelict land
- Retail and town centres
- Assessment of Planning Decisions

1.5 Each chapter covers a short introduction on the topic, background to the subject including headline analysis, a more detailed survey section covering analysis of how successful the policies have been, and finally a summary and conclusions section.

2 BUSINESS & INDUSTRY

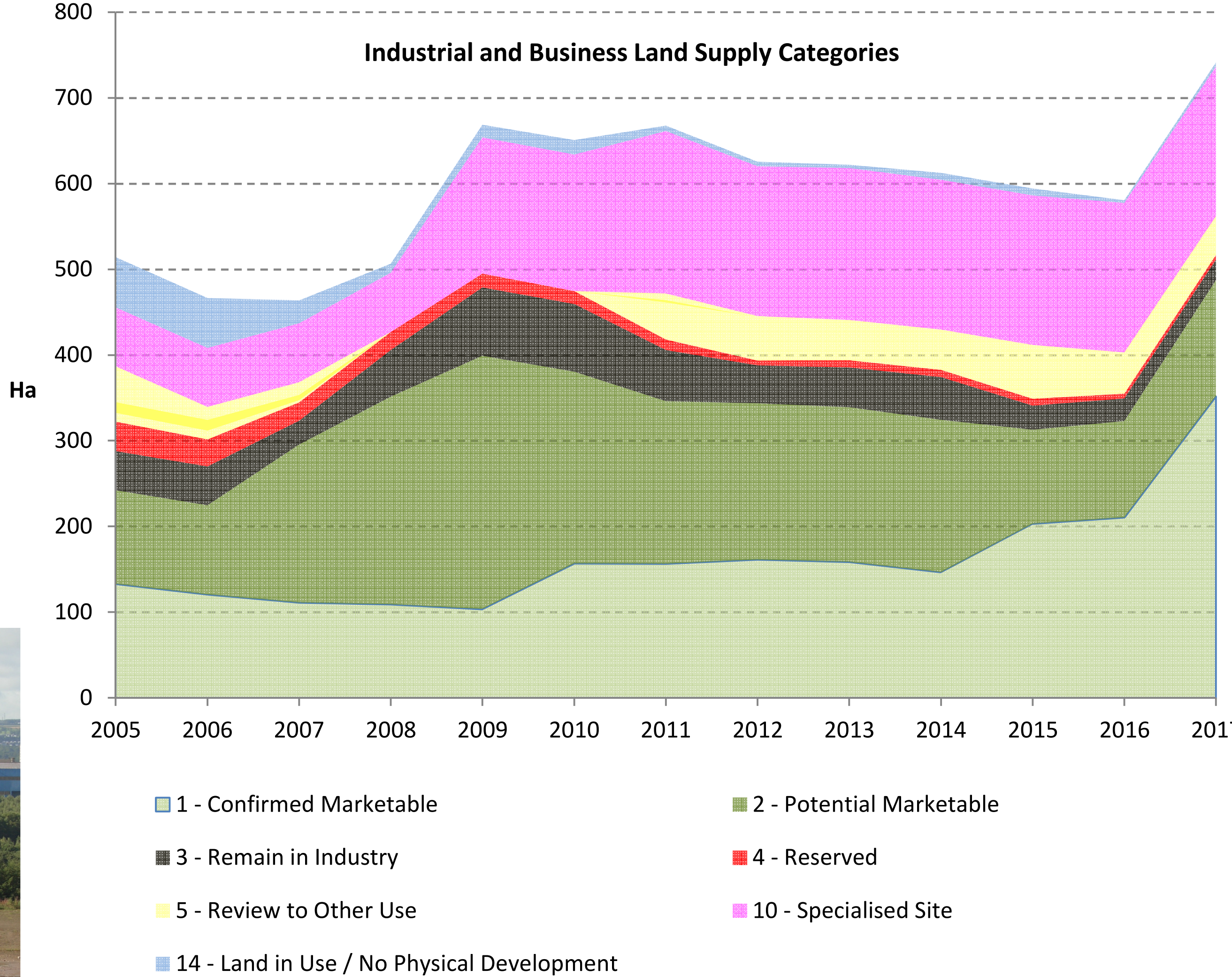
2.1 Introduction

2.1.1 Opportunities for industrial and business development underpin the employment growth aspirations of the Development Plan.

2.1.2 This section seeks to provide an overview of how the land supply for industrial and business development has changed from the previous plan period.

2.1.3 A key component of industrial and business land is a requirement for the Development Plan to maintain a 10 year supply of land for a range of industrial and business uses.

Land for Industry & Business at Ravenscraig



2 BUSINESS & INDUSTRY

2.2 Background

North Lanarkshire Local Plan 2012

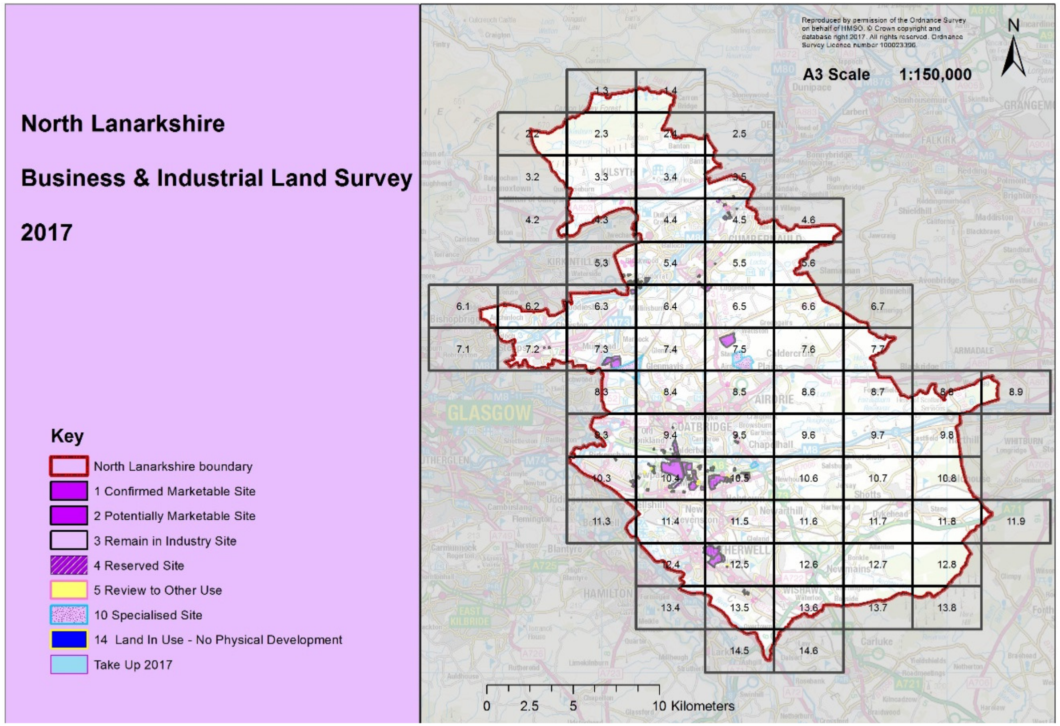
2.2.1 The North Lanarkshire Local Plan (NLLP) identifies sites for industrial and business use. It seeks to promote their permanent development for industrial and business purposes.

2.2.2 In addition, the NLLP seeks to protect the character of specific 'industrial areas' defined in the plan and maintain a '10 year land supply of quality marketable industrial land'.

2.2.3 Industrial and business sites are detailed within schedule EDI2A, with relevant policies impacting upon the development of industrial and business land being: DSP1 Amount of Development, EDI1A Protect Economic Development and Infrastructure, and EDI2A Promoting Economic Development and Infrastructure.

Industrial & Business Land Supplies 2012-17

2.2.4 In order to monitor how the industrial and business land supply changes year-on-year, over the course of the plan period, the Council undertakes annual surveys. The Industrial and Business land survey (ILS) is the mechanism for recording additions to, and development of, land for industrial and business uses.



2.2.5 Industrial and business uses encompass a variety of sectors and businesses but in planning terms they comprise class 4 business, class 5 general industry, and class 6 storage and distribution, as well as other large scale sui generis uses which generate employment, like waste transfer stations.

2.2.6 The sites are assessed for their accessibility (to the trunk road network and surrounding areas), attractiveness (of environment and wider location as a whole) and flexibility (in terms of different scales and potential uses). From this their 'marketability' is determined.

2.2.7 The assessment allows sites to be categorised into groupings (see graph on previous page) and more information on how sites are categorised can be found on the council's website at:

www.northlanarkshire.gov.uk/industrial-land

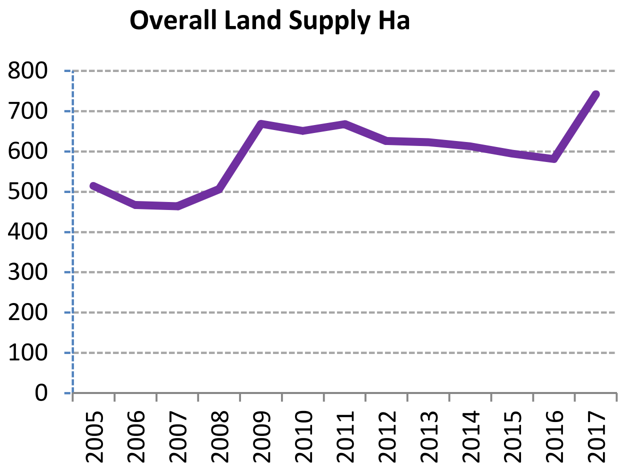
2 BUSINESS & INDUSTRY

2.3 Survey

Overview

2.3.1 The land supply for business and industry has increased over the past 12 years from 514 Ha to 741 Ha. This is due to the addition of large specialised sites as well as increases in the amount of land considered 'marketable' during the economic boom from 2006 to 2009.

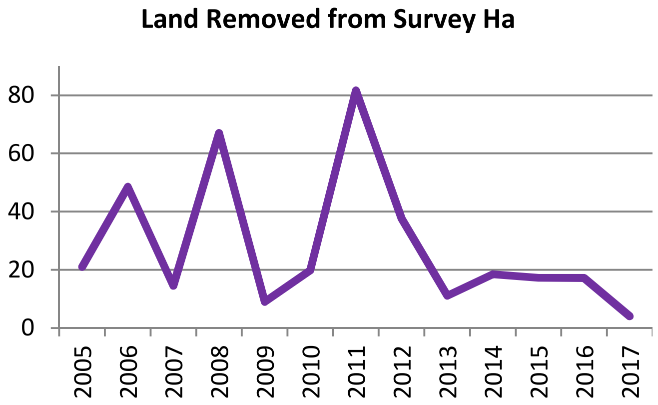
2.3.2 The period 2012 to 2016 saw the land supply progressively decrease by around 5% (from 625 Ha to 594 Ha) with take-up exceeding new additions. However, from 2017 significant additions to the supply, notably the Mossend International Freight Facility, have led to a significant increase in available land to over 741 Ha.



Annual amount of land surveyed 2005 to 2017

Take-Up

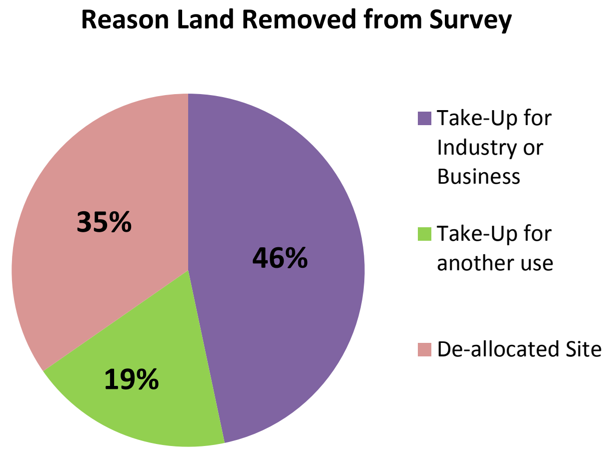
2.3.3 The amount of land removed from the survey has fluctuated significantly year-on-year over the past 12 years, averaging around 28.2 Ha of take-up each year.



Land removed from survey 2005 to 2017

2.3.4 There are various reasons why land may be removed from the Survey: through development (take-up) for industrial or business purposes; development for non-industrial or business purposes; or removal for another reason, principally de-allocation of the site.

2.3.5 While the amount of land developed for industrial and business purposes since 2012 amounted to over 171.2 Ha (46% of the total land taken up), there were also high levels of de-allocation, 127.2 Ha (34% of land removed) and 68.5 Ha of land taken-up for other uses (19% of the total land removed from the Survey).



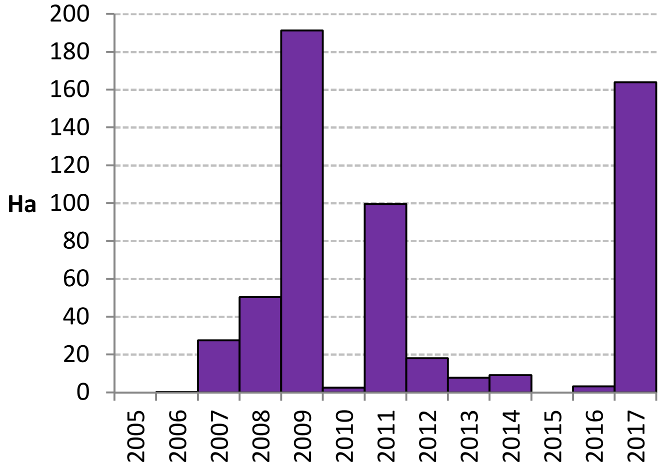
Proportion of land removed by reason 2005 to 2017

2 BUSINESS & INDUSTRY

2.3 Survey

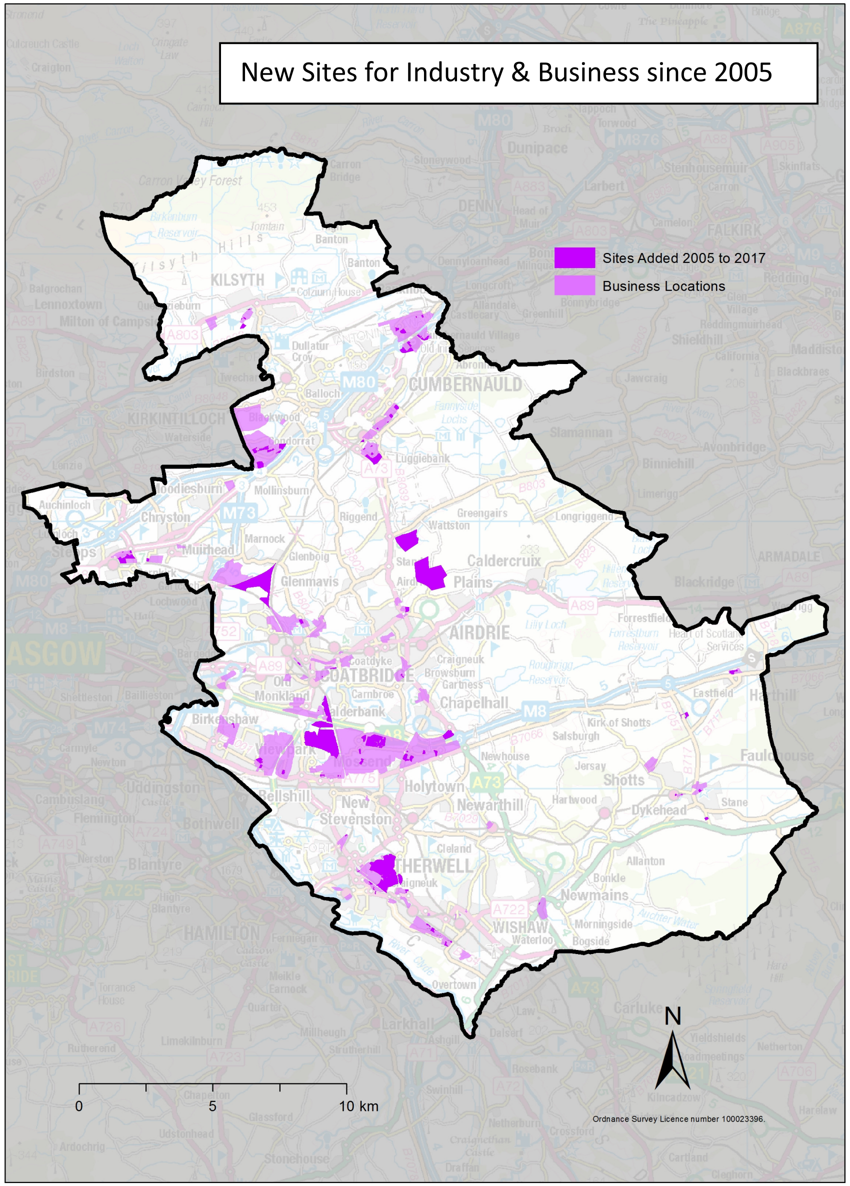
Additions

2.3.6 Since 2005, over 573 Ha of land on 120 separate sites has been added to the Land Supply for business and industry, equivalent to around 44 Ha each year.



Land added to the survey 2005 to 2017

2.3.7 Most of this land is located within established industrial locations that are distributed across North Lanarkshire, around 30 in total (see accompanying map). The addition of such an extensive supply shows that the Development Plan approach to the identification and protection of key business locations has been successful, enabling suitable sites to be brought forward.



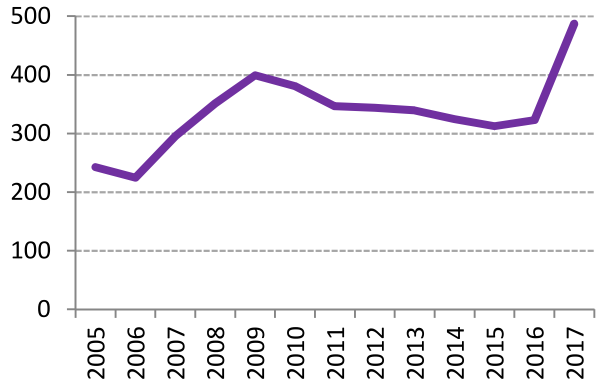
2 BUSINESS & INDUSTRY

2.3 Survey

Marketable Supply

2.3.8 In North Lanarkshire the ‘marketable supply’ of land for business and industry comprises confirmed marketable sites, with no servicing problems (in good locations) and considered marketable, as well as potentially marketable sites which could be marketable following some improvements in terms of promotion, appearance or servicing.

2.3.9 The amount of marketable land has varied considerably over the past 12 years; rising from 224.6 Ha in 2006 to almost 400 Ha by 2009, then reducing steadily over the next 6 years to circa 312.6 Ha as sites were developed. Recently the supply rose sharply with the addition of new sites promoted as part of the Proposed LDP and/or through the grant of a number of significant planning applications.

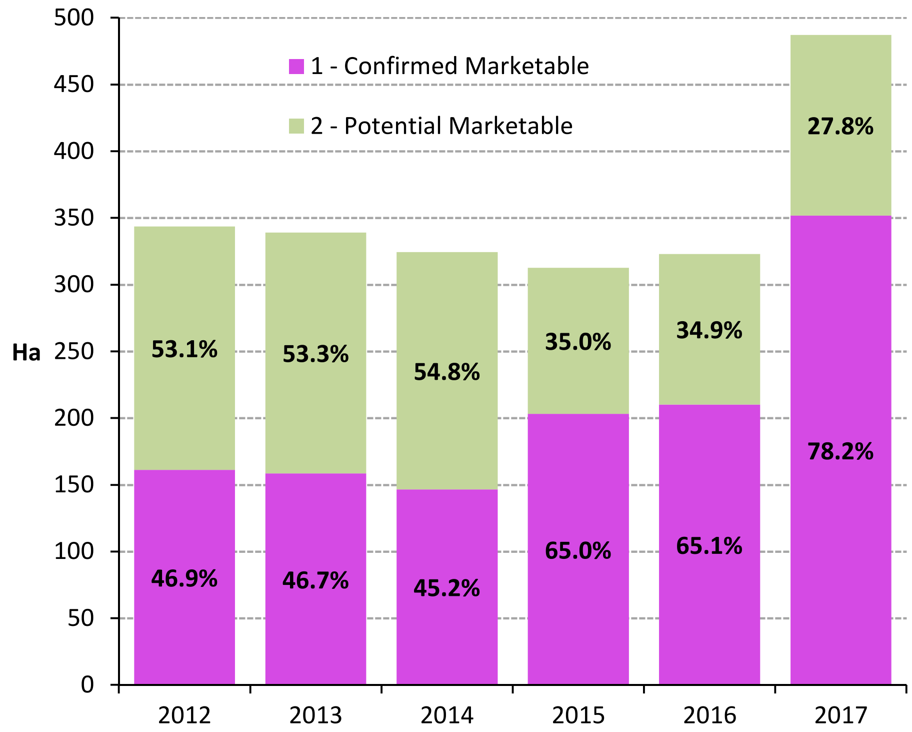


The ‘marketable supply’ 2005 to 2017

2.3.10 With regard to the confirmed marketable element of the supply (arguably the best available sites), this has increased markedly since 2009 where at amounted to around 103.5 ha to 487 Ha by 2017 due to significant recent additions to the land supply.

2.3.11 The proportion of the marketable supply regarded as ‘confirmed marketable’ varies as it is continuously reviewed during the annual audit process. In previous years the confirmed element has been as low as 45% of the total, albeit this figure has increased recently to over 78% at 2017.

Components of the Marketable Land Supply 2012-2017



2 BUSINESS & INDUSTRY

2.3 Survey

10 Year Supply Requirement

2.3.12 Policy EDI2A seeks to ensure a 10 year supply of industrial and business land and this is calculated using the equation below.

$$\frac{\text{Marketable Supply (Categories 1 and 2)}}{\text{AVERAGE ANNUAL 10 YEAR TAKE-UP*}} = \text{NO. OF YEARS SUPPLY}$$

Equation used to calculate number of years of marketable supply

** Average Annual 10 Year Take-Up is calculated by multiplying the past 5 years industrial take-up by 2 and then dividing the total by 10.*

2.3.13 For the Plan period, the supply has been maintained above the minimum 10 year requirement. At 2016 it was calculated to represent over 28 years of future supply based on recent take-up trends but recent additions to the supply, combined wih a reduction in average demand has increased this to over 57 years potential supply by 2017.

Take-up of Land at Drumpellier Business Park, Coatbridge

	2012	2013	2014	2015	2016	2017
Marketable Supply Ha	343.6	339.1	324.4	312.6	323.0	487.0
Years Supply	19.5	25.2	19.8	24.2	28.7	57.5

Marketable Land Supply 2012 to 2017

2 BUSINESS & INDUSTRY

2.3 Survey

Effectiveness of Policy Interventions

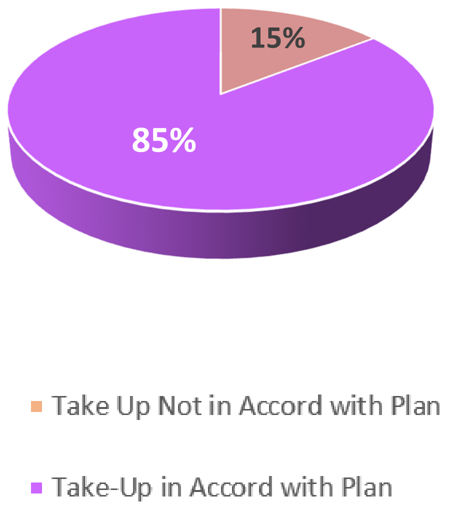
EDI2A – Promote sites

2.3.14 The policy seeks to focus the development of new industrial and business development on specific promoted sites.

2.3.15 New development on land that forms part of the industrial land supply is recorded each year in the industrial and business land survey. Sites are removed from the land supply once a building or development has been completed (this need not infer use or full occupation of the building(s).

2.3.16 Over the Plan period, take-up of land has fluctuated, but the location of these sites has remained reasonably consistent i.e. in planned locations.

2.3.17 Since 2012 analysis of the 68 Sites for Business and Industry that were developed (totalling 105.5 Ha) shows that 56 of these sites (around 80%) were sites identified under Policy EDI2A. In addition a further 12 sites (21.5 Ha) were taken up within Established Business Locations identified under policy EDI 1A1 on land not initially identified within the Plan.



2.3.18 Of the 68 sites developed 58 (85.3% of sites and 85.5%) were assessed as being in accordance with the Plan's locational policies for Business and Industry. Of the 10 sites identified, 2 related to the take-up of land for Business and Industry outwith planned locations, whlle the other 8 represented the loss of industrial land to non-industrial uses.

Strategic Industrial & Business Location (SIBL)

2.3.19 Strategic Industrial and Business Locations are a subset of the protected industrial locations. These locations have been specifically highlighted for protection against non-industrial uses, particularly Use Classes 1, 2, 3 and 9.

2.3.20 Ravenscraig, Gartcosh and Eurocentral are identified as Strategic Industrial and Business Locations within the Local Plan. Within these locations there are almost 269 Ha of Industrial land (45% of the total 594 Ha) across 28 sites.

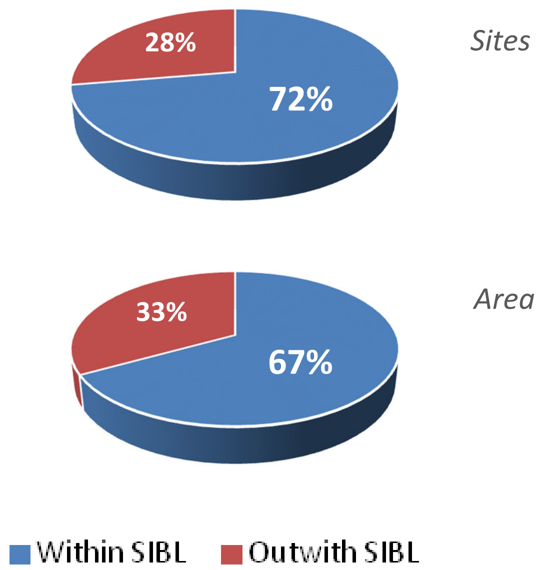
Maxim Park, Eurocentral SIBL

2 BUSINESS & INDUSTRY

2.3 Survey

2.3.23 Between 2012 and 2017, 72% of all industrial and business land sites were developed in SIBLs. This represented 52.19 ha (67% of the total area of land developed).

The proportion of sites and area developed between 2012 and 2017 within SIBLs



2.3.24 The SIBLs have subsequently been replaced by Strategic Investment Locations (SEILs) in the Strategic Development Plan. These have a more sectoral focus on the Scottish Governments Key Sectors.

Range of sites Promoted for Industry & Business within SEILS

Scottish Crime Campus Development at Gartcosh Interchange

Co-operative Food Distribution Warehouse, Prologis Park, Newhouse

2 BUSINESS & INDUSTRY

2.4 Summary and Conclusions

Summary

2.4.1 The land supply continues to deliver a significant amount of business and industrial development.

2.4.2 More land has been removed from the Survey over the Plan period that has been added.

2.4.3 There continues to be a substantial amount of land, in a range of marketable locations, where sites of various scales offer flexibility for developers.

2.4.4 Marketable land has reduced by 9% during the Plan period. Despite this, the 10 year supply requirement has been met each year and there remains over 24 years of available marketable land at 2015.

2.4.5 There is a strong policy focus on planned locations where the majority of development has taken place, particularly within SIBLs.

3 VACANT & DERELICT LAND

3.1 Introduction

3.1.1 North Lanarkshire enjoys a rich history of development. The landscape has been characterised by mills, factories, mineral works and other manufacturing industries.

3.1.2 While these activities drove the growth of the region many of them have closed and the land now lies unused despite being located in sustainable locations.

3.1.3 The Plan's overarching aim is to bring these sites back into use either for hard-end uses like homes and businesses or for more soft-end uses as part of environmental improvements.

3.1.4 This section seeks to provide a monitoring overview of how the amount of vacant and derelict land has changed in the past 20 years and across the Plan period (2012-2017).

3.1.5 It will provide information on general trends in amount, additions, take-up, as well as detail the 2017 position in terms of development potential, preferred new uses and age of supply.

Photographs showing example of successful re-use of derelict site to completed development

Derelict Site at Former Gartcosh Steelworks 2010

New Scottish Crime Campus 2012

3 VACANT & DERELICT LAND

3.2 Background

North Lanarkshire Local Plan 2012

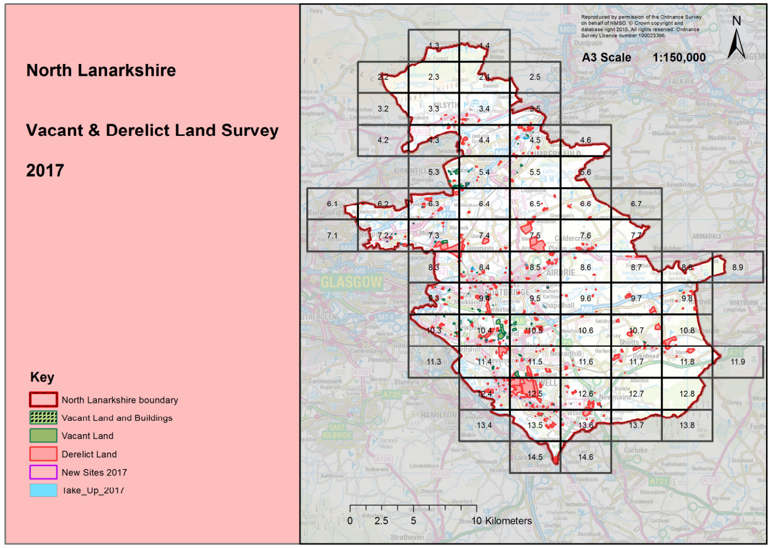
3.2.1 The over-arching aim of the North Lanarkshire Local Plan is to promote regeneration and the sustainable growth of our communities through the Development Strategy Aim (DSA).

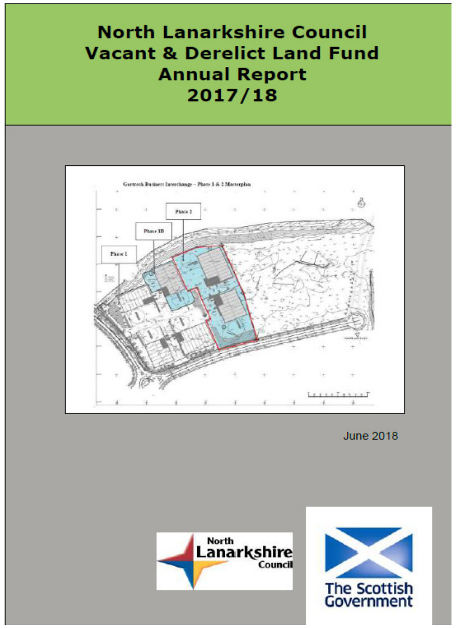
3.2.2 In addition, policy NBE2C Promoting the Natural and Built Environment details that the Council ‘promotes the re-use of vacant and derelict land through a programme of reclamation and identification of appropriate new uses’.

3.2.3 In order to monitor how vacant and derelict land changes year-on-year, the Council undertakes an annual audit as part of the wider Scottish Vacant and Derelict Land Survey (SVDLS).

3.2.4 The main driver for reclamation is through the Scottish Vacant and Derelict Land Fund (SVDLF). The fund is provided by the Scottish Government and administered by North Lanarkshire Council.

3.2.5 For more information on how the fund is being spent see the most recent North Lanarkshire Council Vacant and Derelict Land Fund Annual Report.



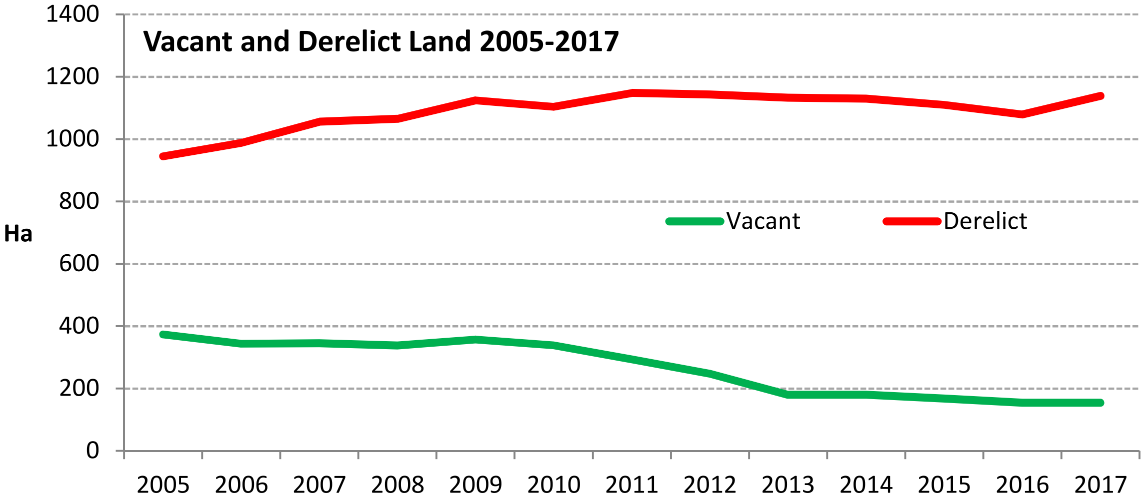


In North Lanarkshire, VDLF has not only proved essential in helping to tackle ‘problem’ V&DL sites (for example, since 2008, VDLF has been used to bring over 35 hectares of V&DL back in to use [with a further 7.4ha to be removed from the register by 2019] and supported improvements to a further 30 hectares for eventual economic end use) but has also proved critical in enabling the effective wider renewal of such areas through flagship regeneration schemes such as the ‘One Wellwynd Social Enterprise Centre’ in Airdrie, ‘Centrepoint Community Hub’ in Gowkthrapple (Wishaw), ‘Dundyvan Enterprise Park’ in Coatbridge (the first public/private development in Scotland supported through the Scottish Partnership for Regeneration in Urban Centres [SPRUCE] loan fund) and Western Campus at Strathclyde Business Park.

Extract from North Lanarkshire Council Vacant & Derelict Land Fund Annual Report 2017/18

3 VACANT & DERELICT LAND

3.3 Survey



Vacant Land at Eurocentral

Derelict Land near Shotts

Vacant and Derelict Land

3.2.1 The Survey covers two types of 'brownfield' land which are categorised as either vacant or derelict. While these two types are combined together for survey purposes they are distinct and are impacted upon in different ways.

3.2.2 Vacant land must be urban and constraint free. It must previously have been used, or have had site preparation in the past, and have a future use identified for it.

3.2.3 Derelict land can be located both in urban and rural locations but it must have a significant constraint, like remains of buildings or contamination, which would hinder its redevelopment. Again, it must have previously been in use but it need not have a specific potential use identified for it in the future.

3.2.4 In both cases there is a minimum site size of 0.1 ha. A more detailed explanation of the survey criteria is detailed on the Council's website at:

www.northlanarkshire.gov.uk/vacant-land

3 VACANT & DERELICT LAND

3.3 Survey

Overview

3.3.1 The overall amount of land identified as Vacant & Derelict has changed little at around 1,300 ha, albeit the trend over the first part of this period was for a general rise to peak at 1,479 ha at 2009 before falling steadily to around 1,231 ha by 2016.

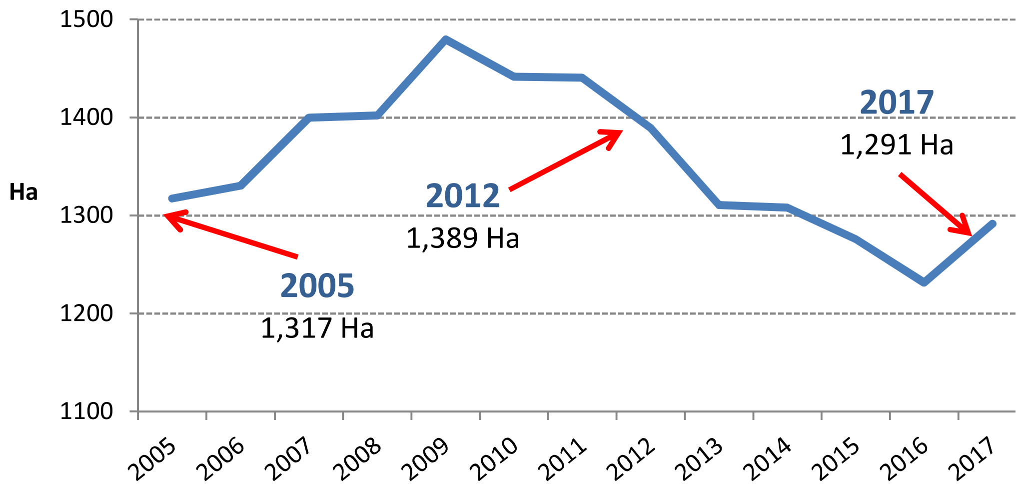
3.3.2 The derelict land component has increased by 20% since 2005 while vacant land has fallen by 59% albeit part of this trend is due to a re-categorisation of sites from vacant to derelict during this time. It should also be noted that vacant land only forms a small component of the survey, representing around (12%) of the overall total.

Plan Period

3.3.3 In the five years since 2012 the amount of land in the Survey has fallen by 7.1% (98 Ha) from 1,389 Ha to 1,291 Ha.

3.3.4 The derelict land component has fallen by around 0.4% during the Plan period (a reduction of 4 Ha) while vacant land has reduced by 38% (a fall of 93 Ha) albeit as stated above some of this land was re-designated as derelict land rather than being removed from the Survey.

New Housing – Former Castle Cement Site, Coatbridge



Graph showing the change in Vacant and Derelict land from 2005 to 2017

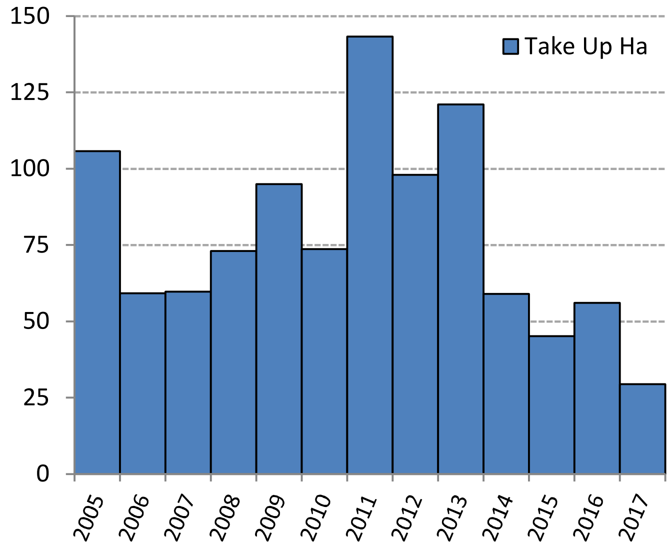
3 VACANT & DERELICT LAND

3.3 Survey

Take-Up

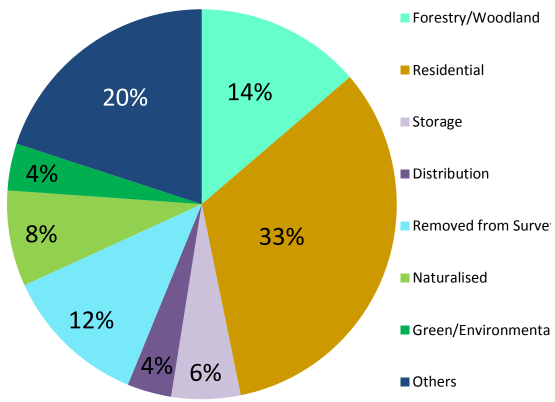
3.3.5 Land removed from the survey is known as ‘take-up’ and occurs when development takes place or sites become naturalised over time and have no anticipated development potential. Over the past 12 years 1,036 Ha have been removed from the Survey on 697 sites.

3.3.6 Take-up has varied considerably since 2005, increasing from 60 Ha at 2006/2007 to peak at over 143 Ha by 2011. Since this time take-up has steadily reduced to below 30 Ha by 2017.



Graph showing take-up of vacant & derelict land 2005 to 2017

3.3.7 On average take-up has amounted to over 78 Ha per annum over this 12 year period with over 1,018 Ha removed from the Survey.



Pie chart showing main new use categories for land taken-up during 2012 to 2017

3.3.8 Take-up over the Plan period has been mainly driven by residential development with 33% of land taken-up for this purpose. Industrial type uses such as storage, manufacturing, business class and general industry together accounted for around 13% of take-up.

3.3.9 Other sectors contributing to take-up included other developments (20%), wholesale distribution (4%) and Green/Environmental (4%).

3.3.10 Soft-end uses accounted for around 19% of land removed from the survey, including Forestry/Woodland (14%), Agriculture (3%) and passive open space (2%) Naturalisation accounted for 8% of land taken off the Survey during this time.

3.3.11 The remaining 12% was removed for definitional reasons where land no longer met the criteria for inclusion in the Survey.

Redevelopment of derelict land at Bellshill Industrial Estate to create a new factory unit

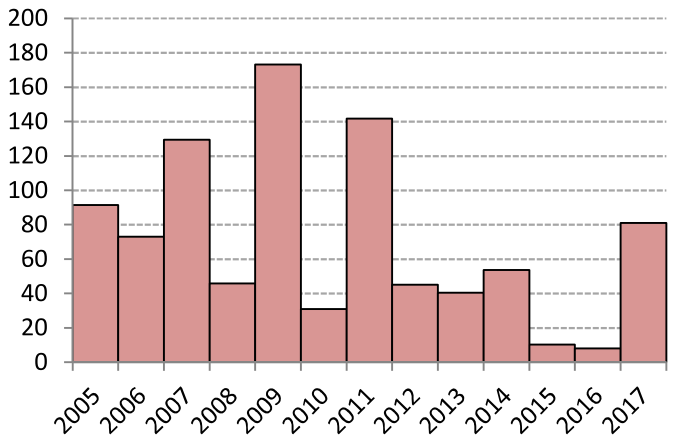
3 VACANT & DERELICT LAND

3.3 Survey

Additions

3.3.12 Land added to the survey is known as ‘fall out’. It occurs when new ‘brownfield’ land becomes available and ‘falls out of use’. Since 2005 almost 924 Ha of land (549 sites) has become vacant or derelict.

3.3.13 The amount of land added to the survey has fluctuated markedly, largely reflecting changing economic conditions. 2009 and 2011 showed particularly high levels at 173 Ha and 142 Ha respectively. Relatively little land was added in 2015 and 2016 at around 10 Ha each year. An average of 71 Ha per annum.



Graph showing land falling out of use 2005 to 2017 (Ha)

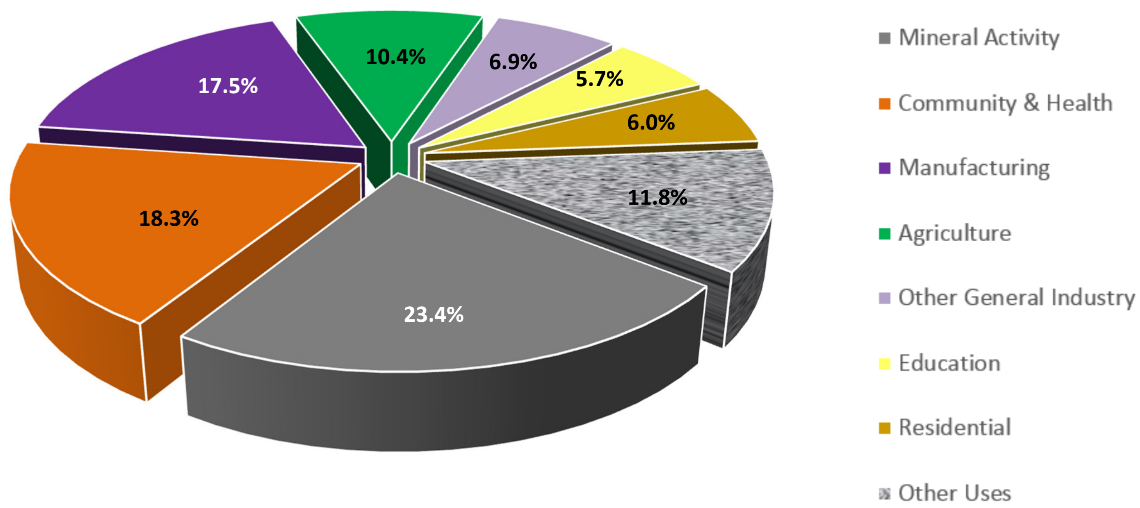
3.3.14 Over the Plan period (since 2012) the average amount of land added each year was 40 Ha. This is significantly below the long term average.

Previous Use of Vacant and Derelict Land

3.3.15 The main previous use for the 239 Ha of land added to the Survey since 2012 has been mineral activity, representing 23.4% of the total. This is followed by community & health (18.3%) then manufacturing (17.5%).This trend is in line with what may be expected given the extensive mining legacy and industrial heritage of the area.

3.3.16 There has also been an increase in fall-out resulting from school closures and public sector housing demolitions due to re-structuring and consolidation of public services such as schools, hospitals and other community facilities.

Former Hartwood Hospital



Pie chart showing proportion of ‘fall out’ by previous use of land for the period 2012 to 2015

3 VACANT & DERELICT LAND

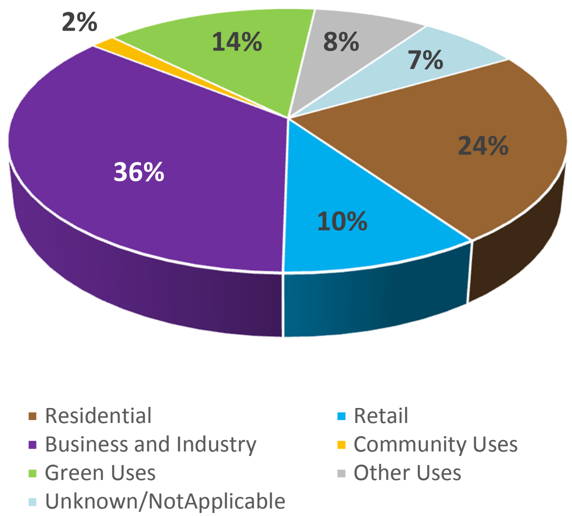
3.3 Survey

Preferred Use

3.3.18 Most sites included within the Survey are allocated a potential future use. These range from 'hard' uses like residential or industrial development to soft-end uses like forestry or nature conservation.

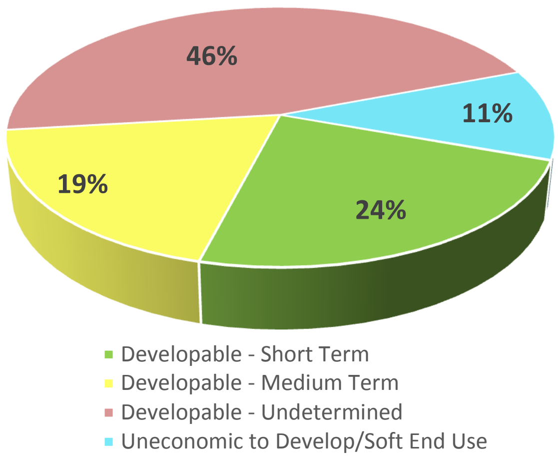
3.3.19 The most recent data for 2017 shows that 36% of vacant and derelict land has potential for use as business and industry, 14% for green uses, 24% for residential use and 10% for retail activity (principally at Ravenscraig Town Centre).

Pie chart showing preferred future use of land 2017



3.3.20 Development potential is the time period over sites are likely to be developed. This is also assessed as part of the survey with around 24% of vacant and derelict land likely to be developed within 5 years (short-term) and a further 19% within 10 years.

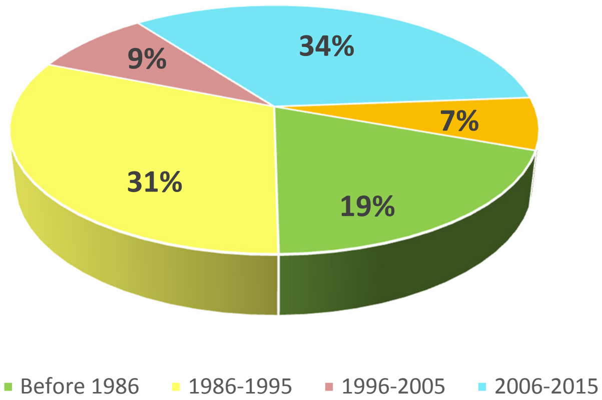
Pie chart showing development potential of land 2017



3.3.21 More than half of all vacant and derelict land on the Survey has either an uncertain or unknown potential (46%) or is considered to be unsuitable for development due to site condition or location (11%).

Age of Supply

3.3.22 Analysis of the 2017 Survey shows that around 20% of land has been available for 30 years or more, half has been available for around 20 years or more, and 62% has been available for a decade or more.



Pie chart showing the age of Vacant & Derelict Land at 2017

3.3.23 Sites added to the vacant and derelict land register since 2006 account for more than a third of the 2017 supply (37%). This suggests that there continues to be a significant source of new vacant and derelict land being added but that take-up has been focussed on older land.

3 VACANT & DERELICT LAND

3.3 Survey

Effectiveness of Policy

DSA – Development Strategy Aim

3.3.24 The strategy aim states support for the regeneration and sustainable growth of communities and therefore infers support for the re-use of vacant and derelict land.

3.3.25 No specific targets are set in respect to how much development should be on brownfield land or whether a reduction in the total amount of vacant and derelict land is to be expected. It is difficult to assess the effectiveness of this policy given the information available.

3.3.26 However, on a basic level the amount of vacant and derelict land has reduced over the Plan period in line with the emphasis of the strategy aim.

NBE2C – Promoting the Natural and Built Environment

3.3.27 This policy ‘promotes the re-use of vacant and derelict land through a programme of reclamation and identification of appropriate new uses’. In effect it requires an annual programme of reclamation to be published.

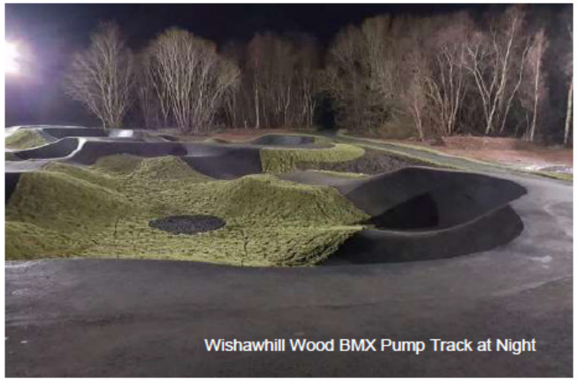
3.3.28 A Vacant and Derelict Land Fund (VDLF) was established in 2004 to deal more effectively with the issue of vacant and derelict land across Scotland. North Lanarkshire is one of a number of councils that are able to access this fund. The Council has aimed to invest in initiatives which provide community or economic benefit or have used arm’s length organisations such as Fusion Assets as a mechanism for securing wider public and private investment.

Project	VDLF Spend 1st April 2017 to 31st March 2018	Outstanding Additional VDLF Project Spend	Project Update
Link Park, Newhouse, Plot A1	£3,057	£0	2015/16 project complete – retention payment only
Viewpark Community Allotments	£3,723	£0	2015/16 project complete – retention payment only
Lanarkshire Enterprise Park	£357,879	£0	Enabling infrastructure works completed for this industrial site
Link Park, Newhouse, Plot A1	£3,000	£1,250	Project complete – only retention payment is outstanding
Orbiston Street Industrial Estate	£65,398	£384,602	Project delayed due to design issues then subsequently the need to secure formal committee approval for planning (rather than by delegated authority). These works are now substantively complete with 90% of contract fees paid (and final payment due in Summer 2018).
Economic Pipeline – Feasibility Studies	£74,089	£0	Feasibility works complete
Gartcosh Business Interchange (Phase 1)	£150,000	£0	Enabling infrastructure works completed for this industrial site
Kirklee Road Community Allotments	£235,305	£6,565	Construction and landscaping works for Kirklee Road Community Allotments complete (some small outstanding works to finalise and retention still to pay)
Wishawhill Wood BMX Track & Wildflower Meadow	£240,810	£23,247	Construction works for BMX Track complete (some small outstanding works to finalise and retention still to pay)
Orbiston Garages – Feasibility Works	£5,540	£0	Feasibility Works Complete
QS Support	£2,310	£660	Independent cost certification – final payment dependent upon
Total	**£1,141,111**	**£416,324*1**	

3.3.29 The most recent Annual report (2017/18) details the £1.14 million current spend on a variety of regeneration projects from site preparation and infrastructure provision for commercial sites to development to Community Allotments and a BMX Pump Track.

Extract from annual report showing 2017/18 projects

Kirklee Road Community Allotments



Wishawhill Wood BMX Pump Track at Night

3 VACANT & DERELICT LAND

3.3 Survey

Re-use of derelict land, One Wellwynd Office Development, Airdrie

Site Preparation at Gartcosh Business Interchange

3.3.30 In North Lanarkshire, VDLF has proved essential in helping to tackle 'problem' sites. Since 2008, it has been used to bring over 35 hectares of land back in to use (with a further 7.4ha to be removed from the register by 2019). It has also supported improvements to a further 30 hectares for eventual economic end use and proved critical in enabling flagship regeneration schemes such as the 'One Wellwynd Social Enterprise Centre' in Airdrie, 'Centrepoint Community Hub' in Gowkthrapple, Wishaw, 'Dundyvan Enterprise Park' in Coatbridge and the Western Campus at Strathclyde Business Park.

3.3.31 Nevertheless, although this investment has made significant inroads towards helping regenerate vacant and derelict land within North Lanarkshire, due to the nature and scale of this issue, the Council continues to have a higher share of registered derelict and urban vacant land than most other parts of Scotland (North Lanarkshire by itself contains **10% of Scotland's total vacant and derelict land**: Scottish Vacant and Derelict Land Survey 2016) highlighting, in turn, the need for continued localised funding support.

3 VACANT & DERELICT LAND

3.4 Summary and Conclusions

Summary

3.4.1 Vacant and Derelict land continues to present a substantial reservoir of ‘brownfield’ land for future development (1,291 Ha) with the Council having the fourth largest quantity of all Scottish local authorities in 2017.

3.4.2 Over the Plan period vacant and derelict land has reduced by 7%, however vacant land has reduced more significantly (by 38%) than derelict land (by 0.4%). Some of this is because vacant sites have been re-assessed as derelict to reflect new information about site conditions.

3.4.3 Both take-up and additions to the supply fluctuate significantly year on year but have generally been lower during the Plan period compared with past levels.

3.4.4 Although take-up was dominated by residential development (33%) a significant proportion (27%) of take-up was on sites where no physical development took place i.e. the site was naturalised or planted with trees.

3.4.5 The main additions to vacant and derelict land continue to be sourced from uses associated with the area’s industrial and mining past. However, a notable recent trend is the increase in land being sourced from the education sector through the programme of school consolidation and through a re-provisioning of community facilities with over 36 Ha being added during the Plan period from these sources.

3.4.6 The 2017 survey notes that around 60% of vacant or derelict land has been un-used for more than 10 years and around 57% of the supply has no specific timeframe for redevelopment.

3.4.7 Industrial and Residential uses dominate the anticipated rehabilitation drivers with around half the vacant and derelict land recorded with them as preferred future uses. .

3.4.8 It is difficult to link policy interventions to the land supply trends but, at the fundamental level, the reduction in vacant and derelict land would appear to align with the Plan’s overarching aim to support regeneration.

Housing Development at Ravenscraig

Site of Former Abronhill High School, Cumbernauld

3 VACANT & DERELICT LAND

3.4 Summary and Conclusions

3.4.9 An ongoing programme of identification and reclamation has been established and it has supported development which has improved the environment and provided jobs.

3.4.10 While substantial funds have been expended to reclaim sites and bring them back into use, the scale of the supply is such that these interventions appear to have had limited impact on the overall amount of land considered vacant or derelict.

3.4.11 Notwithstanding this, the positive benefits for local communities can be significant. Recent examples include the Viewpark Allotments development (below), which returned a derelict yard back into use as a community facility, and a more recent project to re-use an abandoned traveller's site at Kirklees Road, New Stevenston as another community allotment.

BEFORE

Derelict Council Depot April 2015

AFTER

Completion of Viewpark Allotments June 2016

4 RETAIL AND TOWN CENTRES

4.1 Introduction

Wishaw Town Centre

Retail & Town Centres

Introduction

4.1.1 As part of the Government’s drive to support successful and sustainable places, a key requirement of planning policy is to promote town centres. This is set out in Scottish Planning Policy (SPP) and National Planning Framework 3 (NPF 3). In particular a town centre first principle is encouraged when planning for any land use which attracts significant numbers of people. These high footfall generating uses include retail, commercial leisure, offices, community and cultural facilities.

4.1.2 The North Lanarkshire Local Plan (NLLP) seeks to support a town centres first approach having identified a network of centres and has put in place policies that seek to protect the network as the continuing focus of retail, leisure, civic and community use.

4.1.3 This part of the Monitoring Report seeks to provide information on how the town centres have changed from 2008 to 2016 with particular emphasis on the key trends that have emerged over the period since the Local Plan was published in 2012.

4.1.4 It should also be noted that this is not a full assessment of the vitality and viability of our town centres but a basic analysis using the Retail Outlets Survey to consider how the centres are changing. It will assess changes to the overall size of centres, mix of uses, vacancy levels, multiple representation and other relevant factors.

4.1.5 Health checks and action Plans have also been undertaken by North Lanarkshire Council but evaluation of them is outwith the scope of this Report.

4.1.6 More details on the Scottish Governments approach to town centres can be found by clicking the following web-link:

www.gov.scot/Topics/Built-Environment/planning/Policy/Subject-Policies/successful-sustainable-place/TownCentres

4 RETAIL AND TOWN CENTRES

4.2 Background

The North Lanarkshire Centre Network

4.2.1 North Lanarkshire, unlike many other areas in Scotland, has a network of multi-functional centres rather than a single dominant core. Although the centres vary in their role, size and physical structure, they provide choice and convenience at various scales.

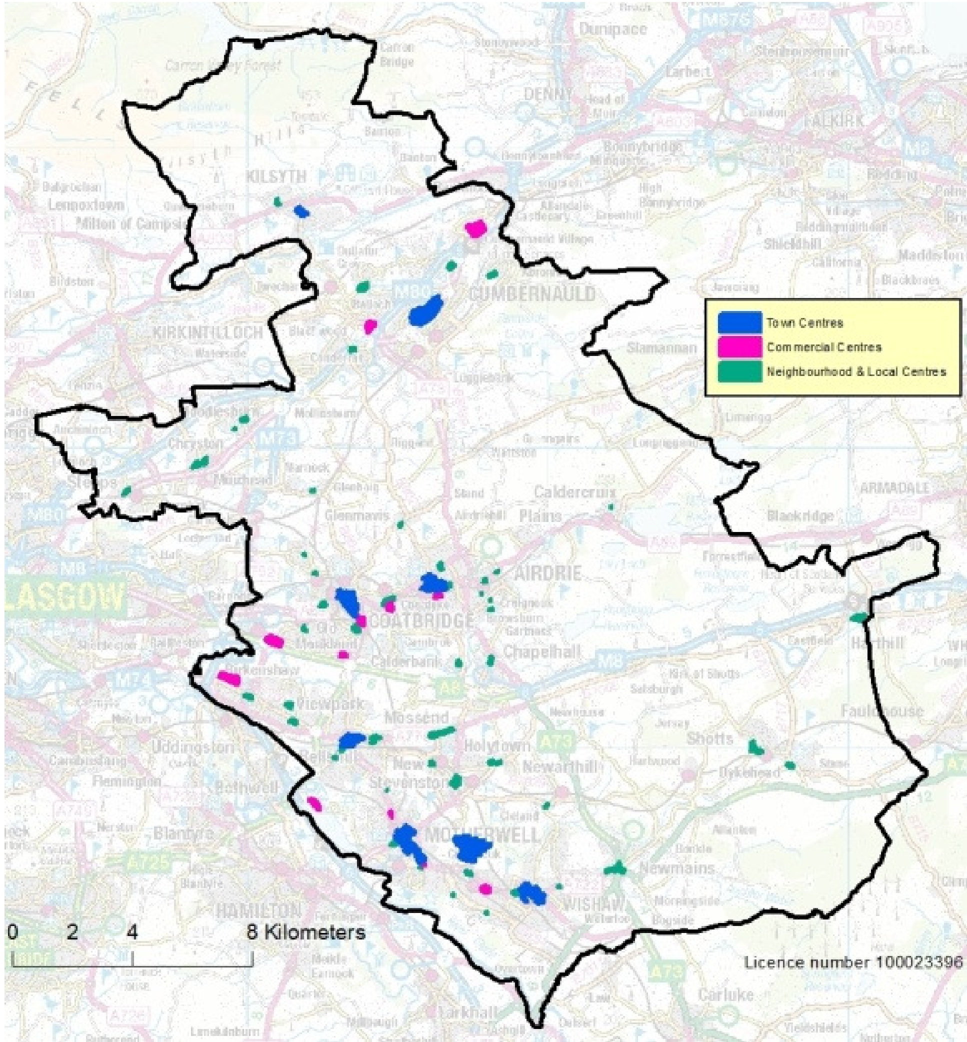
4.2.2 The largest of the centres are the 7 established town centres, acting as hubs of retail, employment, leisure and culture.

4.2.3 They include centres of strategic significance to the city region at Airdrie, Coatbridge, Cumbernauld, Motherwell and Wishaw, as well as locally significant centres at Kilsyth and Bellshill. They draw residents and visitors alike for daily, occasional and one-off visits.

4.2.4 Also of importance is the proposed town centre at Ravenscraig which is recognised as nationally important by the Scottish Government.

4.2.5 The network also contains 10 Commercial Centres, including Retail Parks at Airdrie, Caledonian Park, Birkenshaw, and Leisure Parks such as M&Ds, Showcase and Auchinkilns. There are also 63 neighbourhood and local centres and as well as a large number of stand-alone units.

The North Lanarkshire Centre Network



4 RETAIL AND TOWN CENTRES

4.2 Background

Headline figures

4.2.6 Overall there are 4,253 recorded outlets throughout North Lanarkshire, equating to over 1.34 million sqm of floorspace.

4.2.7 Town centres and commercial centres account for around half of this total (2,108 shops, offices, pubs and restaurants, leisure and other community and total over 743,000 sqm of floorspace).

4.2.8 This is supported by a further 1,091 outlets within Local and Neighbourhood Centres, totalling over 181,000 sqm and 429,000 sqm of floorspace. There are also 1,050 stand-alone outlets totalling 429,000 sqm of floorspace.

Bellshill Town Centre

Retail Outlets Survey 2016
List of Centres included within Survey

Location	Centre Name	Description	Shops		Outlets	
			No	Floorspace	No	Floorspace
Cumbernauld	Cumbernauld Town Centre	Town Centre	138	60,910	279	143,951
	Westway Retail Park	Commercial Centre - Retail Park	11	14,588	11	14,588
	Auchenkilns Park	Commercial Centre - Leisure Park	0	0	3	2,896
Kilsyth	Kilsyth TC	Town Centre	51	7,083	87	10,719
Airdrie	Airdrie Town Centre	Town Centre	193	38,708	440	94,267
	Airdrie Retail Park	Commercial Centre - Retail Park	6	9,888	7	10,163
Coatbridge	Coatbridge Town Centre	Town Centre	133	57,853	325	103,707
	Coatbridge - Locks Street	Commercial Centre - Retail Park	5	10,310	6	13,613
	Showcase Leisure Park	Commercial Centre - Leisure Park	0	0	6	11,806
Bellshill	Bellshill Town Centre	Town Centre	73	21,269	158	94,267
Motherwell	Motherwell Town Centre	Town Centre	149	43,348	411	121,507
	M&Ds	Commercial Centre - Leisure Park	0	0	1	8,500
	Manse Road	Commercial Centre - Retail Park	2	1,459	2	1,459
Wishaw	Wishaw Town Centre	Town Centre	146	27,373	337	65,629
	Caledonian Retail Park	Commercial Centre - Retail Park	9	13,908	9	13,908
Tannochside	Birkenshaw Trading Estate	Commercial Centre - Other (Bulky)	25	29,354	26	32,966
			941	336,051	2,108	743,946

Note 1: Faraday Retail Park is included as part of Coatbridge Town Centre
Note 2: The above figures do not include stand alone retail warehouse units outwith town centres

4 RETAIL AND TOWN CENTRES

4.2 Background

Retail Outlets Survey

4.2.9 To enable the Council to understand how the network of centres is changing, information requires to be collected on the individual shops, offices, cafes, pubs, restaurants, and other uses that are found within the various centres within the network. The collection of this information is known as the Retail Outlets Survey ('the Survey').

4.2.10 The Survey is carried out annually for the main centres within the network and every two years for the smaller local and neighbourhood centres and stand-alone units.

4.2.11 While originally focused upon only retail floorspace, the Survey has evolved more recently to include most commercial uses. This makes direct detailed comparison between recent and older surveys generally inappropriate however general trends mainly those for retail can still be identified.

4.2.12 Notwithstanding these issues, data from the Survey is published annually as a series of summary tables containing key information on the shops and offices, leisure and community facilities that together form the town, commercial, local and neighbourhood centres.

Airdrie Town Centre

4.2.13 More information on the Survey can be found on the Council's website by clicking the following web address:

www.northlanarkshire.gov.uk/towncentres

Other Relevant Data Sources

4.2.14 In summary, the area maintains a significant level of floorspace to serve its communities, particularly for more frequent convenience type shopping trips and the delivery of local services. This is particularly true at Cumbernauld and Coatbridge which act as primary destinations for comparison shopping for their immediate catchment populations. Nonetheless the area's proximity and ease of access to Glasgow City Centre results in a considerable movement of expenditure to, and from, the rest of the city region.

4.2.15 The National Survey of Local Shopping Patterns (2012) published by Clydeplan provides more detail about how the centres attract and retain expenditure of local residents.

4 RETAIL AND TOWN CENTRES

4.3 Existing Policy and Monitoring

The North Lanarkshire Local Plan (NLLP)

4.3.1 In recognition of the important role that the network of centres plays in supporting our communities, the Local Plan sets out a number of policies to ensure that a 'town centre first' principal is followed and that development that generates significant volumes of footfall is directed towards the most appropriate locations.

4.3.2 The Local Plan contains three key policies that protect, promote and assess development in support of retail and town centre issues.

Protect

Promote

Assess

Protecting the Centre Network

4.3.3 Policy RTC1 seeks to protect the North Lanarkshire centre network by:

- identifying a network of town centres and retail locations
- supporting retailing at these locations
- encouraging a specific range of uses to locate within the network

4.3.4 RTC 1 specifically identifies a broad range of appropriate Use Classes that would generally be acceptable within the area's seven town centres. These relate to retail, commercial, leisure, community, business and residential types of development.

4.3.5 Neighbourhood and local centres have a narrower range of Use Classes covering retail, office, food & drink, residential and non-residential institutions.

4.3.6 The Local Plan considers Commercial Centres to have a more restrictive range of uses regarded as appropriate dependant on the nature of the centres. Retail Parks are limited to retail (Class 1), food & drink (Class 3), and assembly & leisure (Class 11). Leisure Parks are limited to food & drink, hotels and assembly & leisure uses, while Birkenshaw and the large stand-alone DIY locations are restricted to Class 1 retail for the sale of bulky goods only.

4.3.7 To determine the relative success of this policy, data taken from the Retail Outlets Survey will be used to review the current mix of uses within the main centres within the network.

4.3.8 A general assessment of current floorspace and vacancy levels within the centre network will also be presented as an indication of the relative health of centres.

Directing Appropriate Uses to Locations within the Centre Network (Westway, Cumbernauld)

4 RETAIL AND TOWN CENTRES

4.3 Existing Policy and Monitoring

Promoting Town Centre Action

4.3.9 To provide a policy mechanism for promoting town centres, policy RTC 2 outlines the Council's commitment to develop a series of Action Plans for Cumbernauld, Motherwell, Airdrie, Bellshill, Coatbridge, Kilsyth and Wishaw town centres.

4.3.10 The Monitoring Report will review progress on the implementation of action plans within these centres.

Image of Scottish Government's response to Town Centre Action Plans

Assessing Retail & Commercial Leisure Development

4.3.11 Policy RTC 3 Assessing Retail and Commercial Leisure Development also relates to the centre network. This establishes the criteria to be considered when assessing applications for large scale convenience (over 1,000 sqm gross) or comparison / commercial leisure (over 2,000 sqm gross) at locations outside the centre network.

Directing footfall generating uses to Town Centres (new Wishaw Heath Centre)

4.3.12 The aim of this policy is to ensure that, where appropriate, and following a sequential approach to site selection, key retail and leisure related developments are located within the centre network. Furthermore, the policy seeks to ensure that such development has no adverse impact upon the vitality, viability and environment of the centre network.

New Local Centre at Sikeside, Coatbridge

4.3.13 In determining the impact of this policy a full and thorough review of planning applications is necessary. A review of this nature is outwith the scope of this report and this policy will not be discussed further in this report.

4 RETAIL AND TOWN CENTRES

4.4 Survey

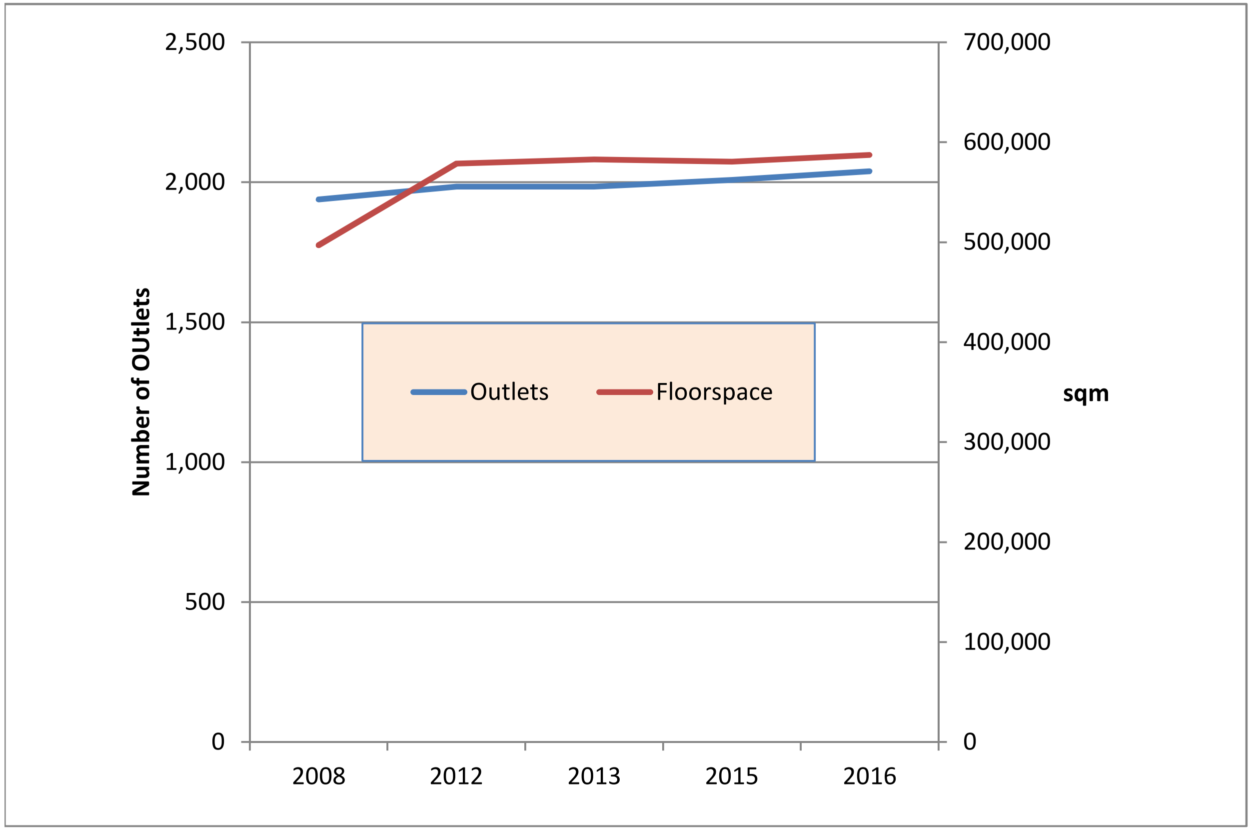
Change within the Centre Network

4.4.1 The most recent Retail Outlet Survey (ROS) is for 2016 and the bulk of the following analysis utilises data from that survey period.

4.4.2 Although data has been collected regularly for some centres since mid-1995, these older datasets are difficult to interpret as the boundaries of many centres have changed and the survey is no longer limited to retail, office and some leisure uses. It now covers a whole range of town centre uses including community and leisure uses.

4.4.3 To ensure consistency and to enable comparison of statistics over time, change between 2008 and 2016 is only used to identify longer term trends while a comparison with 2012 data is used to indicate change over the plan period.

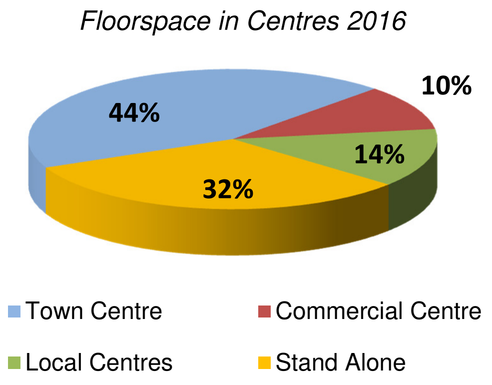
Overall Change in Town Centre Floorspace 2008-2016



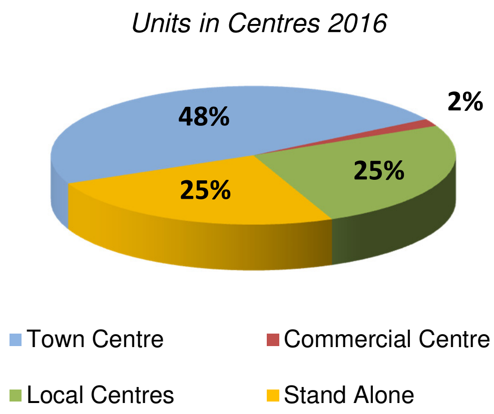
4 RETAIL AND TOWN CENTRES

4.4 Survey

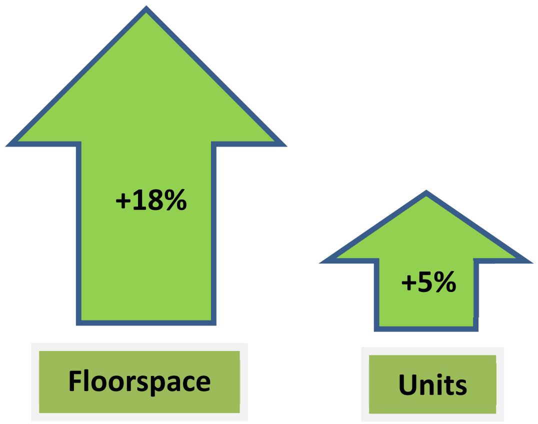
Importance of Town Centres – Floorspace



Importance of Town Centres - Units



Town Centre Change 2008 to 2016



4.4.4 Across the Council area there are around 1.34 million sqm of surveyed floorspace.

4.4.5 Over 68% of this floorspace is located within a network of centres with town centre floorspace dominant, accounting for over 44% of the total (this represents over 587,000 sqm of floorspace).

4.4.6 Only 32% of floorspace is located outwith the network of centres in stand-alone units or small clusters of outlets.

4.4.7 In terms of Units, there are over 4,250 outlets spread across the council area.

4.4.8 Of these, 74% (3,130 units) are located within the network of centres, with 48% having a town centre location (2,039 units) and only 25% (1,050 units) being located outwith the network of centres.

4.4.9 Over the period from 2008 to 2016 overall floorspace within town centres increased from 497,000 sqm to around 587,000 sqm (+18%). However, most of this increased occurred from 2008 to 2012 due partly to a widening of the categories included in the survey and the completion of a number of new developments.

4.4.10 With regard to the number of outlets, these also increased from 1,939 to 2,039 over the period 2008 to 2016 (+5%). Again most of this change occurred in the period 2008 to 2012.

4 RETAIL AND TOWN CENTRES

4.4 Survey

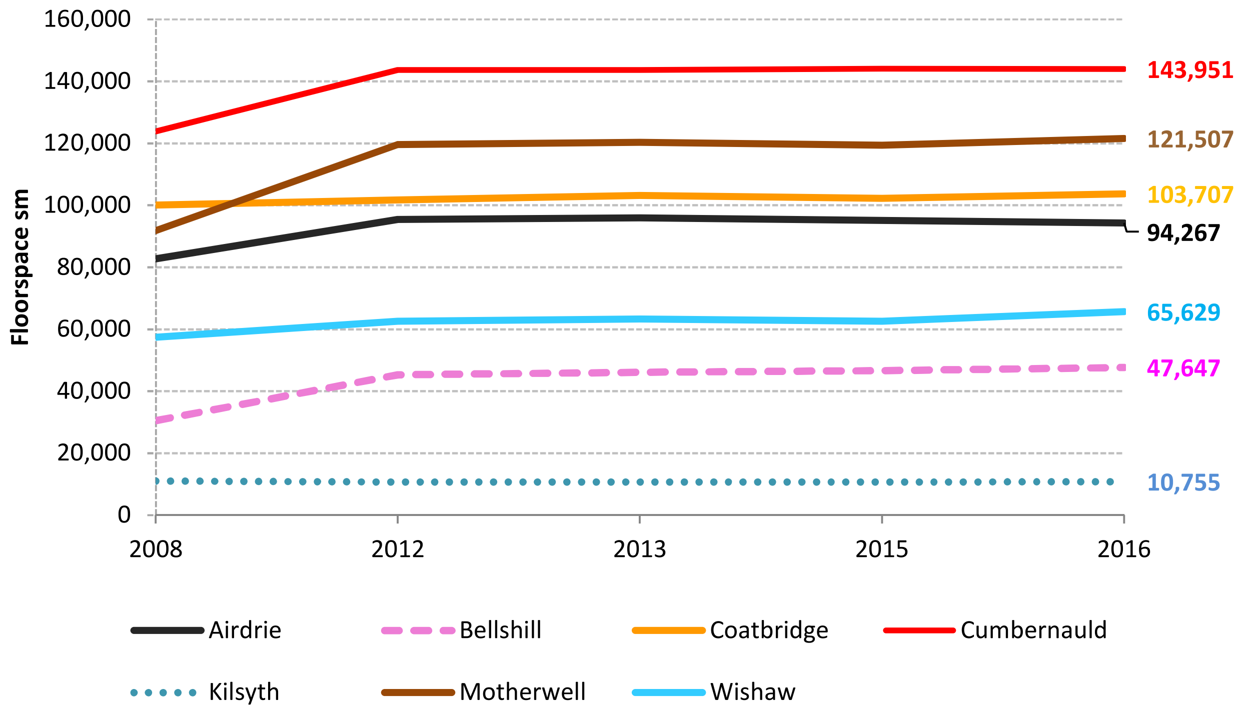
Change within specific town centres

Streetscape & shopfront improvements, Kilsyth

4.4.11 Change within individual centres also showed considerable variation from 2008 to 2016. The centres experiencing the largest increases were Bellshill (+56%), Motherwell (+32%), Cumbernauld (+16%), Wishaw (+14%) and Airdrie (+14%). These were the result of major supermarket expansions at Wishaw & Bellshill, new office developments in Motherwell and Airdrie as well as the construction of new Community Facilities at Coatbridge, Airdrie and Wishaw. It is also the result of expanding the survey to include civic and community buildings in town centres.

4.4.12 The only centre to experience a decline in floorspace was Kilsyth (-2.3%) where the redevelopment of the former Co-op building has led to a small reduction in floorspace.

4.4.13 Floorspace in Commercial centres has changed little over the period 2012 to 2015 reflecting a general lack of new development in both the convenience and comparison sector of the retail market.



Change in town centre floorspace 2008-2016

4 RETAIL AND TOWN CENTRES

4.4 Survey

Levels of Occupancy and Vacancy

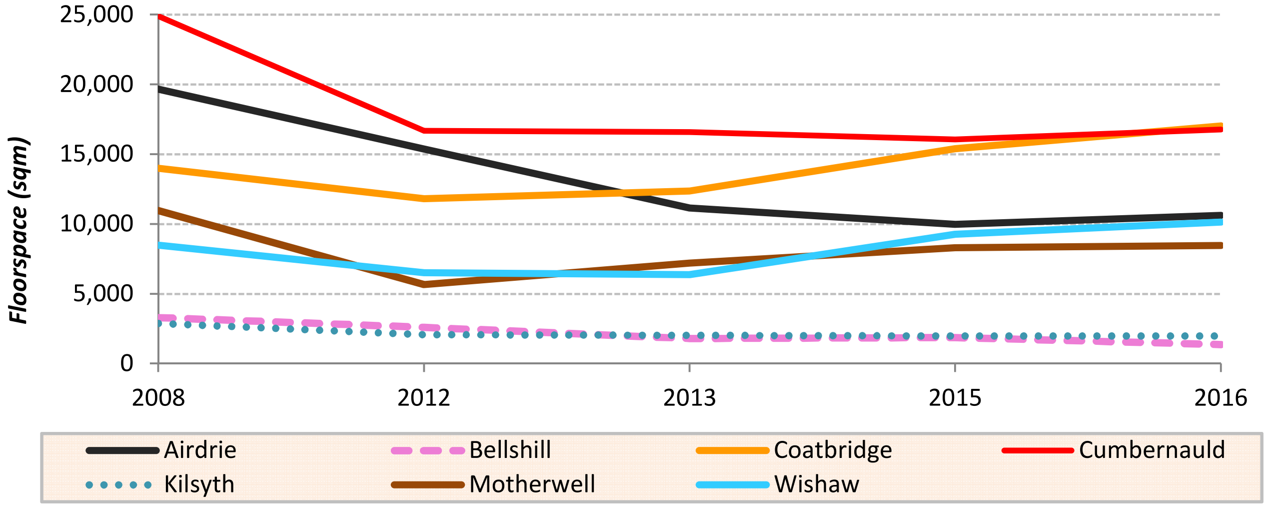
4.4.14 One of the key indicators of town centre vitality and viability is occupancy rate.

4.4.15 Centres that are performing well tend to have higher levels of occupancy (fewer vacancies) than those that are in decline or are struggling to compete with busier centres.

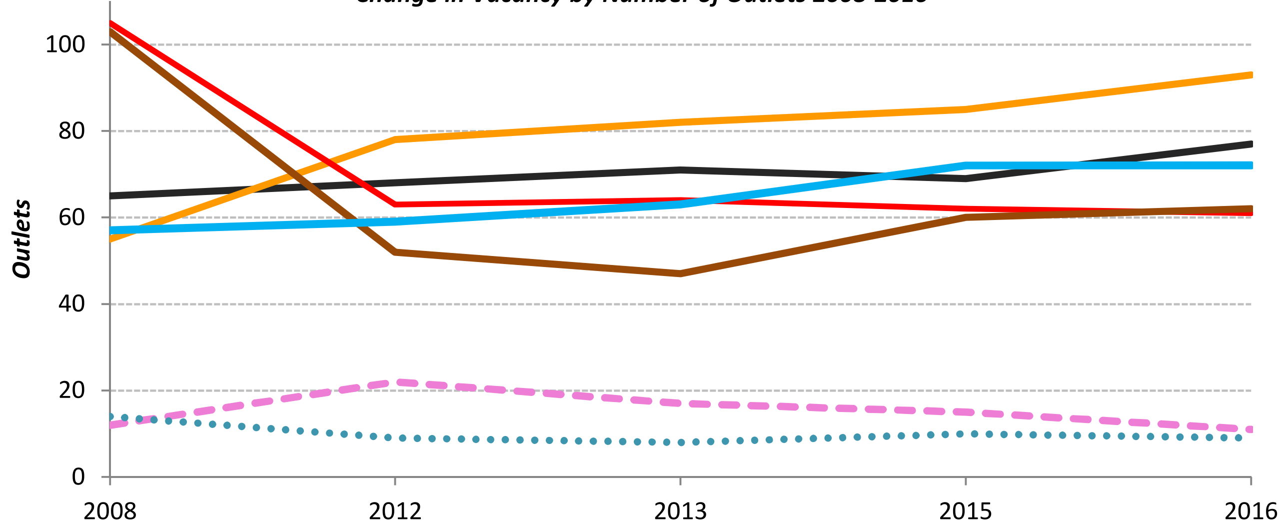
4.4.16 In terms of overall vacancy levels for town centres, this has shown a significant decline from 2008 to 2013 where the overall amount of vacant floorspace reduced from over 84,000 sqm to around 57,400 sqm, although the period 2013 to 2016 has seen an upturn in vacancy with vacant floorspace rising to over 66,000 sqm.

4.4.17 Vacant units in centres peaked at 411 units in 2008, falling to 351 in 2012 before rising again to 373 units by 2015 and 385 units by 2016.

Change in Vacancy by Floorspace 2008-2016



Change in Vacancy by Number of Outlets 2008-2016



4.4 Survey

4.4.18 Vacancy rates are often seen as a more meaningful statistic in determining town centre performance, and there is considerable variation across the seven town centres.

Change in Unit Vacancy Rate by Centre 2008 to 2016

Town Centre	2008	2012	2013	2015	2016
Airdrie	16.8%	15.8%	16.4%	15.6%	17.5%
Bellshill	8.0%	14.1%	10.9%	9.7%	7.0%
Coatbridge	18.3%	24.1%	25.5%	26.1%	28.8%
Cumbernauld	35.6%	22.7%	23.3%	22.1%	21.9%
Kilsyth	15.6%	10.8%	9.3%	11.5%	10.1%
Motherwell	25.2%	13.1%	11.8%	14.9%	15.1%
Wishaw	18.6%	18.7%	19.7%	22.4%	21.4%
TC Average	21.2%	17.7%	17.7%	18.6%	19.2%

Change in Floorspace Vacancy Rate by Centre 2008 to 2016

Town Centre	2008	2012	2013	2015	2016
Airdrie	23.8%	16.1%	11.6%	10.5%	11.2%
Bellshill	10.8%	5.8%	3.9%	4.0%	2.9%
Coatbridge	14.0%	11.6%	12.0%	15.1%	16.4%
Cumbernauld	20.1%	11.6%	11.5%	11.1%	11.6%
Kilsyth	26.2%	19.3%	19.0%	18.6%	18.4%
Motherwell	11.9%	4.7%	6.0%	7.0%	7.0%
Wishaw	14.8%	10.4%	10.1%	14.8%	15.4%
TC Average	16.9%	10.5%	9.9%	10.8%	11.4%

4.4.19 Between 2008 and 2013 unit vacancy across all centres fell from 21.2% to 17.7%. However, the two most recent surveys have shown a gradual increase to 18.6% by 2015 and 19.2% by 2016. Individual centre vacancy rates vary significantly with high levels recorded at Coatbridge (28.8%), Cumbernauld (21.4%) and Wishaw (22.9%). Lower levels of vacant units were recorded at Bellshill (7.0%) and Kilsyth (10.1%).

4.4.20 Vacancy by floorspace is also a useful indicator with rates averaging 11.4% or 63,000 sqm. Again this varies considerably across the centres, highest at Kilsyth (18.6%), Coatbridge (16.4%) and Wishaw (15.4%). Lower levels are found at Motherwell (7.0%) and Bellshill (2.9%).

4.4.21Trends show that:-

- **Coatbridge** / **Wishaw** have high vacancy levels (and increasing).
- **Cumbernauld** has high vacancy levels (and decreasing)
- **Airdrie** has average vacancy levels (but increasing)
- **Bellshill** has low vacancy levels (and decreasing)
- **Motherwell** has low vacancy levels (and increasing)

Mix of Uses within Town Centres

4.4.22 A key element of Local Plan policy relating to town centres is the need to encourage a wide range of activities or uses (see Policy RTC1) within centres. Analysis of the Use Class composition of the seven town centres provides a useful guide to the role and function of each centre and an indication of how successful policy has been in diversifying them.

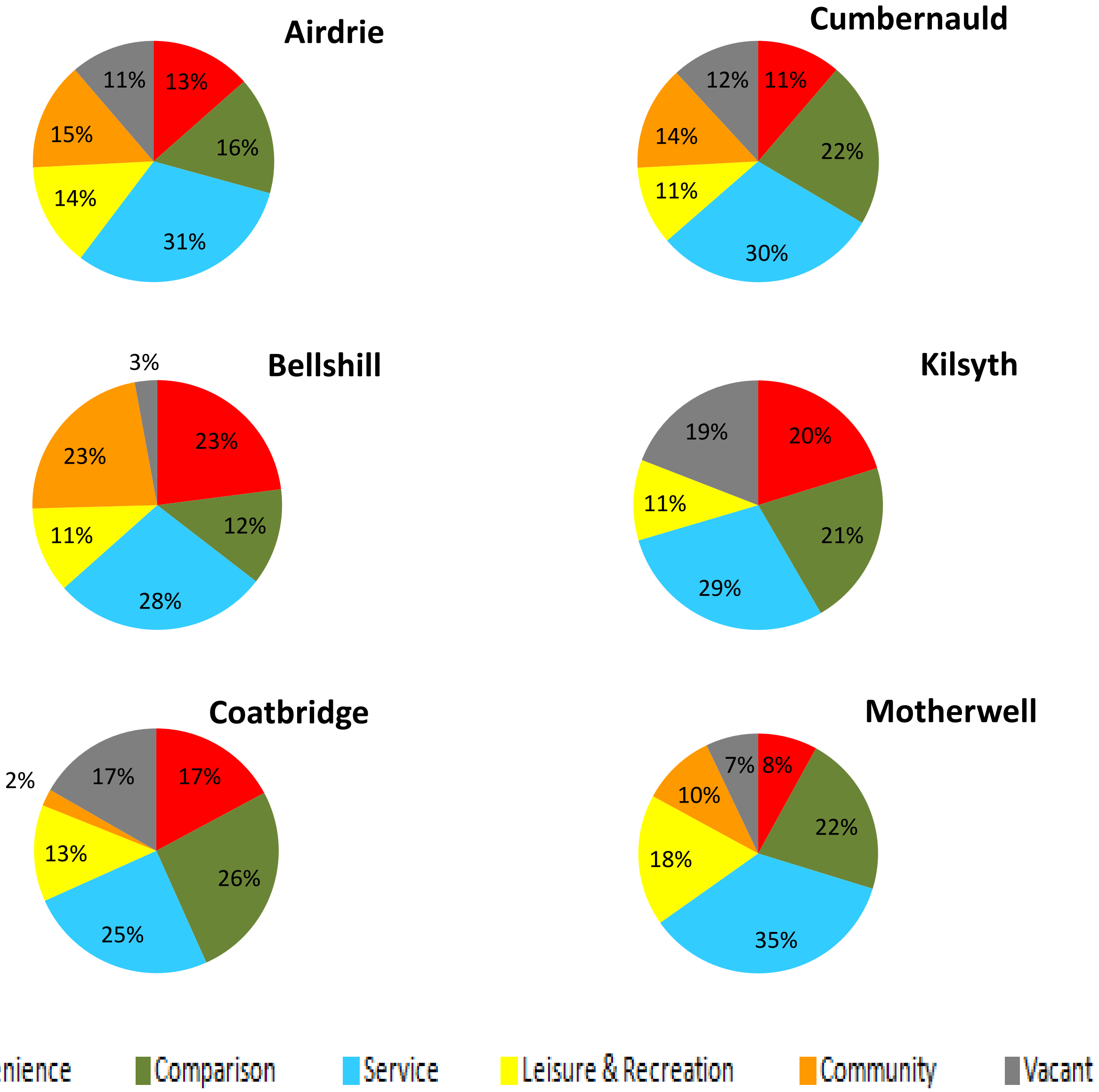
4.4.23 The pie charts presented overleaf show a significant variation in the proportion of uses present within the North Lanarkshire centre network. Retailing tends to underpin the attractiveness of most centres as a shopping destination and in most centres convenience and comparison floorspace accounts for between 29% (Airdrie) and 43% (Coatbridge) of floorspace.

4.4.24 High concentrations of comparison floorspace can be found in Coatbridge (26%), Cumbernauld and Motherwell (both 22%) reflecting the importance of these centres as shopping destinations for high street and fashion goods. Centres such as Bellshill (12%), Wishaw (15%) and Airdrie (16%) have a lower proportion of comparison floorspace reflecting a more localised role.

4 RETAIL AND TOWN CENTRES

4.4 Survey

Pie Charts showing Mix of Uses within Town Centres 2016



Description of Categories

Convenience – subset of Class 1 Retail including items purchased on a regular basis e.g. food & drink.

Comparison – Subset of Class 1 Retailing including items purchased less frequently where shoppers "shop around" to compare similar items e.g. clothing, footwear, furniture and bulky goods, etc.

Service – Includes class 2 offices such as banks, estate agents, dentists which serve visiting members of the public; class 4 offices where the public are less likely to visit such as call centres, and service retail including hairdressers where services are purchased.

Leisure & Recreation - includes Class 3 uses like restaurants and cafes, class 11 uses like cinemas, swimming pools & bingo halls as well as sui generis uses like pubs and nightclubs.

Community – includes a variety of uses such as nurseries, museums, places of worship, halls and libraries.

4 RETAIL AND TOWN CENTRES

4.4 Survey

4.4.25 Convenience retail provision (the food element of supermarkets and other stores) also varies significantly from 23% in Bellshill, which is dominated by two very large superstores, to only 8% in Motherwell where convenience provision is more limited with only one large scale supermarket.

4.4.26 However, town centres are not limited to retailing. Other types of activity are vital in attracting footfall for local services. Offices, banks, and health care facilities are crucial in providing town centre employment and support their continued viability. Service related floorspace is often the most significant use of floorspace within centres, and in the North Lanarkshire network accounts for between 25% (Coatbridge) and 35% (Motherwell and Airdrie) of total floorspace.

4.4.27 Leisure & Recreation is also a significant element, accounting for as much as 18% of floorspace in the case of Motherwell which has significant facilities such as the Aquatec, Motherwell Concert Hall and the Heritage Centre. At 11% of total floorspace Cumbernauld, Bellshill and Kilsyth have lower proportions of Leisure related floorspace.

Motherwell Heritage Centre

4.4.28 Another crucial component in creating attractive and vibrant centre are the community related uses such as libraries, halls, community centres and places of worship. Bellshill has the largest proportion of such uses at 23%, followed by Cumbernauld at 14%. Centres that have fewer community facilities include Wishaw (8%), Coatbridge (2%) and Kilsyth, the later having no community facilities within the defined town centre.

Buchanan Centre, Coatbridge

4.4.29 Time series analysis suggests that there has been little change in the overall composition of centres over the period 2012 to 2016.

Multiple Representation within Centres

4.4.30 Other useful statistics that can be used to measure the relative attractiveness of centres include the extent to which national multiples are found. These are the well-known high street brands that tend to be attracted to prime locations where there is substantial footfall.

4 RETAIL AND TOWN CENTRES

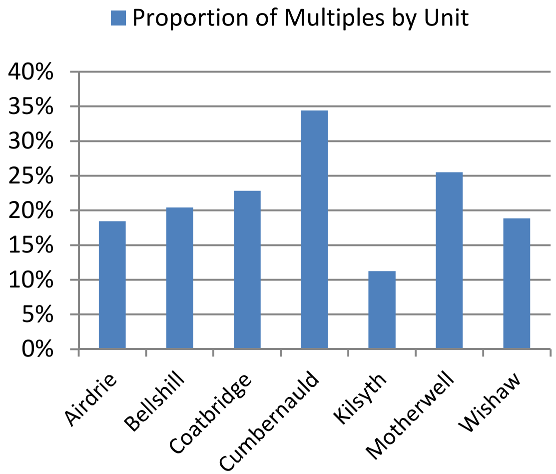
4.4 Survey

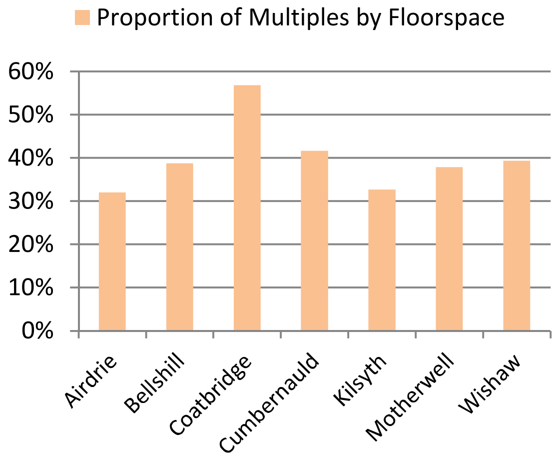
4.4.31 Higher order centres, that is, centres that draw from a larger catchment, tend to have more multiples than centres with a smaller catchment.

The main Convenience Multiples

4.4.32 When considering the proportion of national multiples within each of the town centres at 2016, it is noted that overall, multiples represent 22.6% of all town centre units but over 41.2% of overall floorspace (multiples tend to occupy larger units than independents).

4.4.33 The centres where the highest proportion of multiples by unit were recorded were Cumbernauld (34.4%), Motherwell (25.5%) and Coatbridge 22.8%). Significantly lower levels were recorded at Kilsyth (11.3%), Wishaw (18.9%) and Airdrie (18.5%).





Multiple Representation in town centres 2016

4.4.34 In terms of floorspace, multiples are dominant in Coatbridge (56.8%) and to a lesser extent Cumbernauld (41.7%). Kilsyth and Airdrie on the other hand have significantly lower floorspace attributed to multiples (around 32%).

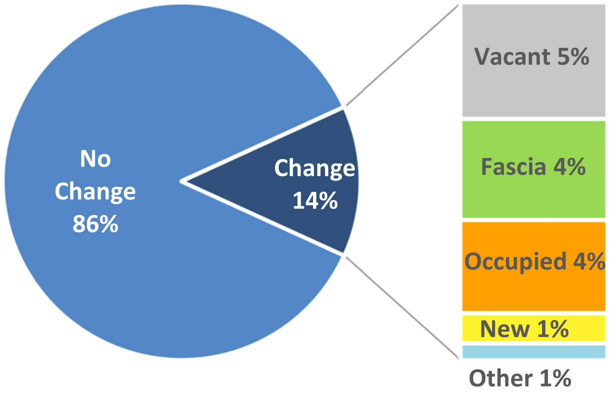
The Dynamic Nature of Town Centres

4.4.35 It is also important to highlight the dynamic nature of town centres. These are subject to continuing change whether in the form of fluctuating economic cycles, changes in demographics or indeed modified shopping behaviour. In addition, a rapid evolution in the nature of retail and service delivery, including a move to online channels, and changing retail formats is likely to undermine centres which are unable to adapt to change.

4.4.36 To illustrate the significant level of change within centres, the Survey highlights that between 2012 and 2016 around 300 units (around 15% of the 2,000 or so town centre units) were subject to change. This included 105 units that became vacant (5.1%), 84 vacant units that were occupied (4.1%), 91 units that had a fascia change (4.5%) and 24 new units (1.2%).

4 RETAIL AND TOWN CENTRES

4.4 Survey



Change within Centres 2015-16

Promoting Town Centre Action

4.4.37 From the various statistics presented it is apparent that there is considerable variation in the scale, mix and distribution of uses across the centre network. There is also a high level of change year-on-year. It is clear therefore that there is no “standard centre”. Each centre is unique and the Local Plan establishes a more focused policy response to ensure each centre’s continuing vitality and viability.

4.4.38 Town Centre Action Plans are the mechanism for assessing the specific challenges facing each centre. These also establish appropriate actions to facilitate future change. Local Plan policy RTC 2 outlines the Council’s commitment to develop a series of Action Plans for Cumbernauld, Motherwell, Airdrie, Bellshill, Coatbridge, Kilsyth and Wishaw.

4.4.39 While the Monitoring Report is not in a position to assess how successful the Action Plans have been, it can review progress towards the development of action plans within each of the town centres specified.

4.4.40 For five of the town centres, namely Airdrie, Bellshill, Coatbridge, Cumbernauld and Motherwell, individual Town Centre Action Plan Frameworks and Actions have been completed (2015) in line with the commitment set out in Policy RTC2.

4.4.41 For Wishaw and Kilsyth, consultation with business, customers and residents has been undertaken, although to date the Framework and Actions are incomplete. As such elements of Policy RTC2 require to be delivered.

Cumbernauld Action Plan Framework (2015)

Motherwell Town Centre Action Plan (2015)

4 RETAIL AND TOWN CENTRES

4.4 Survey

Town Centre Activities (TCA)

4.4.42 Town Centre Activities (TCA) Ltd also delivers a range of services within town centres. Specifically, TCA administers and manages the council's CCTV public space network to provide monitoring services in support of community safety and crime reduction. In addition TCA provides Shop mobility services within centres for those with mobility problems.

4.4.43 TCA’s town centre management service strives to improve the public perception and usage of town centres in North Lanarkshire through encouraging public, private and community sectors to share and promote a common vision for town centres. TCA also works with appropriate agencies to support the implementation and delivery of town centre improvement programmes.

5 RETAIL AND TOWN CENTRES

5.5 Conclusions

4.5.1 The North Lanarkshire Centre Network provides a diverse range of services and facilities for residents, employees and visitors. Within the network, town centres are identified as the primary focus for new footfall generating activities, in line with policies that highlight sustainable locations.

4.5.2 The Local Plan contains a number of broad policies which highlight the importance of a Network of Centres, with particular emphasis on supporting Town Centres.

4.5.3 Statistics are regularly collected as part of a Retail Outlet Survey on the use of properties (both within and outwith the network) across North Lanarkshire. This gives a useful indication of how much space is in use for different town centre functions; details retailer representation, and provides details on occupancy and vacancy rates.

4.5.4 However, these statistics are limited and do not include other important sources of information that would provide a broader understanding of the vitality and viability of centres such as Retailer Intentions, Commercial Yield, Consumer Surveys, pedestrian flow, crime levels or prime rental values, These would normally be part of a more detailed health check for each centre which would be undertaken as part of a Town Centre Action Plan.

4.5.5 Notwithstanding these limitations, the Survey provides a useful indication on the overall direction of change within centres. Key findings including:-

- The bulk of floorspace (68%) continues to be located within the network of centres, with a continuing emphasis on town centres (44%) in line with current policy aspirations.

- Overall floorspace levels in general, and within town centres in particular have remained fairly consistent over the plan period. Town centre floorspace has been maintained at around 580,000 sqm over the 2012 to 2016 period.

- Overall town centre floorspace vacancy levels have reduced from around 16.9% in 2008 to 11.4% in 2016. Although there remains considerable variation within centres and across the range of town centre uses.

- The Plan seeks to encourage town centre diversification and allows a wide range of uses to locate within town centres. Data from the Survey confirms that all of the town centres have a wide range uses. Occupied floorspace within the 7 town centres is broken down into 33% devoted to convenience or comparison retailing, 30% relates to services, 13% to leisure and recreation and 11% in community use.

- Multiples are still concentrated within town centres and their presence has remained consistent over recent years at around 41% of total floorspace (although again there is considerable variation between centres).

4.5.6 It is difficult to directly attribute the above trends to particular Local Plan policies given that a complex range of economic, social and behavioural variables influence the use of, and development of town centres.

4.5.7 However, the positive trends identified are supported by Local Plan policies that specifically promote town centres as the principal location for a range of footfall generating uses.

Town Centre First Principle

5 ASSESSMENT OF PLANNING DECISIONS

5.1 Survey & Conclusions

5.1.1 The policies of the Adopted North Lanarkshire Local Plan allow proposals to be assessed on the grounds of retail, housing, environmental and industrial intentions, as well as amount, location, impact, and quality.

5.1.2 Quality is especially significant because of the role that placemaking will play in determining proposals under the new Local Development Plan.

5.1.3 By examining applications relating to DSP4 Quality, it is possible to consider the reasons for each recommendation, decision and appeal to determine consistency with Local Plan Policy. This looks at how planners, elected members and the DPEA considered proposals against the policies set out in the Plan in determining planning applications. The results of this analysis will help determine which policies should be continued, added, withdrawn, expanded or clarified.

5.1.4 A monitoring Report was prepared for the Local Development Plan Main Issues Report in 2015. Since its publication further analysis has been undertaken on planning application decisions regarded as being departures from the North Lanarkshire Local Plan. This updated analysis covers the period 31 March 2015 to 28 September 2016, with a further update over the period to 31st March 2018 (both shown overleaf).

Planning Decision Analysis 2015/16

5.1.5 A total of 11 applications were identified as potential departures within the period specified. Of these, 6 were approved against officer recommended, and 5 were refused against recommendation.

5.1.6 Of the 6 recommended for refusal, 2 were recommended on the basis of adverse impact upon the character of the area and on residential amenity. These included:

- 15/02341/FUL Erection of detached dwelling - isolated development in the countryside
- 15/00663/FUL Change of use from cafe to community/dance hall - inadequate plans and potential noise pollution

5.1.7 Application 16/00233/MSC was recommended for refusal on Matters Specified by Condition on the basis of departure from Planning Permission in Principal replacing one original supermarket with 7 retail units.

5.1.8 Of the 4 other applications recommended for refusal, one was for a change of use from industrial to a church (15/00772/FUL) and was recommended for refusal on the basis of incompatibility with an industrial setting which may have resulted in conflict with pedestrian / vehicle activity.

5.1.9 The two remaining applications were recommended for refusal on the basis that the sites were designated as Greenbelt. These were 15/00917/FUL for the erection of 13 dwellings near Craigens Road, Airdrie and 15/02196/FUL for the erection of 2 dwellings near Greenhill Road, Hareshaw.

5.1.10 Applications refused against officer recommendation included:-

- 14/02112/FUL Erection of a wind turbine refused on the basis of its proximity to a residential area
- Three proposals for changes of use to hot food takeaways (15/01711/FUL, 14/02563/FUL & 15/01014/FUL)
- Change of use from public house to class 1 Retail (14/02563/FUL) at Cumbernauld, refused for road safety reasons
- Application 15/01075/FUL for change of use to garden ground, (ongoing Appeal)

5 ASSESSMENT OF PLANNING DECISIONS

5.1 Survey & Conclusions

Assessment of Planning Decisions 2016							
Applications	Proposal	Rec	Dec	Refusal	Permission	Appeal Outcome	Relevant Policy
16/00233/MSC	Approved Matters	REF	PER	Deviate from original application	Not affect the network of centres		Material considerations, DSP4
14/02112/FUL	Erection wind turbine	PER	REF	Within 2km of from existing settlement	Existing turbine site	Allowed at Appeal (15/00013/REFSL)	NBE3A2,DSP4
14/02563/FUL	Change of Use to retail class 1 and class 2	PER	REF	Detrimental to road safety	Will not have a negative impact on residential amenity	Allowed at Appeal (15/00011/REFSL)	HCF1A and DSP4
15/01711/FUL	Change of use into two units (one hot food takeaway)	PER	REF	hotfood takeaway contrary	Acceptable impact	Appeal dismissed (15/00025/REFSL)	HCF1A, RTC3B and DSP4
15/00663/FUL	Cafe to Community/Dance Hall	REF	PER	Plans inadequate/ adverse impact on residential amenity	Acceptable impact upon residential amenity		DSP4
15/00772/FUL	Industrial to church	REF	PER	Incompatible with the industrial character and impact upon road / pedestrian activity within the area	Appropriate alternative use		EDI A1
15/00917/FUL	13 dwellings	REF	PER	Greenbelt	Acceptable departure		None presented
15/01014/FUL	Beauty Salon to Hot food takeaway	PER	REF	Over concentration of this type of use in the area	Retail site	Appeal dismissed (15/00018/REFSL)	RTC 3B and DSP4
15/01075/FUL	Public Open Space to Garden Ground	PER	REF	Unacceptable impact upon SINC	No impact upon the residential amenity and Minimal impact upon the ecology of the SINC	Appeal in Progress (15/00021/REFSL)	NBE 1A4a
15/02196/FUL	Erection of 2 dwellings	REF	PER	Greenbelt	Would not detract from the character of the Greenbelt		NBE 3A , DSP 4
15/02341/FUL	Erection of dwelling	REF	PER	Adverse impact upon the countryside	Would not detract from the character of the countryside		DSP 4, HCF1A

Note: Development Plan Departures - 31st March 2015 to 28th September 2016

5 ASSESSMENT OF PLANNING DECISIONS

5.1 Survey & Conclusions

Planning Decision Analysis 2016/18

5.1.11 Since September 2016, analysis of planning decisions reveals that there were only an additional 4 applications that were determined where the recommendation differed from the actual decision taken. Of these, 2 were approved against recommendation, and 2 were refused against recommendation.

5.1.12 Of the 2 recommended for approval, decisions were overturned due to significant road safety issues (18/00054/FUL) and concerns over air quality, waste, health and amenity issues (18/00180/AMD).

5.1.13 In the case of the 2 applications which were recommended for refusal, and thereafter overturned at Committee, one was based on consideration that the proposed dwelling house would not significantly undermine the function or character of the Green Belt (17/00062/PPP). In the other case he development, whilst not meeting all relevant terms of the Development Plan is considered to offer beneficial opportunities for additional housing provision and choice within the Shotts area rendering the proposals acceptable (17/00389/PPP).

5.1.14 The outcome of this analysis of decisions supports the requirement to ensure that place and placemaking are integral to the policies in the proposed North Lanarkshire Local Development Plan (NLLDP).

Assessment of Planning Decisions 2017-2018

Applications	Proposal	Rec	Dec	Refusal	Permission	Appeal Outcome	Relevant Policy
18/00054/FUL	Temporary Siting of 6 Storage Containers (In Retrospect)	PER	REF	The containers represent a significant roads safety issue.	The proposal will not detract from the amenity of the application site or the surrounding area.		HCF 1A and DSP4
18/00180/AMD	Alterations to approved Plans for Energy from Waste (Efw) processing Building	PER	REF	Contrary to policies on the promotion of clean air, public health, zero waste and visual amenity.	Acceptable due to no significant adverse environmental impacts.	Appeal In progress	DSP4
17/00389/PPP	Residential Development Including Public Open Space, Roads and Drainage Infrastructure	REF	PER	Scale of Development, irreversable visual impact, no housing shortfall and does not encourage modal shift from private car use.	The development is considered to offer beneficial opportunities for additional housing provision and choice within the Shotts area.		NBE 3B, DSP1, DSP2 & DSP4
17/00062/PPP	Dwellinghouse (in Principle)	REF	PER	Contrary to Green Belt policy.	Does not significantly undermine the character or function of the Green Belt.		NBE 3A