

APPENDIX 2**ASSESSMENT OF ENVIRONMENTAL EFFECTS****1 Assessment of proposed sites and alternatives**

1.1.1 The Main Issues Report 2015 proposed the following site assessment factors in finalising sites for the Proposed Plan:

- sustainability and deliverability matrix (**refer to Appendix 3**)
- existing land supplies for housing and for business and industry
- vacant and derelict land and retail outlets audits
- the Places for Business and Industry Charrette, South Wishaw Mini-Charrette, and Oxford Economics background reports

1.1.2 In relation to business and industrial development sites the approach is intended to balance development potential with realistic market conditions. In relation to housing development sites the approach is intended to ensure a generous and effective land supply, whilst maintaining the potential of existing sites and settlement strategy principles.

1.1.3 In October 2015 the Planning and Transportation Committee agreed a methodology for identifying Local development Plan sites using 4 stages:

1. Categorisation of sites to be included or removed
 - a) include sites with planning permission
 - b) Include sites in accordance with Local Plan or with Council or partner decision
 - c) include sites in the urban area identified as preferred through charrette processes
 - d) include effective sites in existing land supplies
2. Assess supply position in relation to demand following stage 1
3. Weight sites using the Site Sustainability and Deliverability Matrix (including the non-effective sites in existing land supplies that are outwith the urban area)
4. Identify sites to finalise land supplies following stages 2 and 3

1.1..4 Sustainability indicators form part of the site selection methodology agreed in December 2015 by the Planning and Transportation Committee (refer to Appendix 3). Placemaking underpins North Lanarkshire Local Development Plan, in line with Government guidance. The weighting in the Deliverability section of Stage 3 of the methodology was revised to prioritise Social Capital (placemaking) then Economic Capital (deliverability) factors. The methodology remained otherwise unaltered.

1.1.5 Listed below are those sites identified in January 2016.

Stage 1a relates to sites that already have planning permission.

Stage 1b relates to sites for which the proposed use is consistent with existing Local Plan policy.

There are two charrette processes in relation to Stage 1c.

The Land for Business and Industry Charrette identified sites no longer considered appropriate for business and industrial development. Where such sites are now considered appropriate for housing development their indicative capacities are listed on the basis of 25 units per hectare. Where there is a stated capacity for a site that is indicated.

The South Wishaw Charrette considered sites for their ability to address the likely unmet demand for housing development as a result of difficulties with effectiveness across the existing South Wishaw Community Growth Area.

Stage 4 relates to the previously identified shortfall in the Airdrie and Coatbridge Housing Sub-market Area.

Stage 1a - Sites already with planning permission

Ref	Location	
05/01	Drumglass Steadings, Croy	
17/02	Land at Westfield Road, Cumbenauld	
16/05	Crowwood Golf Course, Chryston	
21/05	Avenuehead Road, Moodiesburn	
12/06	Gartsherrie Primary School, Coatbridge	★
01/07	Land adjacent to Stirling Road (A73), Stand (Part)	★
23/07	Greenhills, Drumshangie	
03/11	Towers Road, Moffat Mills, Airdrie	
05/19	Lammermoor Primary School	

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

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

Stage 1a - Sites with Planning Permission will be automatically included either in the Plan or the attached site lists as existing or proposed sites.

Site submitted during Call for Sites and Main Issue Report which have existing Planning Permission are listed in the Plan.

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	Assessed
0005/01	±	xx	x	±	x	x	x	x	x	±	±	✓	xx	x	xx	
0017/02	±	✓✓	x	x	±	✓	±	✓	±	✓	±	✓✓	✓	x	✓	
0016/05	✓	✓	x	x	x	±	x	x	±	±	xx	✓✓	±	x	±	
0021/05	✓✓	✓✓	x	±	x	xx	x	±	±	±	x	±	✓	±	±	
0012/06	±	✓✓	✓✓	±	✓	±	x	✓✓	±	✓	x	±	✓✓	✓✓	±	✓
0001/07	±	✓✓	x	±	±	±	x	x	±	±	x	✓	±	✓	✓✓	✓
0023/07	✓✓	x	x	x	x	xx	x	✓	±	±	x	✓✓	xx	✓✓	±	
0003/11	±	✓✓	xx	±	x	✓	xx	x	x	±	x	✓✓	✓	x	±	
0005/19	±	✓	xx	±	x	✓✓	✓	✓	✓	±	x	x	✓✓	✓	✓✓	

- ★ Site 12/06 is a Stage 1a site reflect Planning Permission - But but still assessed as this is for a different use from the LDP submission so included in Plan as a Regeneration site
- ★ Site 01/07 has planning permission for 1/2 of the site relating to the Business use of the site - the housing element is assessed for inclusion in the LDP

Stage 1b - Sites where the proposed use is consistent with existing Local Plan policy or with a Council or partner decision

Ref	Location	page
03/01	Parkfoot Street, Kilsyth	7
14/02	(P) Tollpark Road Castlecary, Cumbernauld	9
15/05	Johnston Farm, Gartcosh	10★
30/05	Stoneyetts Hospital Gartferry Road, Moodiesburn	12★
35/05	Off Johnston Road, Gartcosh	14★
40/05	Land to the North of Main Street, Chryston	16★
41/05	Land at Heathfield Farm, Gartcosh	18★
05/06	St Ambrose High School, Coatbridge	20
19/07	178-182 Main Street, Plains, Airdrie	22
20/07	120-130 Main Street, Plains, Airdrie	23
04/08	53-57 Alexander Street, Airdrie	24
03/18	Land at Netherton Street, Wishaw	26
23/19	348-414 Cambusnethan Street, Wishaw	27
24/19	Land east of Main Road, Newmains	28#
27/19	Land east of Main Road, Newmains	30#

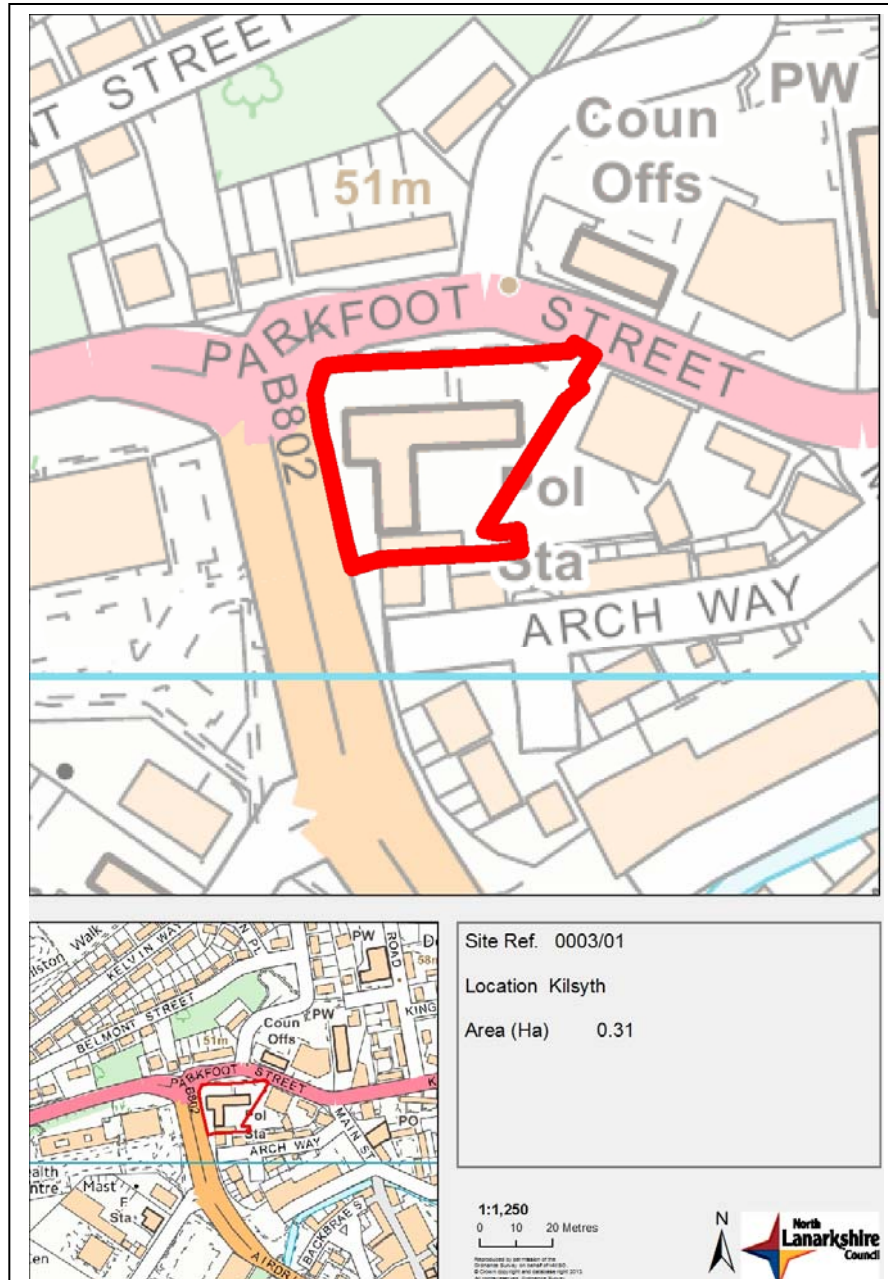
★ Sites already assessed through the existing North Lanarkshire Local Plan process and have been submitted again only to confirm its plan stat, but have been reassessed.

24/19 & 27/19 are the same site and was in the NLLP as a housing site, this is now a non-effective site so not a promoted site in the Local Development Plan and has reverted General Urban land but have still been assessed.

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Stage 1b - Effective sites included in the North Lanarkshire Local Plan will be included as the Plan/Effective Period has not expired, unless there has been a material change in the status of the site - Consistent with current Local Plan Policy (**Except South Wishaw CGA as alternative required and school declared surplus**)

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	NLLP Site
0003/01	✓	✓✓	✖✖	±	✖	±	±	✓✓	✓✓	±	±	±	✓	✓✓	✓✓	
0014/02	±	✓✓	✖	✓	✖	±	±	±	±	±	±	✖✖	✖✖	±	✓	
0015/05	±	✓✓	✖	±	✖	±	±	✖	±	✓✓	±	✓	✖	✓✓	±	✓
0030/05	±	✓✓	✖✖	±	✖	✖	✓	✖	±	±	✖	✓	✓	±	✓✓	✓
0035/05	±	✓	✖	±	✖	±	✓	✓	✓	±	±	✓	✖✖	✖	✖	✓
0040/05	±	✓✓	✖	✖	✓	±	✓✓	✖	±	±	±	±	✓	±	✓	✓
0041/05	±	±	✖	±	±	✓	✓	✖	±	±	✖	±	✓	±	✓	✓
0005/06	±	✓✓	✓✓	±	✖	✓	✓	✓✓	✓✓	✓✓	±	✖	±	✓✓	✓✓	
0019/07	±	✓✓	✖	✓	✖	±	✓✓	✓✓	±	±	±	✓	✓	✓✓	✓✓	
0020/07	±	✓✓	✖	✓	✖	✓	✓✓	±	±	±	±	✓✓	✓	✓✓	✓✓	
0004/08	±	✓✓	✓	✓	✖	✓	✖	✓	✓	±	±	✖	±	✓✓	±	
0003/18	✓	✓✓	✖✖	✓	✖	✓	✖	±	✓	±	✖	✓	✖	✓	✓✓	
0023/19	±	±	✖	✓	✓	✓	✖	±	✓✓	✓	±	±	✓✓	✓✓	✓✓	
0024/19	±	✓	✖	±	±	✓	✓	✓	±	✓✓	±	±	✓✓	✓	✓✓	
0027/19	±	✓✓	✖	±	✖	✓	✓	✓	±	✓✓	±	±	✓✓	✓	✓✓	

**Description****03/01 Parkfoot Street, Kilsyth**

Vacant 0.31Ha former local police station in a town centre location with potential for housing and/or commercial development.

The site is a vacant brownfield site formerly used as a Police Station within the exiting urban boundary of the settlement of Kilsyth. It is bounded along Park Foot Street to the north by two story council housing and a Council office building. To the east is a Masonic Hall and associated social club, to the south are residential properties varying between one and three stories in height while to the east across Airdrie Road is Kilsyth Swimming Pool. The site is located adjacent to existing road infrastructure and along existing bus routes.

The proposal to provide a mixed use development, consisting of residential and retail elements is consistent with the proposed amended town centre boundary aims to deliver and identified need in the area.

Summary

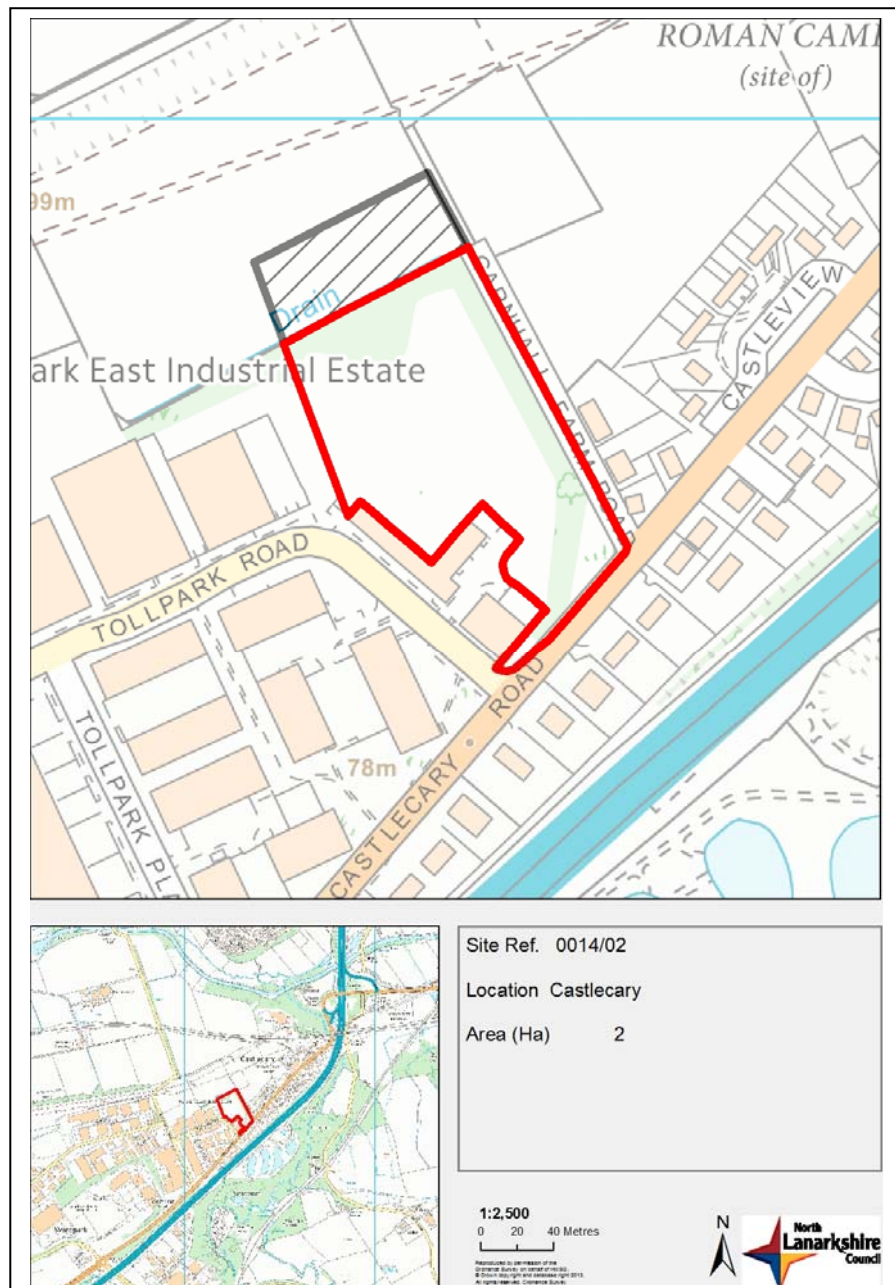
The proposed redevelopment of a vacant building supports town centres first principles and has potential to impact positively on a wide variety of SEA objectives. It would bring a vacant site back into productive use and potentially improve the townscape and urban realm contribution of this prominent location. The site's central location makes it well placed in relation to public transport and community facilities

There are, however, potential negative impacts anticipated in relation to noise and aquatic environment as the site is located close to a locally significant traffic intersection.

Mitigation

Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.

The site is located close to a locally significant traffic intersection further investigation will be required in relation to noise and air quality and investigations.



14/02 (P) Tollpark Road Castlecary, Cumbernauld

Description

Vacant and unmaintained piece of open space of 2 Ha within an existing residential area location for housing development

The site is vacant and within the existing urban boundary of the settlement of Castlecary. It is bounded to the north by open fields, to the south and east by residential properties and the west by industrial units within Ward Park (East). The site is located along one of the main routes through Castlecary adjacent to existing roads infrastructure and along existing bus routes.

Summary

The proposal will create an infill residential development of up to 62 units at 25 per hectare that is consistent with the existing residential area and will enable an enhancement of the urban character and townscape of the area and no flood risk is apparent.

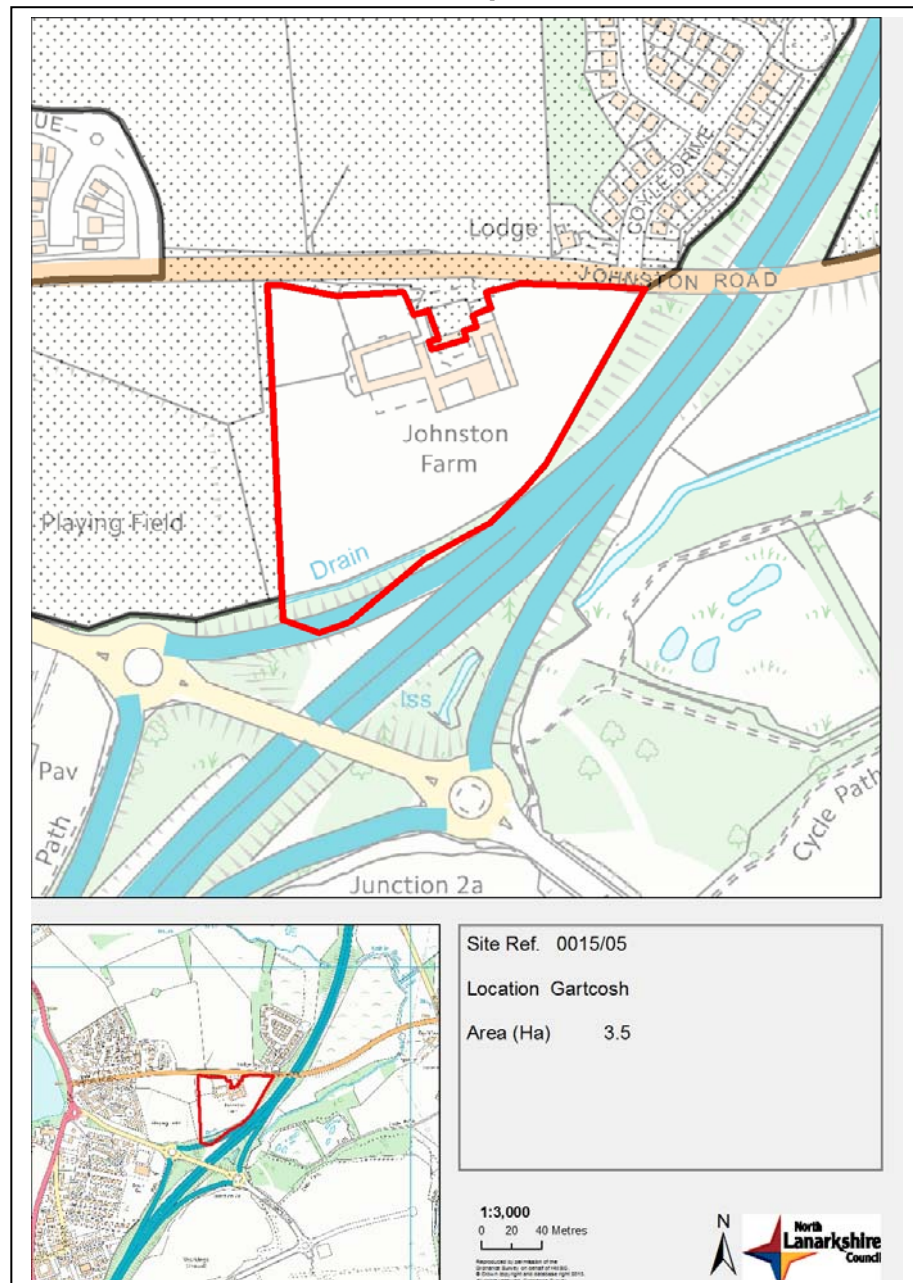
The development of a gap site within the existing urban area and on the urban edge which supports the principle of housing development subject to existing residential amenity will have a positive impact on a variety of SEA objectives.

There is a significant negative impact on cultural heritage as part of the site is covered by a national historic designation, this will be mitigated by reducing the size of the site so the current urban boundary is not exceeded. There is the potential for negative impact on air quality and noise due to the proximity of the motorway.

Mitigation

The boundary of the site will be reduced to remove the northern section reducing the site from approximately 2.5 Ha to 2 Ha (see map with hatching) to avoid impacts on the heritage asset of the Antonine Wall, resulting in no addition to the urban land as identified in the Local Plan.

Any environmental implications relating to juxtaposition of industrial, commercial and residential uses in terms of noise and the adjacent motorway would be subject to development management conditions.



15/05 Johnston Farm, Gartcosh

Description

3.50 Ha Greenfield site outwith the settlement of Gartcosh, but within the proposed Gartcosh/Glenboig Community Growth Area proposed for residential development as identified in the Local Plan.

The site is within a greenfield location fully within the existing boundary of the Community Growth Area designation which is a location for (medium- term) housing development (Policy HCF 2 B) It comprises primarily of agricultural (pastoral) land and farm buildings on the edge of the exiting urban area of Gartcosh and adjacent to existing road infrastructure.

The site is bounded by main roads on 3 sides, to the north is Johnston Road while to the east is the M73 Motorway and to the south is off-road associated with Junction 2A. To the west are open fields and a sports pitch which border the residential area of Gartcosh which is also part of the CGA area. The site slopes steeply from north to south and is open grassland associated with a large farm house and steading which is located north-east of the site which is connected to a main road via a short access road. There is a mature tree line bordering the site to south and east adjacent to the trunk road network and 100% grade 3.2. agricultural land classification.

Summary

The site was resubmitted for clarification purposes and the proposal will create residential development of 87 units at 25 per hectare and as it is within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3). The site and is within an area that is already identified for housing development as part of a Community Growth Area through the release of a single large greenfield release to deliver up to 3000 new homes and associated infrastructure and community facilities.

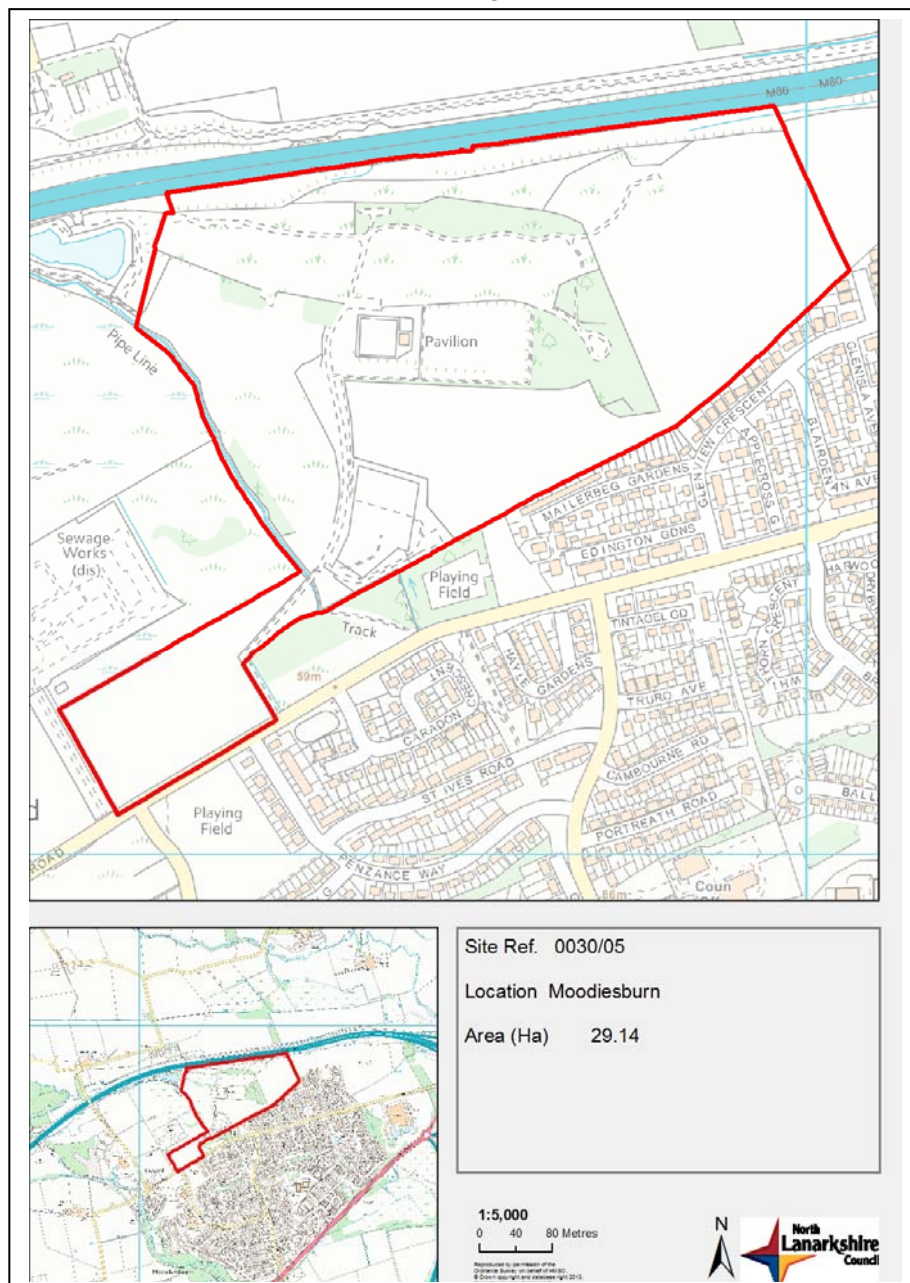
The Gartcosh/Glenboig Community Growth Area is being developed in accordance with a Strategic Development Framework document which developer masterplans must accord to in order to be considered acceptable. This document has previously assessed through the SEA process.

In SEA terms there may be negative impacts in terms of the Aquatic Environment.

Mitigation

Proposed development will result in an increase in vulnerability and a minor water course runs along site boundary. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.

As the area is being masterplanned in accordance with a Strategic Development Framework document and a number of planning applications have already been approved subject to section 75 agreements. There is not considered to be a requirement to amend the CGA boundary as part of the LDP process.



30/05 Stoneyetts Hospital Gartferry Road, Moodiesburn

Description

29.14 Ha Greenfield site to the north of the settlement of Moodiesburn proposed for residential development as identified in the Local Plan.

The site is within a greenfield location designated as designated as site for further locations for housing development (Policy HCF 2 BB). It comprises primarily of grassed land and trees/scrubland and on the edge of the exiting urban area of Moodiesburn and is adjacent to existing road infrastructure.

It is to the north is the settlement of Moodiesburn and bounded to the south by Gartferry Road beyond which is an existing residential area of Moodiesburn. To the west the site is bounded by open agricultural land and residential development, while to the north of the site is the M80 beyond which is similar areas of agricultural and scrub land to the site, and to the west is a site is further scrubland which was submitted for consideration as a housing site in the LDP process (29/05) – This site has partially been included in the proposed Plan. The site itself is on the housing land supply NLSK0441 allocated for short term housing with a capacity of 300 units.

The site is generally flat and currently a vacant area of grassed open space on a former hospital site (Stoneyettes), with some wooded areas. The north-east area of the site is vacant and derelict land and on the councils register. There is a functioning existing bowling pavilion is located in the centre of the site and there is an existing access road up to this. A sizeable are of the site is covered by a Tree Preservation Order designation and 49% of the site is grade 3.2. agricultural land classification, 51% is grade 4.

Summary

The proposal would create residential development of 728 units at 25 per hectare, however 300 units has been previously been identified by the Reporter in during the Local Plan Examination and this is replicated in the Housing Land Supply. The site and is already identified for housing development within the Local Plan and is contained within the Proposed Plan

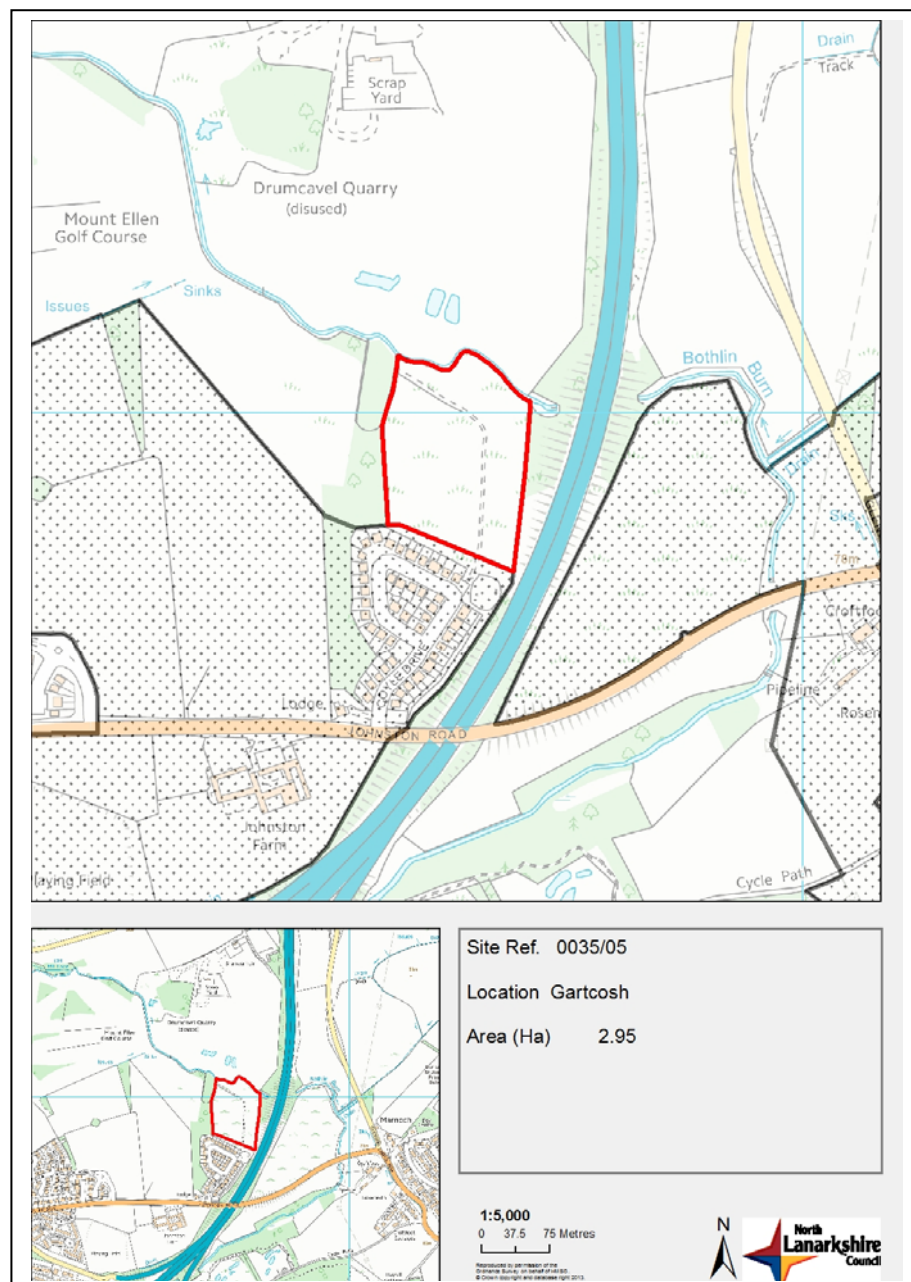
as an existing site. The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3)

In SEA terms there may be negative impacts in terms of the Aquatic Environment.

Mitigation

Minor water course flows through the site and along the site boundary, may potentially be culverted in sections. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.

As the site was added by the reporter through the Local Plan examination taking into account all available information with a reduced capacity there is not considered to be a requirement to amend the boundary as part of the LDP process.



35/05 Off Johnston Road, Gartcosh

Description

2.95 Ha Greenfield site outwith the settlement of Gartcosh, but within the proposed Gartcosh/Glenboig Community Growth Area proposed for residential development as identified in the Local Plan.

The site is within a greenfield location fully within the existing boundary of the Community Growth Area designation which is a location for (medium- term) housing development (Policy HCF 2 B) It comprises primarily of open grassed land and is isolated from the edge of the exiting urban area of Gartcosh and adjacent to existing road infrastructure.

The site is bounded to the north by the dis-used Drumcavel Quarry (partly designated as a SINCE), to the east by the M73 Motorway beyond which lies areas of open space and agricultural land identified as a no build area within CGA guidance. To the south is a recent residential development by Bellway Homes and to the west by mature tree belt beyond which is Mount Ellen golf course and farmland that is also within the CGA designated area. The site is generally flat and is open grassland and has little vegetation, an access road has been constructed through the middle of the site which is 100% grade 3.2. agricultural land classification.

Summary

The site was resubmitted for clarification purposes and the proposal will create residential development of 73 units at 25 per hectare and as it is within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3). The site is within an area that is already identified for housing development as part of a Community Growth Area through the release of a single large greenfield release to deliver up to 3000 new homes and associated infrastructure and community facilities.

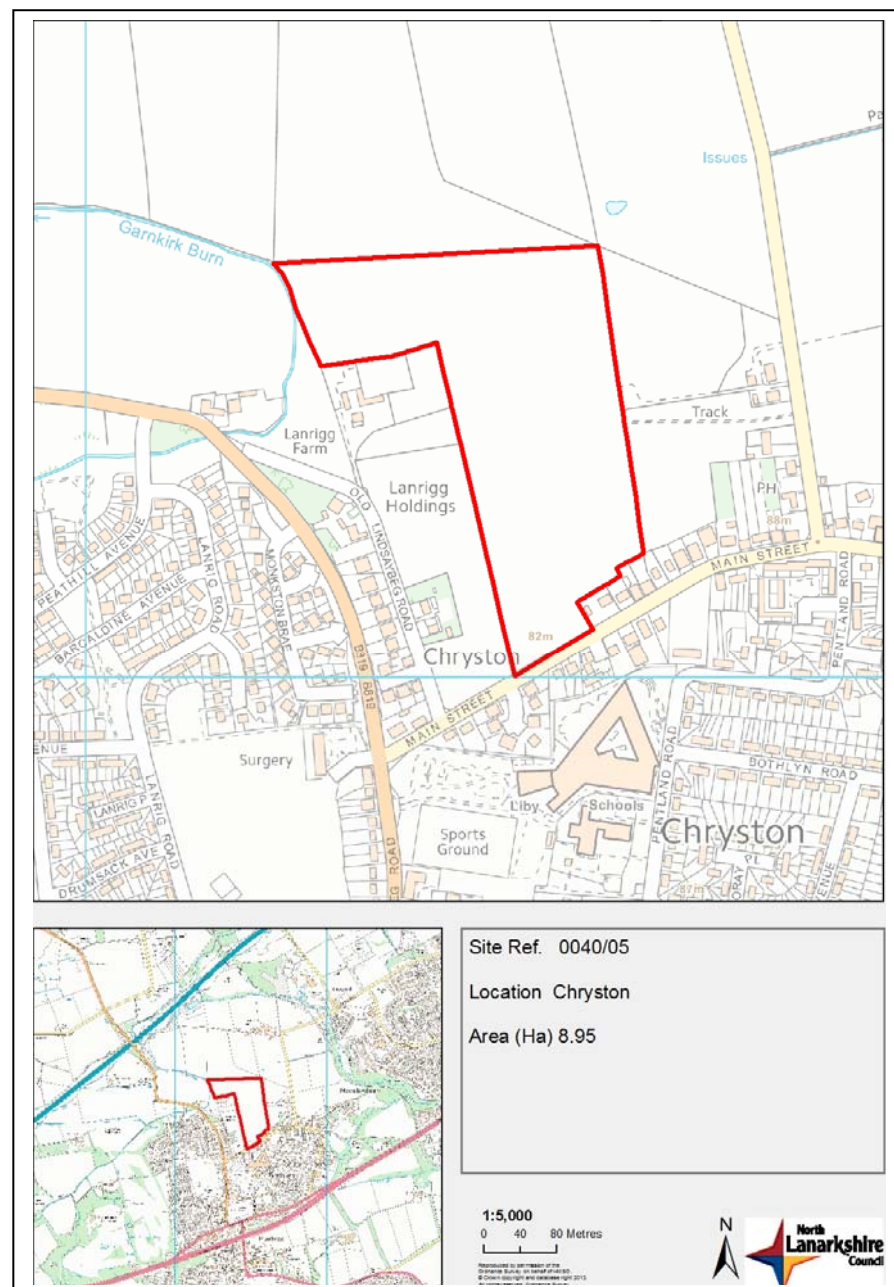
The Gartcosh/Glenboig Community Growth Area is being developed in accordance with a Strategic Development Framework document which developer masterplans must accord to in order to be considered acceptable. This document has previously assessed through the SEA process.

In SEA terms there may be negative impacts in terms of the Aquatic Environment.

Mitigation

The Bothlin Burn flows through site and minor water course flows adjacent to site. Bothlin Burn is culverted adjacent to the site. Review of the surface water in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.

As the area is being masterplanned in accordance with a Strategic Development Framework document and a number of planning applications have already been approved subject to section 75 agreements. There is not considered to be a requirement to amend the CGA boundary as part of the LDP process.



40/05 Land to the North of Main Street, Chryston

Description

8.95 Ha Greenfield site to the north of the settlement of Chryston proposed for residential development as identified in the Local Plan.

The site is within a greenfield location within the current urban area, designated as a site for further locations for housing development (Policy HCF 2 BB). It comprises primarily of arable agricultural land on the edge of the exiting urban area of Chryston and is adjacent to existing road infrastructure. It is to the north is the settlement of Chryston and bounded to the south by Main Street and a row of residential. To the east is a recent residential development by CALA Homes (NLSK1106) for 79 units and a site submitted and included in the LDP process for residential development (04/05). To the east is agricultural land (pastoral and arable) land that is proposed for residential development (NLSK1107) for 90 units and the north and north-east is agricultural land (pastoral and arable) which retains its greenbelt designation

The site slopes away gently from Main Street from south to north and has little vegetation apart from agricultural land (pastoral and arable) and has a 100% grade 3.2 agricultural land classification and there are no environmental designations on the site.

Summary

The proposal would create residential development of 220 units at 25 per hectare. The site was included in the Local Plan by the Reported through the Examination along with the site to the east to provide 260 units, it is currently identified to provide 100 units. The site and is already identified for housing development within the Local Plan and is contained within the Proposed Plan as an existing site. The site is within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3)

In SEA terms there may be negative impacts in terms of the Aquatic Environment.

Mitigation

Garnkirk Burn flows adjacent to site Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.

As the site was added by the reporter through the Local Plan examination taking into account all available information with a reduced capacity there is not considered to be a requirement to amend the boundary as part of the LDP process.



78.94 Ha Greenfield site to the west the settlement of Gartcosh, within the proposed Gartcosh/Glenboig Community Grown Area proposed for residential development as identified in the Local Plan.

The site is within a greenfield location fully within the existing boundary of the Community Growth Area designation which is a location for (medium- term) housing development (Policy HCF 2 B) It comprises primarily of open grassed land and on the edge of the exiting urban areas of Gartcosh and Mount Ellen and is adjacent to existing road infrastructure.

The site is bounded to the north by the small settlement of Mount Ellen, to the east is the A725 which continues around the north of the site and Johnston Loch, beyond these is the village of Gartcosh. To the south is a railway line beyond which is open countryside, to the west is a partially wooded area beyond which to the north is Mount Ellen.

The site is Greenfield in nature and consists primarily of agricultural (pastoral) space. There are also small areas of developed land within the site including farm buildings (Heathfield Farm) located centrally an access road leads to this central area from the north of the site. This is the highest point of the site and it then slopes down to the surrounding built up areas. The site is generally open farm land but there are a number of pockets/ of trees and hedgelines designating fields. The site is 100% grade 4 agricultural land classification.

The site was resubmitted for clarification purposes only and the proposal will create residential development and as it is within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3). The site and is within an area that is already identified for housing development as part of a Community Growth Area through the release of a single large greenfield release to deliver up to 3000 new homes and associated infrastructure and community facilities.

The Gartcosh/Glenboig Community Growth Area is being developed in accordance with a Strategic Development Framework document which developer masterplans must accord to in order to be considered acceptable. This document has previously assessed through the SEA process.

In SEA terms there may be negative impacts in terms of the Aquatic Environment.

Mitigation

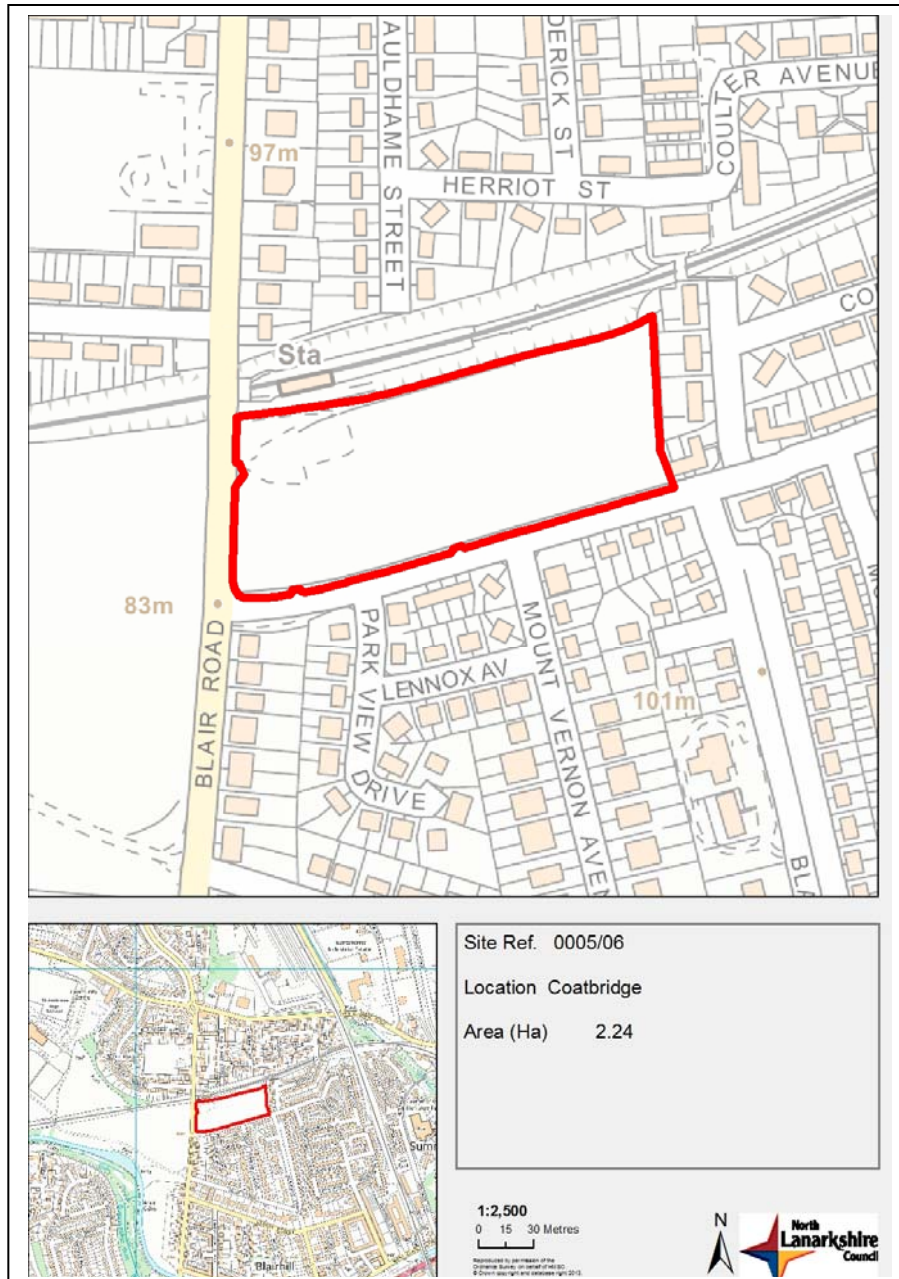
There is a need to consider the risk posed by the small watercourse that borders the site, Johnston Loch, as well as the pond / lochan on site. The down-stream culvert under the railway line will also need to be considered as a potential hydraulic control.

Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.

As the site is located adjacent to a railway line further investigation will be required in relation to noise.

As the area is being masterplanned in accordance with a Strategic Development Framework document and a number of planning applications have already been approved subject to section 75 agreements. Any surface water risk associated with the site will be assessed by NLC and appropriate mitigation implemented.

As identified in the SDF document only part of the site is to be developed as part of the CGA, unless areas identified are unable to deliver the required numbers due to infrastructure issues. As the area has been identified as a City Deal project this seems unlikely. However there is not considered to be a requirement to amend the CGA boundary as part of the LDP process.



05/06 St Ambrose High School, Coatbridge

Description

Vacant 2.2 Ha site of a former secondary school with potential for housing development.

The site is within the exiting urban boundary of the settlement of Coatbridge and was previously occupied by St Ambrose High School which is now sited at an alternative location. The school buildings were demolished in July 2013 and the site has been levelled.

It is bounded by Blair Road to the west and maintained open space associated with Drumpellier Country Park and the north by the main Glasgow to Airdrie railway line and Blairhill Railway Station, and to the south by Corsewall Street. To the south and east is existing housing of mainly two storey in height. The site is located adjacent to existing road infrastructure and along existing bus routes.

The proposal to provide a residential development of 30 affordable housing units associated with the Council's Strategic Housing Investment Program (SHIP) within an existing residential area is consistent with the existing land uses aims to deliver and identified need in the area. The northern part of the site will form a park and ride facility serving Blairhill railway station.

Summary

The site currently features in the Housing Land Audit as result of its inclusion as a SHIP site and is well situated in well established and popular residential area in Coatbridge. The proposed redevelopment of a prominent vacant site that previously housed a school building within an existing residential area for housing has the potential to impact positively on a wide variety of SEA objectives.

It would bring a vacant site that is adjacent to a railway station site back into productive use and promote sustainable travel methods by providing a park and ride facility. The proposal would also provide affordable and help deliver Council social housing thus promoting social inclusion within a highly desirable

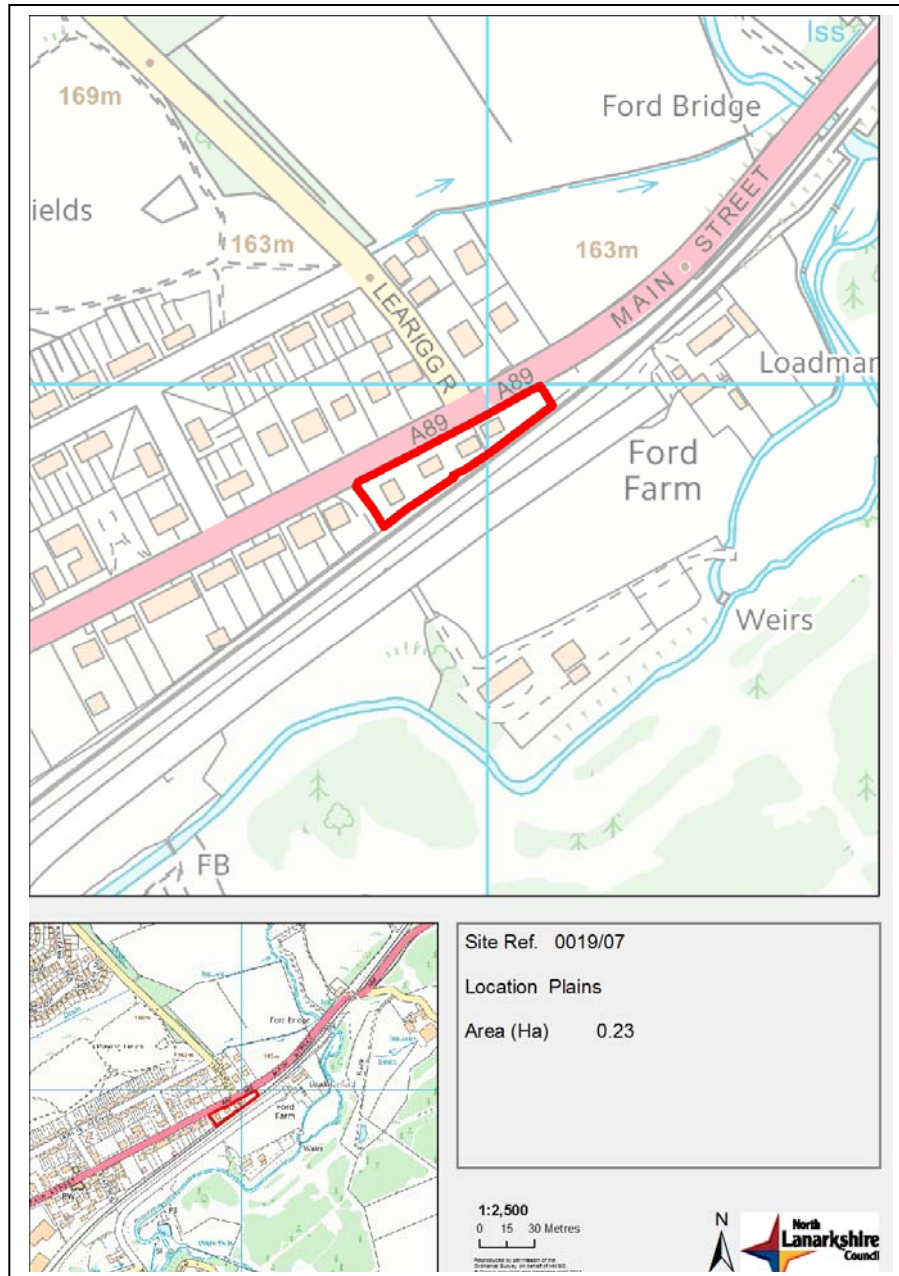
residential area. The site is adjacent to Drumpellier Country Park enabling easy access to recreation activities.

There are, however, potential negative impacts anticipated in relation to noise and aquatic environment as the site is located close to a busy railway line and there are potential implications for localised flooding as part of the site is on a functional flood plain.

Mitigation

Review of the surface water 1 in 200 year flood map shows that there may be localised flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention authority and water resilient measures are recommended.

As the site is located adjacent to a railway line further investigation will be required in relation to noise

**19/07 178-182 Main Street, Plains, Airdrie****Description**

Derelict 0.23 Ha former residential urban site with potential for housing development.

The site is within the existing urban boundary of the settlement of Plains and is currently designated as Protecting Housing Development and Community Facilities (Policy HCF 1 A – Residential Area). It is bounded immediately to the west by an area of hard standing adjacent to the access to the neighbouring residential property at 172 Main Street with residential development beyond. The railway line forms the southern boundary. To the north is the A89 (Main Street) with residential development beyond and to the east is some rough grassland next to the railway and road verge. The site is located adjacent to existing road infrastructure and along existing bus routes.

The site was previously occupied by four dwelling houses which have been demolished and the site has been levelled as a result of the re-opening of the Airdrie Bathgate railway line. This has formed a triangular shape which narrows towards the eastern boundary. The site is also on the Council's vacant and derelict land register and is classified as derelict land.

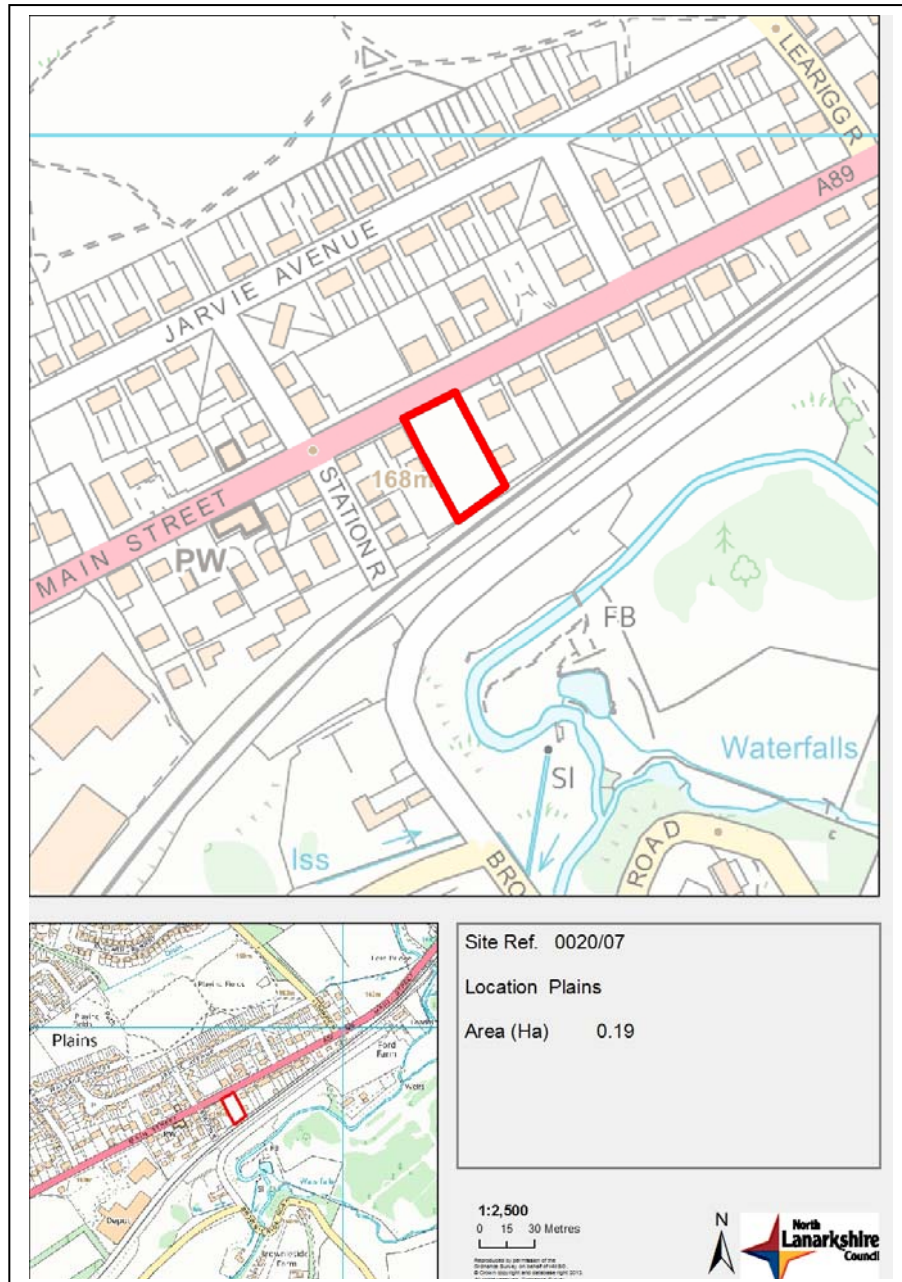
Summary

The proposal will create a residential development of 5 units at 25 per hectare within an existing residential area and is consistent with existing land uses and will provide additional housing land within an area of need and use land that is already in the urban area and there is no flood risk apparent.

The proposal will; have a positive impact on SEA objectives by reusing a Derelict land site for a proposed development which is compatible with existing Local Plan policy. There is likely to be a negative impact in SEA terms due to the proximity of the railway line.

Mitigation

Due to the proximity of the site to the railway line appropriate assessments in relation to noise will be required through the development management process.

**20/07 120-130 Main Street, Plains, Airdrie**

Vacant 0.19 Ha urban infill site with potential for housing development.

This site is brownfield and within the existing urban boundary of the settlement of Plains and is currently designated as Protecting Housing Development and Community Facilities (Policy HCF 1 A- Residential Areas).

It is bounded immediately to the west and east by residential property. The railway line forms the southern boundary. To the north is the A89 (Main Street) with residential development beyond. A small wooded area occupies the northern part of the site. The site is located adjacent to existing road infrastructure and along existing bus routes. 100% of the site falls within LCA grade 4.

Summary

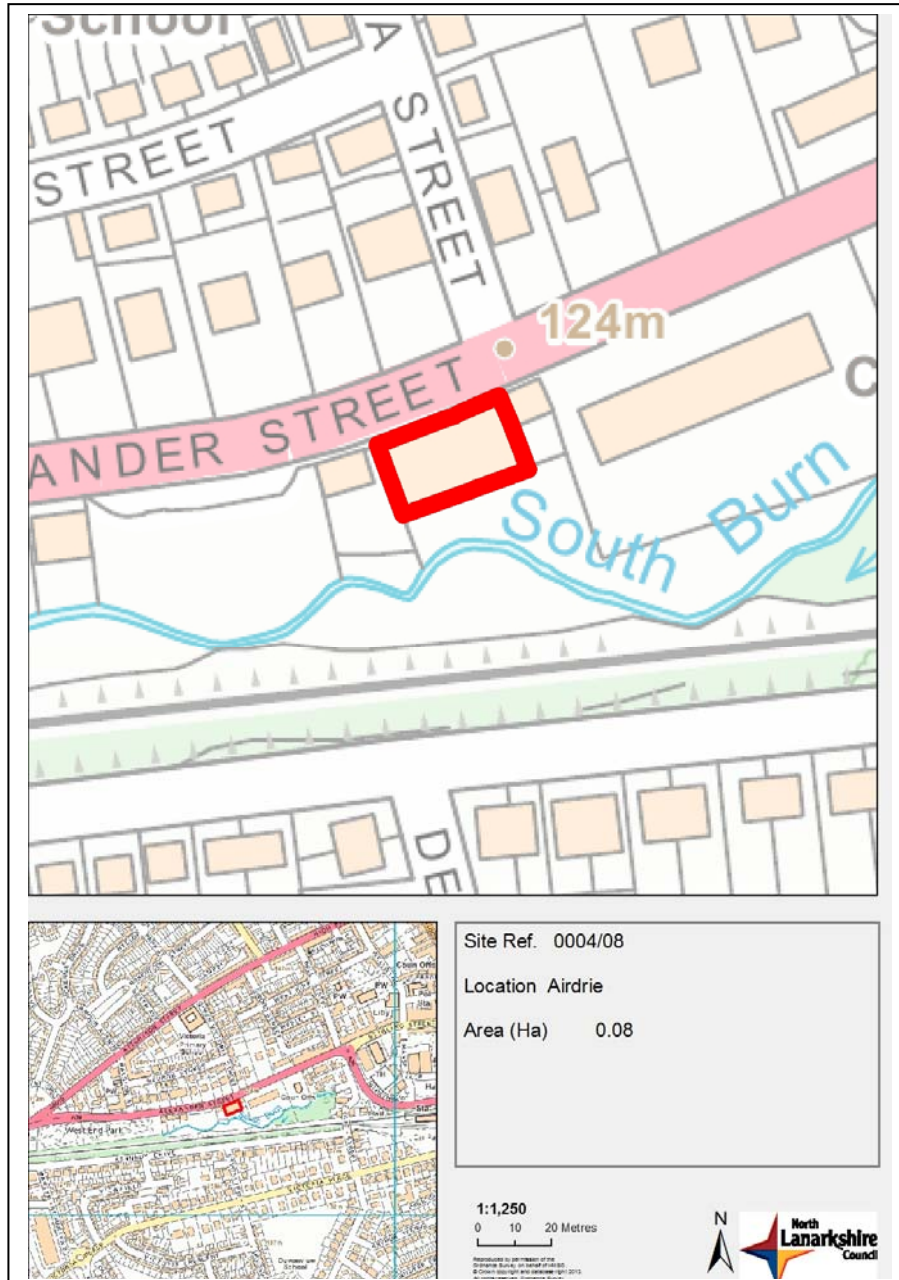
The proposal will create a residential development of 5 units at 25 per hectare within an existing residential area and is consistent with existing land uses and will provide additional housing land within an area of need and use land that is already in the urban area there is no flood risk apparent.

The proposal will; have a positive impact on SEA objectives by reusing a brownfield site within the existing urban area for a proposed development which is compatible with existing Local Plan policy.

There are no environmental designations on the site, however there are likely to be a negative impact in SEA terms in terms of Air Quality and Noise due to the proximity of the railway line.

Mitigation

Due to the proximity of the site to the railway line appropriate assessments in relation to noise will be required through the development management process.



04/08 53-57 Alexander Street, Airdrie

Description

0.08 Ha site on the main road into Airdrie town centre from the west, proposed commercial use.

This site is within the existing urban boundary of the settlement of Airdrie and is currently designated as Protecting Housing Development and Community Facilities (Policy HCF 1 A- Residential Areas)

It is bounded to the west, and east by residential property and the north is bounded by the A89 (Alexander Street) beyond which is a residential area. To the south is an area of woodland containing the South Burn which has a SINC designation and a railway line, beyond this is further residential development.

There is existing commercial development on the site comprising retail and office use and it falls with the Victoria and Town Centre Conservation area.

Summary

The proposal represents an opportunity to re-designate as a regeneration site within an area designated for residential use to assist with the regeneration of the area.

The proposal is considered to have a positive impact on SEA objectives as will reuse a site within the existing urban area for a proposed development which is compatible with existing Local Plan policy.

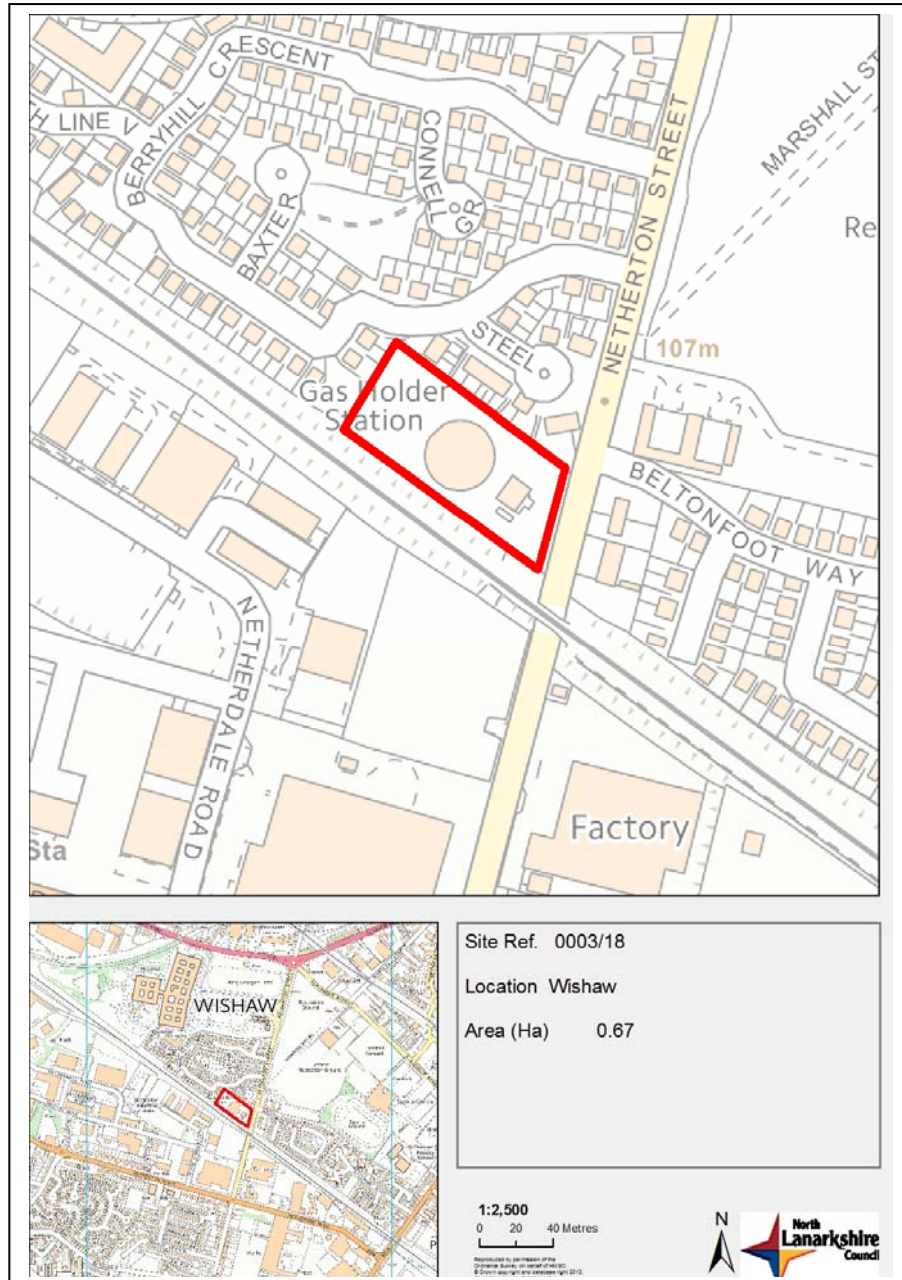
There are no environmental designations on the site, however there are likely to be a negative impact in SEA terms on Air Quality and Noise and the Aquatic Environment due to the proximity of the railway line and the adjacent water course.

Mitigation

There is a potential flood risk from minor watercourse, as there are culverted sections with historic flooding from several sources. This should be investigated further and it is recommended that contact is made with the flood

prevention officer. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site

Due to the proximity of the site to the railway line appropriate assessments in relation to noise will be required through the development management process.



03/18 Land at Netherton Street, Wishaw

Description

0.67 Ha site of a former gas holder with potential for residential development

This brownfield site is within the existing urban boundary of the settlement of Wishaw, and is currently designated as Protecting Housing Development and Community Facilities (Policy HCF 1 A- Residential Areas).

It is bounded to the west and north by residential property. The railway line forms the southern boundary and Netherton Street lies to the east. The site is located adjacent to existing road infrastructure and along existing bus routes.

The site consists of a redundant gas works with associated buildings and hard standing.

Summary

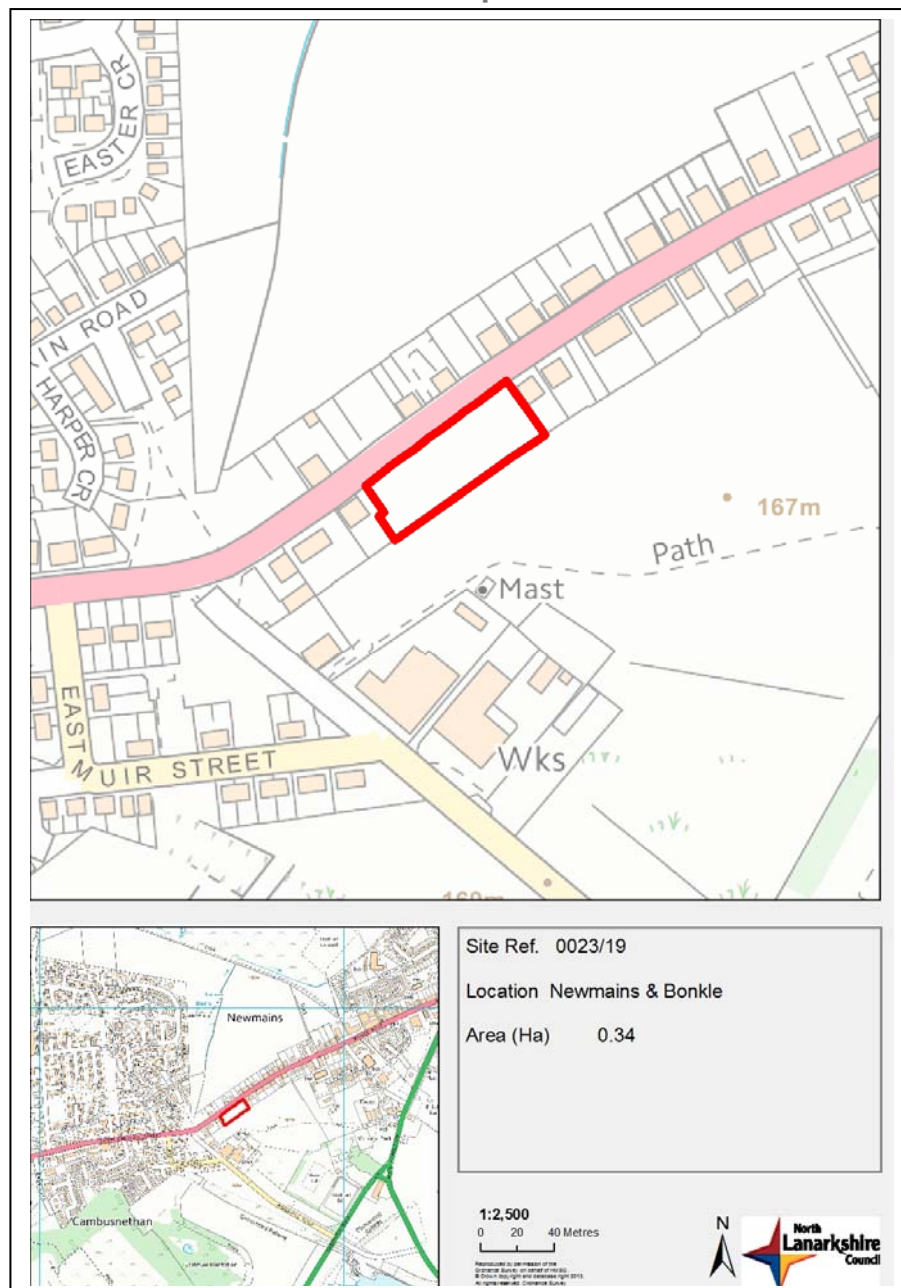
The proposal will create a residential development of 16 units at 25 per hectare within a mixed use area and is consistent with existing land uses, and no flood risk is apparent.

The proposal is considered to have a positive impact on SEA objectives as will reuse a site within the existing urban area for a proposed development which is compatible with existing Local Plan policy.

There are no environmental designations on the site, however there are likely to be a negative impact in SEA terms due to the proximity of the railway line.

Mitigation

Due to the proximity of the site to the railway line appropriate assessments in relation to noise and any environmental implications relating to the sites former industrial use would be subject to development management conditions through the planning application.



23/19 348-414 Cambusnethan Street, Wishaw

Description

0.34 Ha site gap site currently maintained as open space with potential for residential development.

The site is within the existing urban boundary of the Cambusnethan area of the settlement of Wishaw, and is currently designated as Protecting Housing Development and Community Facilities (Policy HCF 1 A- Residential Areas).

The residential properties on Cambusnethan Street bound the site to the west, east and north. To the south is an area of unmaintained grassland/scrubland that is being promoted for housing development within the Local Development Plan (13/19). The site is located adjacent to existing road infrastructure and along existing bus routes. The site comprises managed grassland with a tree belt forming the southern boundary of the site, beyond the trees lies designated greenbelt land. There has previously been a row of old miner's cottages on the site which have been removed.

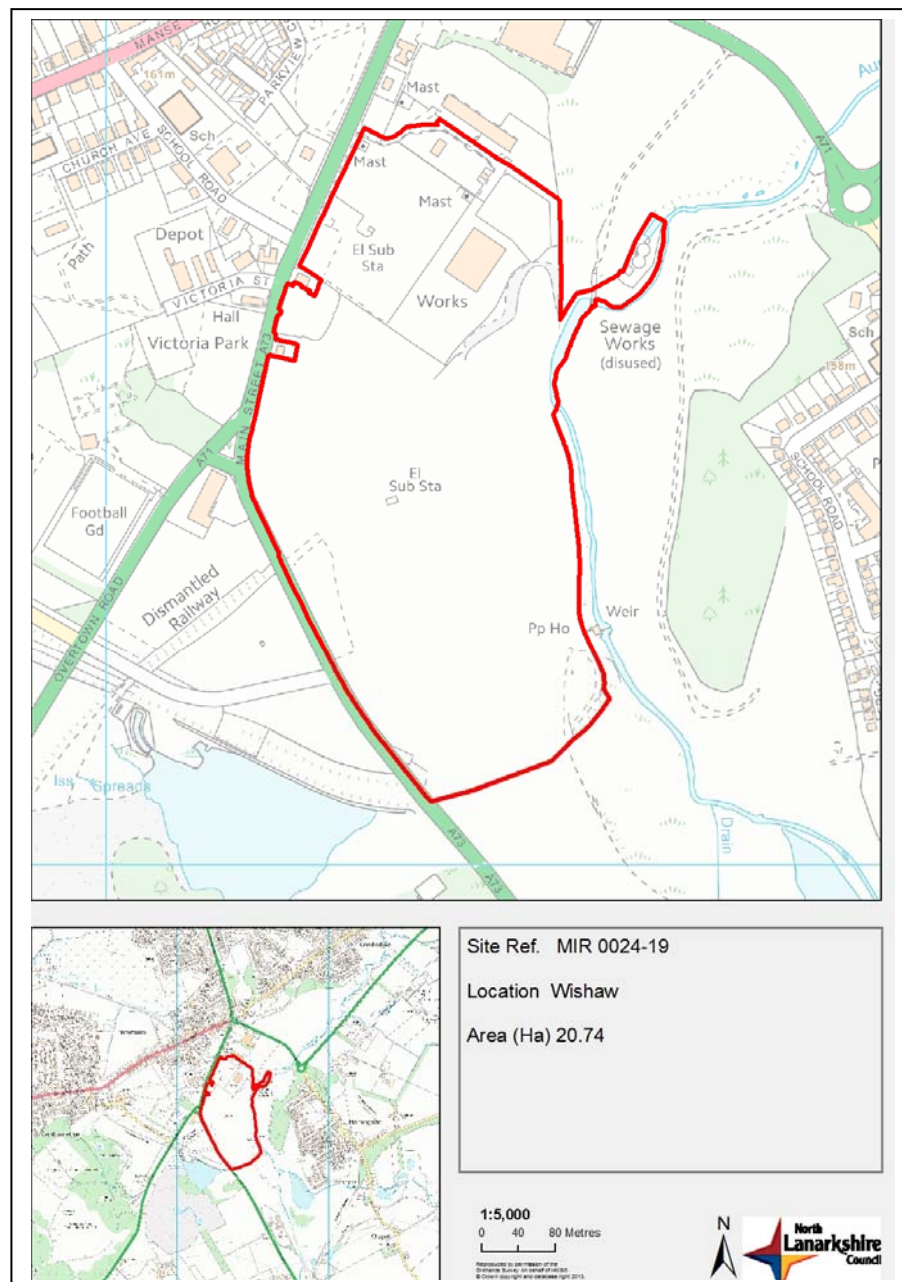
Summary

The proposal will create a residential development of 8 units at 25 per hectare within a residential area and is consistent with existing land uses there is no flood risk apparent.

The proposal is considered to have a positive impact on SEA objectives as it will use a site within the existing urban area for a proposed development which is compatible with existing Local Plan policy. There is no issue in terms of ecology or environmental asset designation on the site. However in terms of Landscape and Visual and Communities there is a degree of impact anticipated from the loss of maintained open space and a mature tree belt to the rear of the site in the urban area.

Mitigation

The impact of loss of open space should be mitigated by ensuring sympathetic boundary treatment through the development management process of dealing with an application for planning permission.



24/19 Land east of Main Road, Newmains

20.74 Ha brownfield belt site located to south of Newmains proposed for residential development.

The site is a urban location currently designated as a housing site and is within the exiting urban area of Newmains, $\frac{1}{4}$ of the site is an existing industrial and business areas (ED11 A1) while $\frac{3}{4}$ is an existing housing site (HCF2 A1) and on the housing land supply. It is primarily of exposed hard standing, and is adjacent to existing road infrastructure.

It is bounded to the west by Main Street/A73 beyond to the north-west is which is Victory Park and Royal George Washery to the south-west, both these areas are in the countryside and designated as greenbelt. To the east is the Auchter Water beyond which are two sites being promoted for development in the Local Development Plan Site MIR 0019/0020-19. The settlement of Newmains lies to the north, while to the south is land of a similar character to that on the site.

The topography of the site slopes gently from east to west down from Main Street to the water course. The site is brownfield land and consists primarily of exposed hard standing, rubble and the outline of buildings are present on the site. The north of the site houses a structure, potentially commercial in nature and a large are of the site is classified as Derelict land on the councils vacant and derelict land register (73%) as a result 93% of the site falls within non-agricultural land classification. There is little vegetation on the site apart from a tree belt along the eastern boundary associated with the water course.

Summary

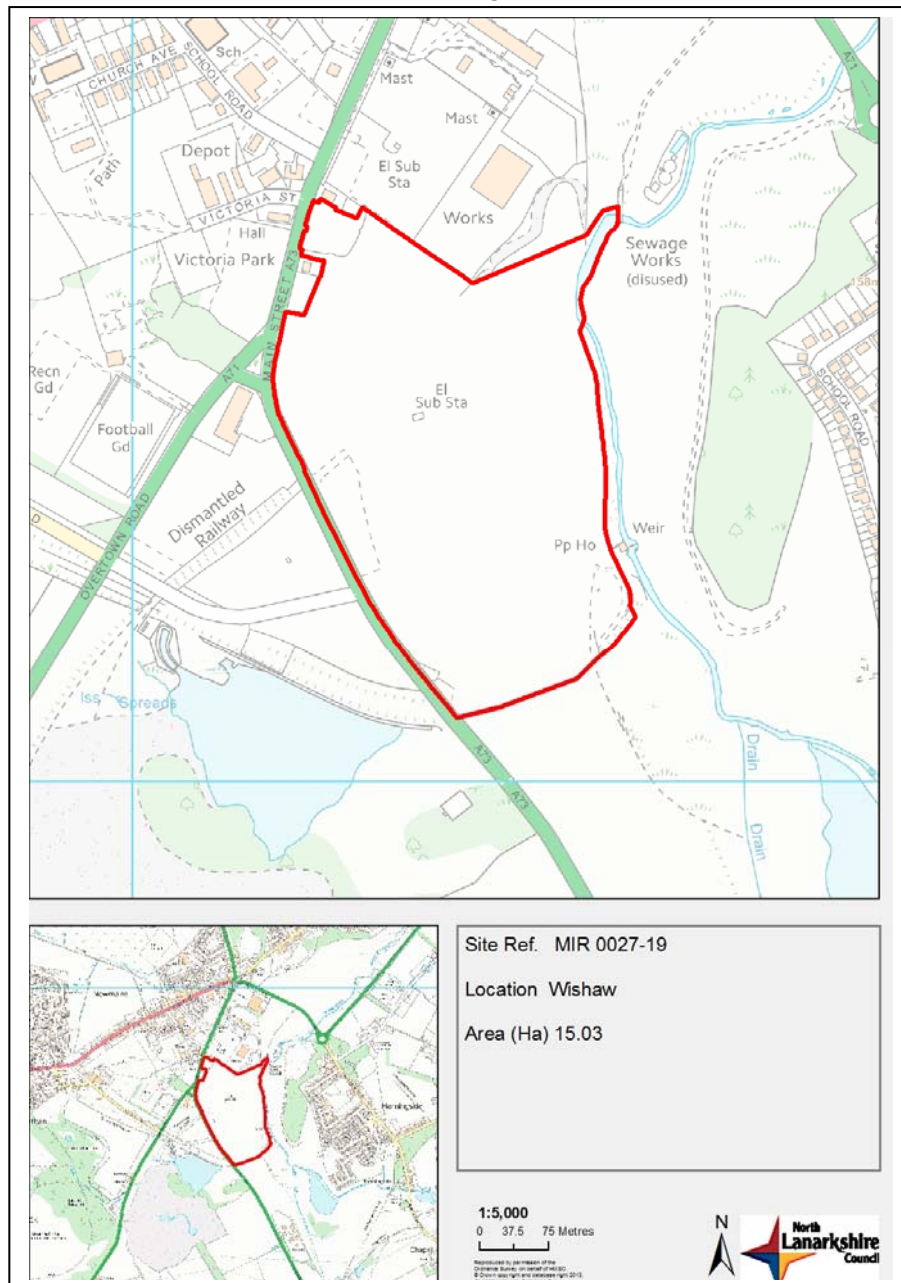
The proposal has the potential to create a residential development of up to 518 units at 25 per hectare primarily on a site with is allocated for residential purposes. The site was assessed by Reporters at the time of the Local Plan examination and has been restricted to 300 units.

As only existing effective sites are shown in the plan and this site is considered non-effective it is not shown as a promoted site in the Local Development Plan but still retains its urban classification as it is designated as general urban.

In SEA terms there are may be negative impacts on the Aquatic Environment

Mitigation

Due to the considered risk posed by the Auchter Water Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site. Surface water risk associated with the site will be assessed at the time of a planning application appropriate mitigation implemented.



27/19 Land east of Main Road, Newmains

15.03 Ha brownfield belt site located to south of Newmains proposed for residential development.

The site is an urban location currently designated as a housing site and is within the exiting urban area of Newmains, 94% of the site is an existing housing site (HCF2 A1) and on the housing land supply. It is primarily of exposed hard standing, and is adjacent to existing road infrastructure.

It is bounded to the west by Main Street/A73 beyond to the north-west is which is Victory Park and Royal George Washery to the south-west, both these areas are in the countryside and designated as greenbelt. To the east is the Auchter Water beyond which are two sites being promoted for development in the Local Development Plan Site MIR 0019/0020-19. To the north is an area of existing industrial land containing a large structure, potentially commercial in nature, beyond this lies the settlement of Newmains, while to the south is land of a similar character to that on the site.

The topography of the site slopes gently from east to west down from Main Street to the water course. The site is brownfield land site and consists primarily of exposed hard standing, rubble and the outline of buildings are present on the site and 93% of the site is classified as Derelict land on the councils vacant and derelict land register, with 94% of the site falling within non-agricultural land classification. There is little vegetation on the site apart from a tree belt along the eastern boundary associated with the water course.

Summary

The proposal has the potential to create a residential development of up to 375 units at 25 per hectare primarily on a site with is allocated for residential purposes. The site was assessed by Reporters at the time of the Local Plan examination and has been restricted to 300 units.

As only existing effective sites are shown in the plan and this site is considered non-effective it is not shown as a promoted site in the Local Development Plan but still retains its urban classification as it is designated as general urban.

In SEA terms there are may be negative impacts on the Aquatic Environment

Mitigation

Due to the considered risk posed by the Auchter Water Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site. Surface water risk associated with the site will be assessed at the time of a planning application appropriate mitigation implemented.

Stage 1c - Sites identified in the Places for Industry and Business Charrette

Ref	Location	page
01/02	Oki Way Wardpark, Cumbernauld	34
05/02	72-74 Napier Road, Cumbernauld	36
12/02	28 Napier Road, Cumbernauld	38
13/02	Orchardton Woods, Cumbernauld	40
09/19	18a Biggar Road, Cleland	42

Stage 1c - A site will be included for its proposed new use or as a Regeneration Site in the Plan if it is

- undeveloped or vacant and
- the site been identified as a preferred option or for a change of allocation in any of the Charrettes and
- it is a brownfield urban site

Industry and Business Charrette

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan/Stage
0001/02	✗	±	✗✗	±	±	±	✗	✓	±	±	±	±	✗✗	✓	✗	Yes 1c
0005/02	±	✓✓	✗✗	±	✗	±	✗	✓	±	±	±	±	✗✗	✓✓	✗	Yes 1c
0012/02	✓	✓	✗	±	✗	✓	±	✓✓	✓	✓	±	✓	✗✗	±	✗	Yes 1c
0013/02	✓	✓✓	✗	±	✗	±	±	✓	±	✓	✗	✓✓	✗✗	±	✓	Yes 1c
0009/19	±	✓	±	±	±	✓	✓✓	✗	✓	±	±	✓✓	✓	✓✓	✓✓	Yes 1c

Duplicate sites

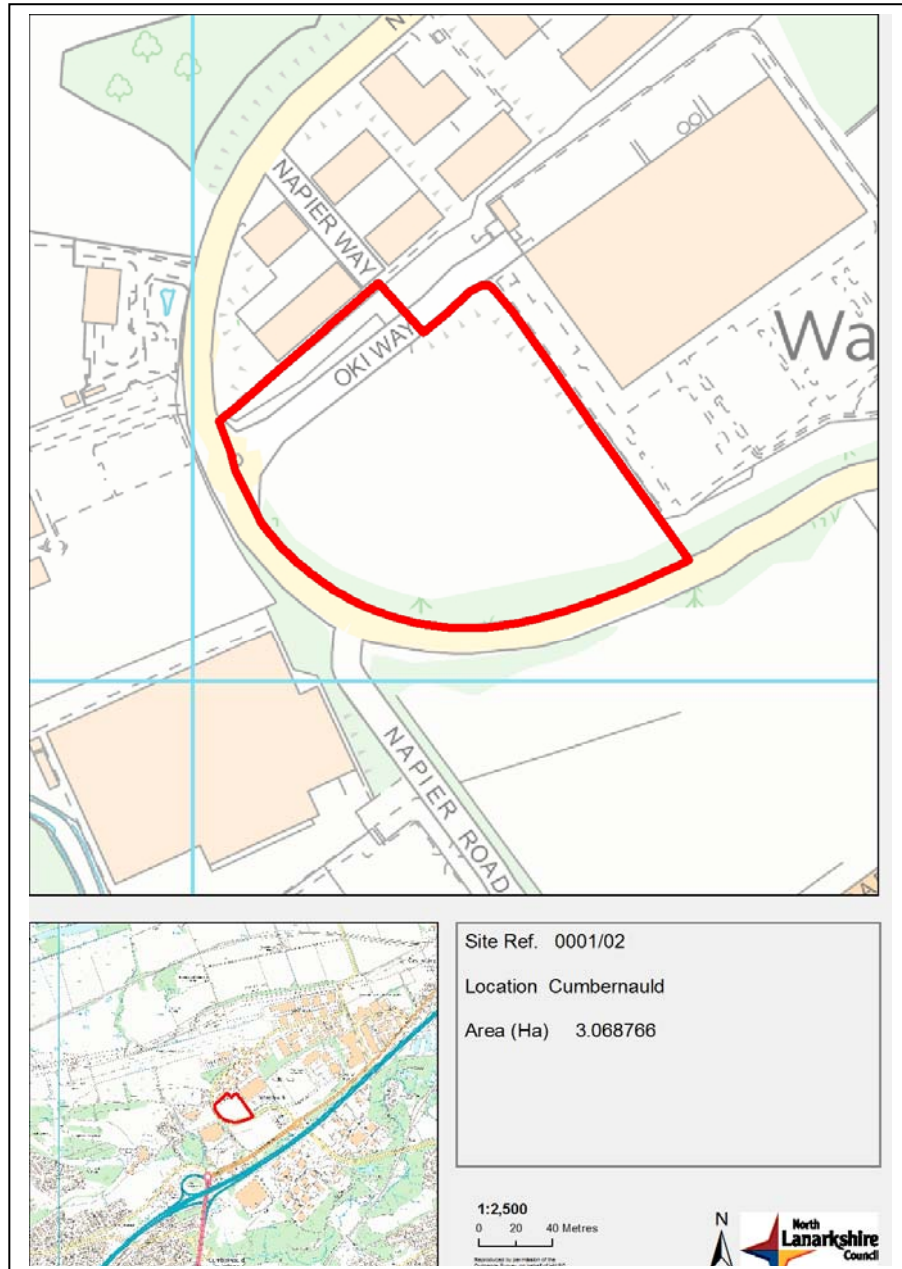
Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan/Stage
0019/19	±	✓✓	✗	±	±	✓	✗	✓	±	✓✓	±	±	✓	±	±	N/A
0003/20	±	✓✓	✗✗	✗	✗	±	✗	✗	✗✗	✗	✗✗	✓	✓✓	✗	±	N/A
0005/20	±	✓✓	✗	✗	±	±	✗	✗	±	✗✗	✗	±	✓✓	±	±	N/A
0006/20	±	✓	✗✗	✗	✗	✓	✗	✗	±	✗	±	✓✓	✗✗	±	±	N/A

19/19 = 20/19 Stage 3/4 Housing site

03/20 = 13/20 3/4 Stage Housing site

05/20 = 04/20 3/4 Stage Housing site

06/20 = 04/20 Stage 3/4 Housing site



01/02 Oki Way Wardpark, Cumbernauld

Vacant 3.07 Ha in an existing industrial area of approximately 3 Ha with potential for mixed use residential and business development adjacent to an existing road.

The site was identified in the Places for Business and Industry Charrette as having potential for alternative use, it is currently vacant and within the exiting urban area and in the Ward Park (North) industrial area of Cumbernauld, it has been cleared and prepared for development with a platform formed. It is bounded to the north, east and west by light industrial uses and to the south by a vacant site of unmaintained grassland proposed for housing development. Along the southern and eastern boundary there are trees and scrubs that act as a natural screen from Napier Road which is the main access route into the industrial location.

Summary

The proposal will create a regeneration development consisting of mainly residential (around 77 units at 25 per hectare) with an element of business space. The proposal presents the opportunity to expand the neighbouring existing Westerwood into this adjoining location which has development potential with the aim of supporting existing facilities in the area.

The proposed development has the potential to impact positively on a wide variety of SEA objectives such as Land use and Landscape and Visual as it develops a brownfield site that is identified as being vacant and derelict land within an existing business location for an alternate compatible use within a location that is easily accessible to an existing retail centre. The proposal would also provide affordable within an area with an identified need so promote social inclusion.

There are, however, potential negative impacts in terms of Air Quality and Noise are anticipated in relation to noise as the site is located 300m from Cumbernauld Airport and within an existing industrial area new development would require to be considered against appropriate noise regulation levels as part of the planning process to and protect the amenity of residents from noise disturbance.

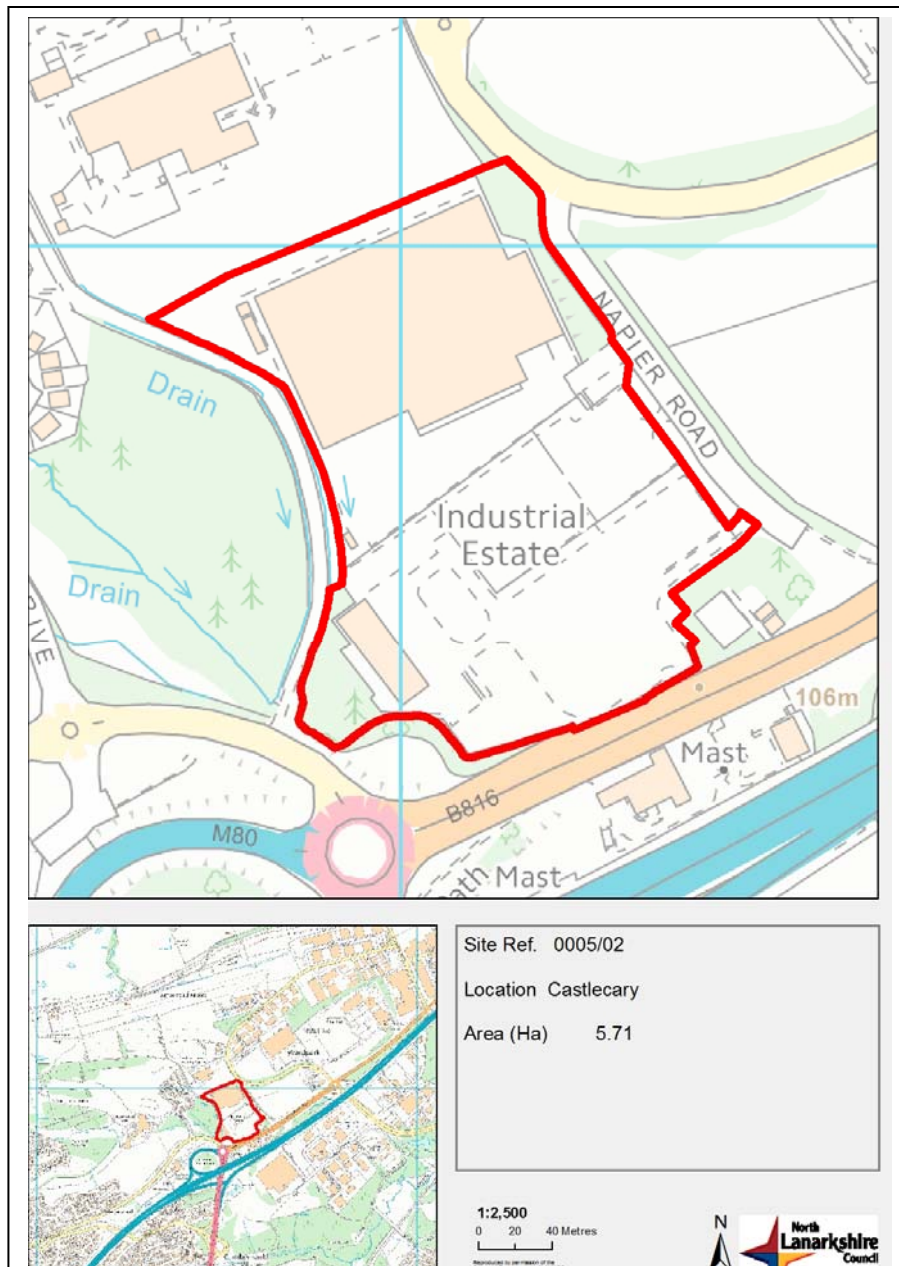
There may also be negative impacts on the Aquatic Environment.

Mitigation

Site has been designated as a regeneration site to reflect its location and close proximity to an existing industrial development. There is currently insufficient boundary treatment to mitigate housing development on the site.

Any environmental implications relating to juxtaposition of industrial, commercial and residential uses in terms of noise and any effect of Cumbernauld Airport would be subject to development management conditions through the planning application process.

A field drain runs through the site and review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site



05/02 72-74 Napier Road, Cumbernauld

Description

5.71 Ha site of a Gist distribution depot and storage yard in an existing industrial area with potential for residential development.

The site is within the exiting urban area of Cumbernauld in the Ward Park (North) industrial area planned in the 1960's and is currently vacant. It was identified in the Places for Business and Industry Charrette as having potential for alternative use. The site consists of a large distribution industrial building and associated grounds of hard standing for storage and parking of vehicles and is adjacent to existing road infrastructure.

It is bounded to the north by light industrial uses and to the east by an undeveloped site of unmaintained grassland within the industrial location which proposed for housing development. The site is bounded to the south by Castle Cary Road and the M80 while to the west is mature tree belt that acts as a natural screen to the site for the adjoining local road network.

Summary

The proposal will create a residential development of 142 units at 25 per hectare. The proposal presents the opportunity to re-designate a number of adjoining industrial sites proposed for residential development to expand the neighbouring existing Westerwood into this location with the aim of supporting existing facilities in the area and change sense of place of the area from industrial in nature to residential in scale and feel.

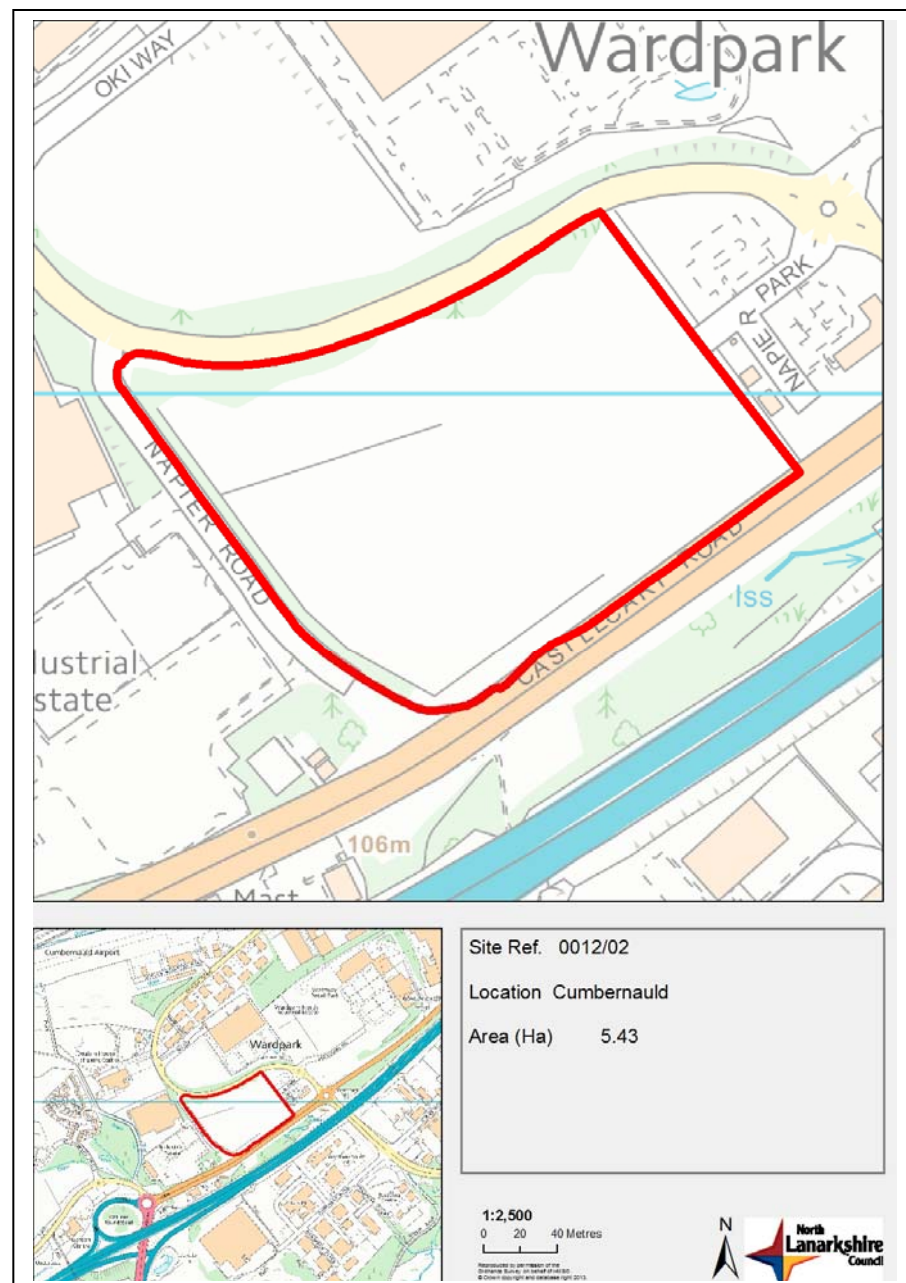
The proposed redevelopment of a future vacant site and large industrial unit due to relocation of the company which is compatible with existing uses has the potential to impact positively on a wide variety of SEA objectives. It would bring an unused vacant site back into productive use and potentially improve the townscape of the surrounding area. The site was identified in the Places for Business and Industry Charrette as having potential for an alternative use and would ensure a supply of quality land appropriate to the scale of the Westerwood area of Cumbernauld and provide affordable housing in the area. Housing development is compatible and would have the positive benefit of supporting existing communities.

There are, however, potential negative impacts anticipated in relation to noise and aquatic environment as the site is located close to an existing industrial area and the Motorway and there are potential implications for localised flooding.

Mitigation

Minor water course runs along the site boundary and review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of to the site industrial uses, Old Inns interchange and the M80 development would require to be considered against appropriate noise regulation levels as part of the planning process to and protect the amenity of residents from noise disturbance.

**12/02 28 Napier Road, Cumbernauld****Description**

Vacant 5.43 Ha site in an existing industrial area with potential for residential development.

The site is within the exiting urban area of Cumbernauld in the Ward Park (North) industrial area planned in the 1960's and has remained vacant since then. It was identified in the Places for Business and Industry Charrette as having potential for alternative use and is adjacent to existing road infrastructure. It is bounded to the north by Napier Road and a more elevated vacant site proposed for mixed use development and to the south Castlecary Road and the M80 motorway. To the east is a two storey office block developments and to the west is a Gist transportation depot which is also being promoted as a site for residential development. The topography of the site slopes from north-west to south-east and has a strong tree line to the north and west which act as natural screening there is also a number of trees and scrubs on the western area of the site, but is generally unmaintained open ground.

Summary

The proposal will create a residential development of 135 units at 25 per hectare. The proposal presents the opportunity to re-designate a number of adjoining industrial sites proposed for residential development to expand the neighbouring existing Westerwood into this location with the aim of supporting existing facilities in the area and change sense of place of the area from industrial in nature to residential in scale and feel.

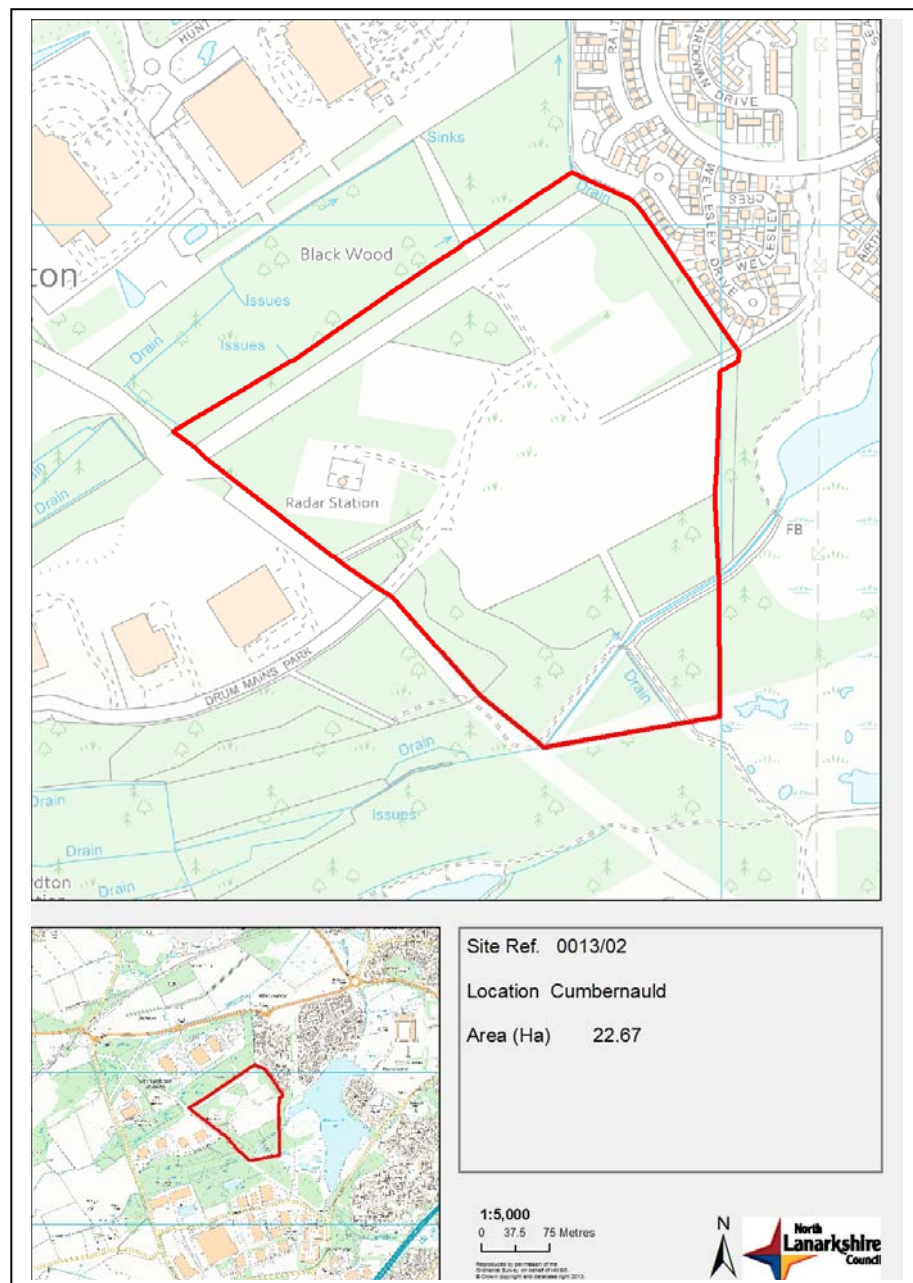
The proposed redevelopment of a vacant site which is compatible with existing uses has the potential to impact positively on a wide variety of SEA objectives. It would bring a vacant brownfield site into productive use and potentially improve the townscape of the surrounding area. The site was identified in the Places for Business and Industry Charrette as having potential for an alternative use and would ensure a supply of quality land appropriate to the scale of the Westerwood area of Cumbernauld and provide affordable housing in the area. Housing development is compatible and would have the positive benefit of supporting existing communities.

There are, however, potential negative impacts anticipated in relation to noise and aquatic environment as the site is located close to the M80 and there are potential implications for localised flooding

Mitigation

Minor water course runs adjacent to site and is thought to be culverted in parts. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of to the M80 and Cumbernauld Airport. development would require to be considered against appropriate noise regulation levels as part of the planning process to and protect the amenity of residents from noise disturbance.



13/02 Orchardton Woods, Cumbernauld

Vacant 22.67 Ha site located in the urban area Cumbernauld proposed for mix use.

The site is in an inner urban location currently designated as existing Industrial and Business areas (policy EDI 1 A1) and sites promoted for Industrial and Business use (Policy EDI 2 A). It is within the exiting urban area to the west of Cumbernauld within Orchardston Woods industrial area planned in the 1960's. This whole area is a Strategic Location for Business and Industry (Policy EDI 1 B2) and has also been identified as Area with Development Potential (ADP), it is predominately formed platforms and woodland and is served by existing road infrastructure.

It is bounded to the north-west by existing residential development within the Blackwood area of the town and the south west is scrubland beyond which is Broadwood Loch, to the north is mature woodland beyond which are three large units used mainly as offices. To west is further woodland and industrial units within the area, while to the south is woodland and scrubland beyond which is the Westfield Industrial area.

The topography of the site is generally flat due to the formed platforms slopes. The northern section of the site is made up of three sections of formed platforms which are separated by dense woodland, one of these currently houses a radar station. As a result 49% of the site is classified vacant on the councils vacant and derelict land register and this area is considered brownfield land. These areas have remained vacant since the area was developed in the 1960's.

This area is served by existing roads infrastructure (Drum Mains Park) and road runs through it from west to east. The southern section of the site is more rural in nature and consists of green areas with expansive woodland and scrubland associated with a SINC designation and a Community Park, this results in 58% of the sites being grade 3.2 and 42% grade 4 agricultural land classification.

Summary

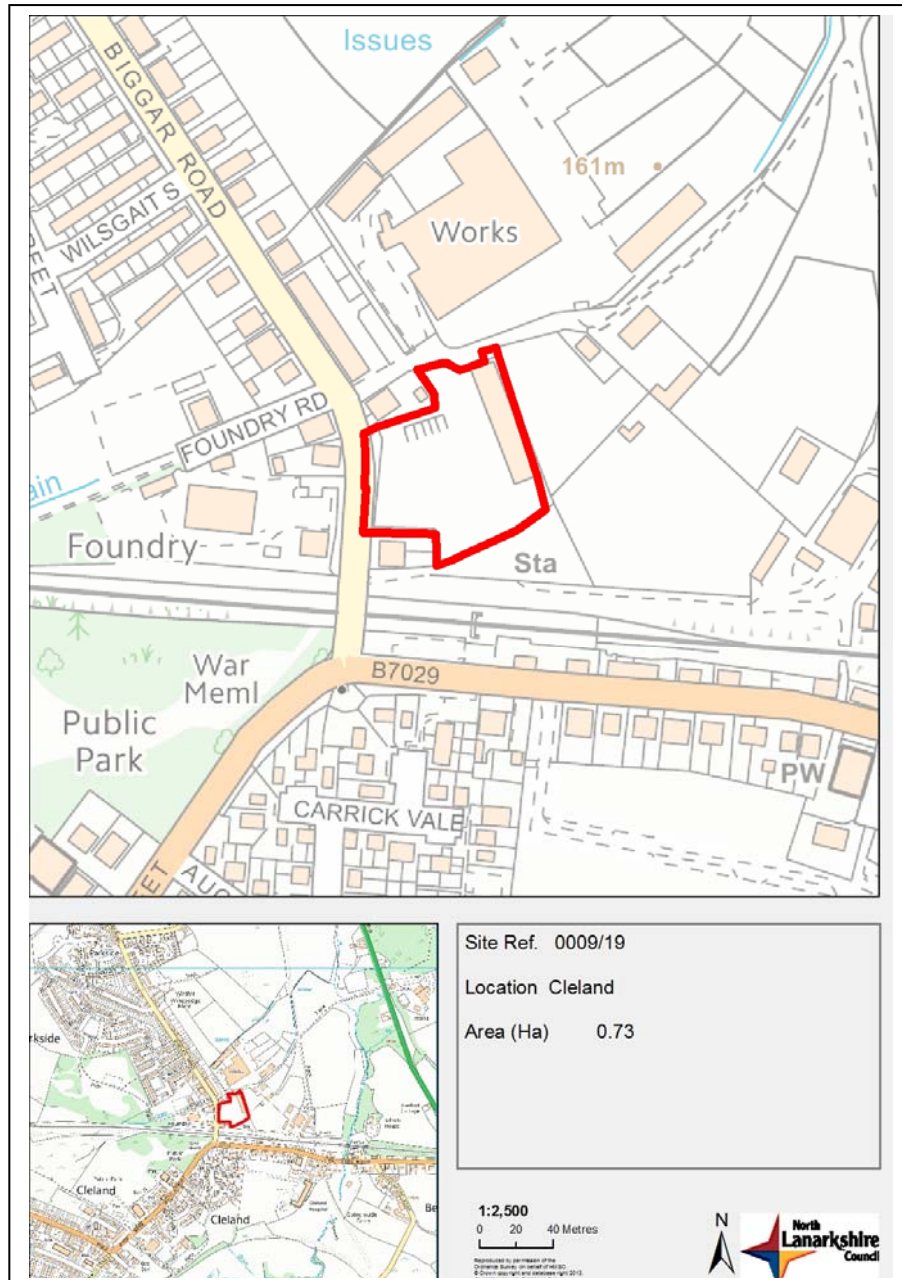
As the site is a vacant underdeveloped industrial development opportunities dating from a planned estate in the 1960s, it was identified through the Land for Business and Industry Charrette as land identified as having potential for alternative use, with a range of compatible uses being acceptable. As such the site is considered appropriate for housing development as part of a mixed use development, which is compatible with its surroundings. The proposal would create a residential development of up to 150 units as identified by the developer, as the site falls within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing.

In SEA terms there are potential negative impacts in relation to Ecology and the Aquatic Environment

Mitigation

The proposal is for a mixed use including residential development on part of the site, capacity in the region of 150 units and will require Masterplanning. Due to the number of units proposed being less than the possible for the site (566 units at 25 per hectare) the area covered by a SINC to the south of the site will be expected to be excluded from development and used as open space.

A minor water course runs within the site and another along the site boundary culverts are also thought to be present. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.



09/19 18a Biggar Road, Cleland

Description

0.73 Ha site currently occupied by existing buildings and storage yard in an existing industrial and business area with potential for residential development

The site is within the existing urban area of Cleland, The site is currently designated as Existing Industrial and Business Areas (Policy EDI 1 A1).

It is bounded by Biggar Road and existing residential development to the west. There is also existing industrial land adjacent to the northeast and east of the site with land to the south and southeast consisting of wooded areas, open land designated as greenbelt beyond which there is and a railway line and more of the settlement of Cleland. There is a tree line located along the south, west and north-west boundaries.

Summary

The site was identified in the Places for Business and Industry Charrette as having potential for housing and the proposal will create a residential development of 17 units at 25 per acre within an area of mixed use and there is no flood risk apparent.

The proposed redevelopment of an industrial yard for a use that is compatible with existing uses has the potential to impact positively on a wide variety of SEA objectives, as it has the potential to improve the townscape of the surrounding area. The site was identified in the Places for Business and Industry Charrette as having potential for an alternative use and would ensure a supply of quality land appropriate to the scale of Cleland. Housing development is compatible and would have the positive benefit of supporting existing communities.

There are, however, in SEA terms there are potential negative impacts anticipated in relation to Air Quality and Noise due to the adjacent railway line and industrial use to the north. There is also a potential impact on the Aquatic Environment.

Mitigation

Due to the issue of surface water flooding, water resilient measures may be required.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of railway line and industrial uses, development would require to be considered against appropriate noise regulation levels as part of the planning process to and protect the amenity of residents from noise disturbance.

1c - Sites identified in the South Wishaw charrette

Ref	Location	page
11/20	Netherton Road, Wishaw	49
12/20	Netherton Road, Wishaw	51
13/19	Land adjacent to Woodhall Rd, Newmains	53
17/19	Royal George Washery, Newmains	55
20/19	West Morningside/Torbush, Newmains	57
04/20	(P) Castlehill Farm, Wishaw	59
13/20	(P) Gowkthrapple near Priory Lodge, Wishaw	61

Reasonable alternatives to South Wishaw Charrette sites

5 sites in electoral wards 19 and 20:

Ref	Location	page
04/19	Adjacent to 499 Wishaw Road, Bogside, Wishaw	63
08/20	Adjacent to Roman Road, Waterloo, Wishaw	65
09/20	Garrion Gill, Gill Road, Overtown	67
10/20	Harestonhill Farm, Waterloo	69
14/20	Horsley Brae, Overtown	71

Stage 1c - A site will be included for its proposed new use or as a Regeneration Site in the Plan if it is

- undeveloped or vacant and
- the site been identified as a preferred option or for a change of allocation in any of the Charrettes and
- it is a brownfield urban site

South Wishaw Charrette

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan/Stage
0011/20	±	✓✓	×	±	±	±	×	✓	✓✓	✓✓	±	✓	✓✓	✓✓	✓✓	Yes 1c
0012/20	±	✓✓	×	±	✓	±	×	×	✓	±	±	✓	✓✓	✓✓	✓✓	Yes 1c
0013/19	±	✓✓	×	±	×	±	×	×	✓	✓	×	×	✓✓	±	✓✓	Yes 3/4
0017/19	✓	×	×	±	±	±	×	✓	±	✓✓	×	✓	✓✓	×	±	Yes 3/5
0020/19	±	✓✓	×	±	±	✓	×	✓	±	✓✓	±	±	✓	±	±	Yes 3/4
0004/20	±	✓✓	×	×	±	±	×	×	±	×	×	±	✓✓	±	±	Yes 3/4 (Part)
0013/20	±	✓✓	×	×	✓	±	×	×	±	×	×	±	✓✓	×	±	Yes 3/4 (Part)

Reasonable alternatives to South Wishaw Charrette

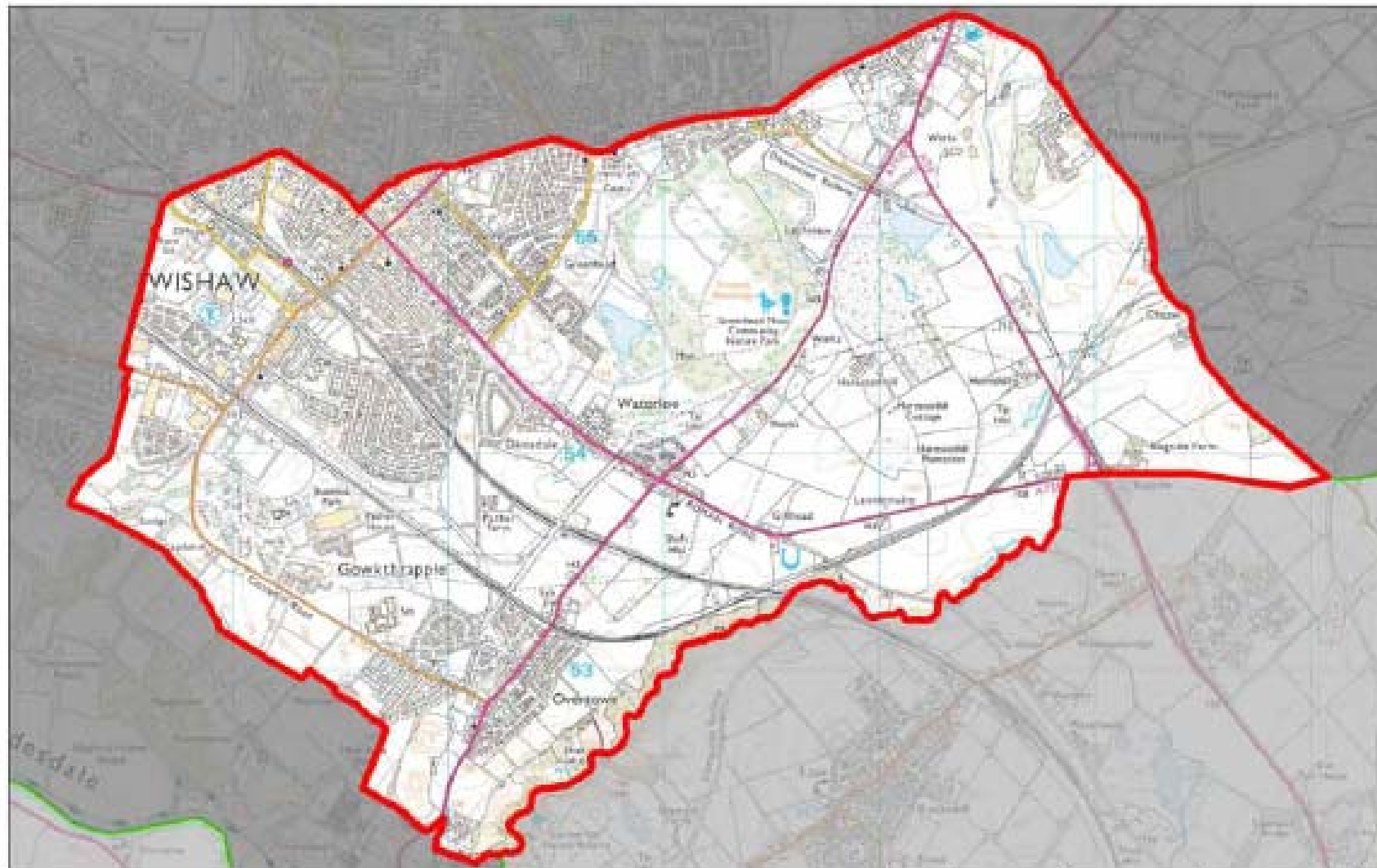
Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan/Stage
0004/19	±	✓✓	×	±	×	✓	×	×	×	±	±	✓	×	×	×	Yes Green Belt
0008/20	±	✓✓	×	±	×	±	×	×	✓	±	±	✓	×	✓	×	No
0009/20	±	✓	×	±	×	✓	×	×	±	×	×	±	×	±	✓	No
0010/20	±	✓✓	×	×	×	✓	✓	×	✓	✓✓	±	✓	×	✓	×	No
0014/20	±	±	×	±	✓	✓	×	×	✓	×	±	×	×	✓	±	No

»South Wishaw charrette

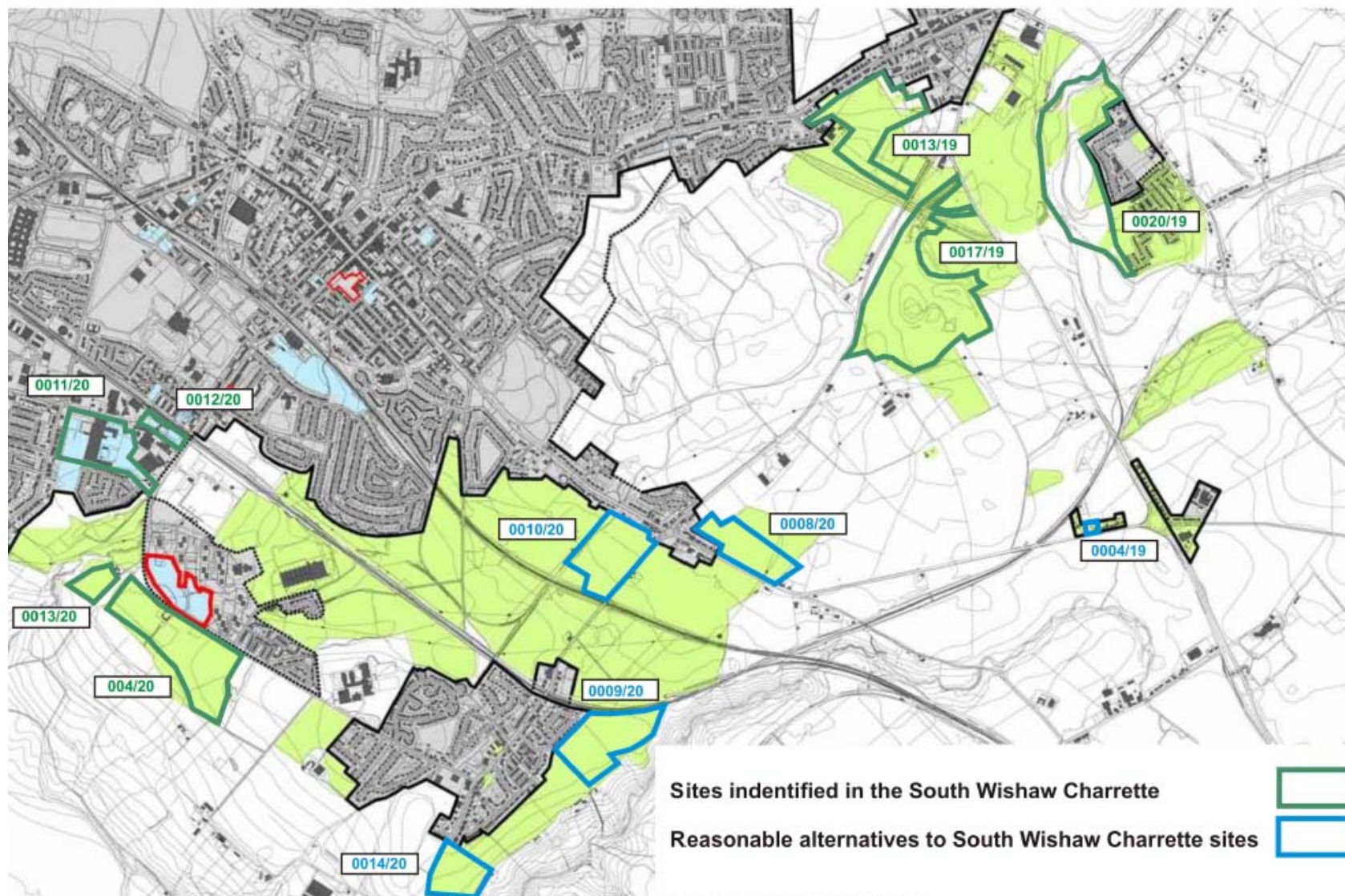
South Wishaw Charrette
FINAL REPORT

June 2013

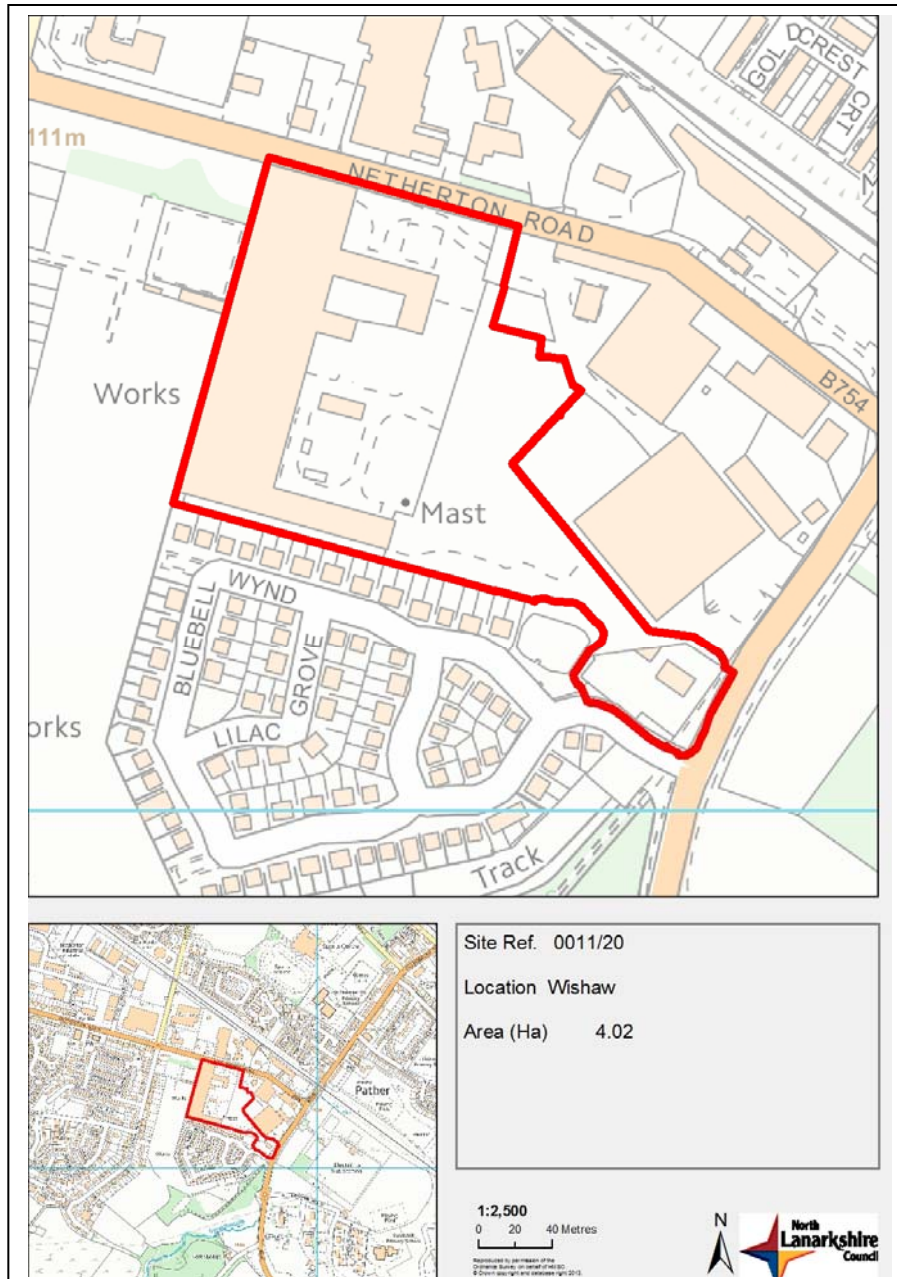




South Wishaw Mini-Charrette Study Area Boundary



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11/20 Netherton Road, Wishaw

Description

Vacant 6.68 Ha site in an existing industrial area with potential for residential development.

The site was identified in the South Wishaw mini Charrette as having potential for alternative use, it consists mainly of a vacant industrial building and associated grounds, it is within the exiting urban area and within the current Netherton industrial area of Wishaw. The site is flat and is formed to the north by Netherton Road bounded to the north and east by light industrial uses including second hand car sales yards. To the south is a recent private housing development and to the east is a bowling club green and unmaintained grassland that has been identified for housing development. There is no significant vegetation on the site

Summary

The proposal will create residential development of 167 units at 25 per hectare, and was considered in the South Wishaw mini Charrette as a potential dispersed urban location suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area. The proposal presents the opportunity to tie together adjacent proposed and existing residential development that present the opportunity to change sense of place of the area from industrial in nature to residential in scale and feel. There is no flood risk apparent.

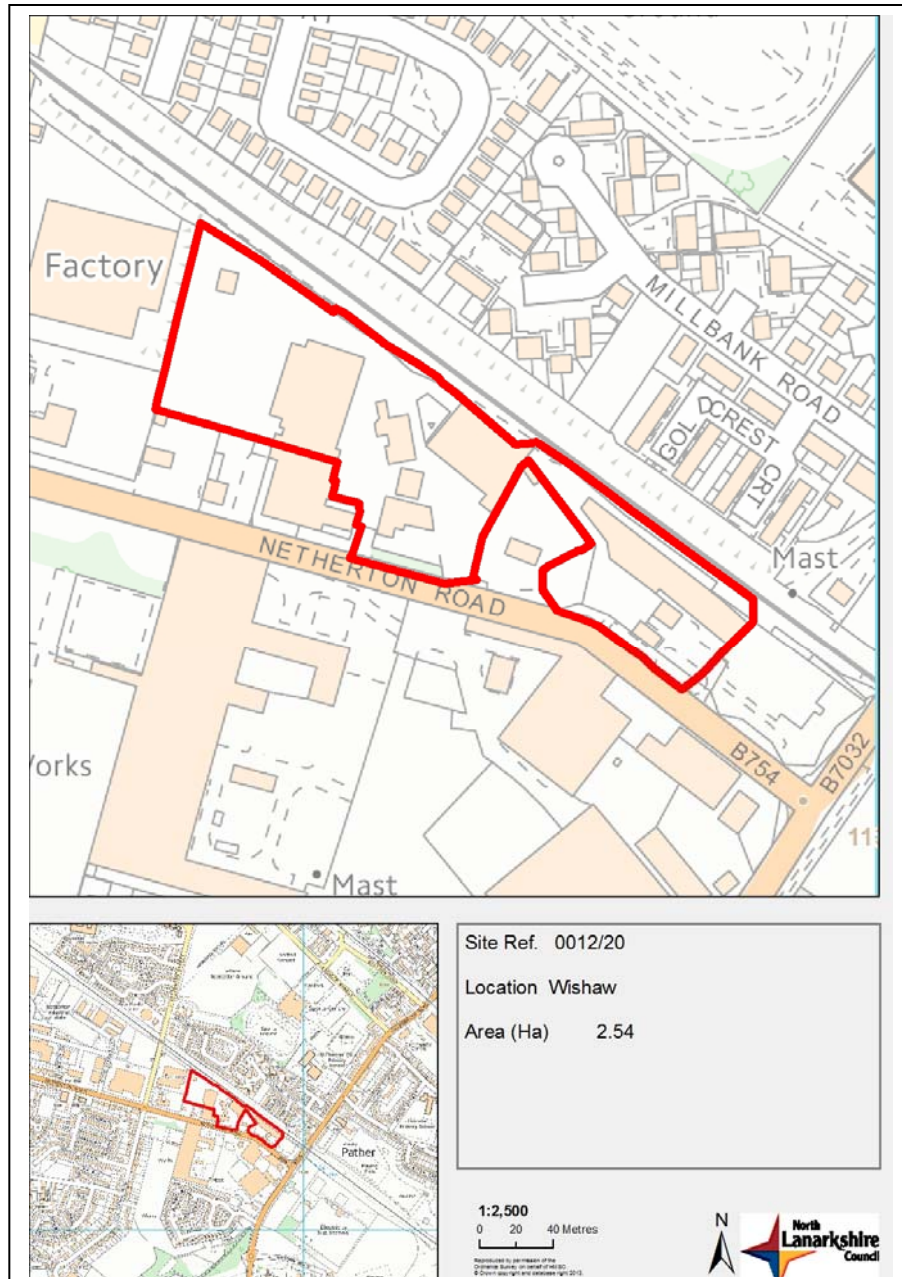
The proposed redevelopment of a vacant site and large industrial unit for an alternate use which is which is compatible with existing uses has the potential to impact positively on a wide variety of SEA objectives. In Land Use and Visual terms it would bring an unused vacant site back into productive use and potentially improve the townscape of the surrounding area.

As the site is identified as an alternative to a required single large greenfield release, on brownfield land and ensures a supply of quality land. Housing development it is compatible and would have the positive benefit of supporting existing communities.

There are, however, potential negative impacts anticipated in relation to Air Quality and Noise as the site is located close to an existing industrial area.

Mitigation

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of industrial uses, development would require to be considered against appropriate noise regulation levels as part of the planning process to and protect the amenity of residents from noise disturbance. However these are reduced by the potential for the industrial use across Netherton Road (12/20) to be redeveloped as an residential use as part of the LDP



12/20 Netherton Road, Wishaw

Description

2.54 Ha industrial site consisting of a variety of existing operational and vacant industrial and commercial uses within an existing industrial area with potential for residential development.

The site was identified in the South Wishaw mini Charrette as having potential for alternative use, it consists of buildings and grounds associated with Enewall Limited production activities and is partly vacant, it is within the exiting urban area and within the current Netherton industrial area of Wishaw.

To the north the site is separated from a residential area by a railway line, the southern border is formed by Netherton Road (along which there are a number of car sales units and a car repairs garage) with further commercial/industrial development beyond (which has been proposed for re-designation for housing development). The east of the site borders with an area of heavily vegetated Brownfield land considered as associated with the yard and is on the Councils vacant and derelict land register, further commercial/industrial development and a discount carpet outlet lies to the west. The site is flat and adjacent to existing roads infrastructure with the only vegetation being a sparse row of trees and scrubs to the north.

Summary

The proposal will create residential development of 167 units at 25 per hectare. The proposal presents the opportunity to tie together adjacent proposed and existing residential development that present the opportunity to change sense of place of the area from industrial in nature to have a residential character and there is no flood risk apparent.

The site has been included in the Plan as an alternative to the South Wishaw Community Growth Area as having potential to provide dispersed urban locations suitable for contributing to the replacement for the current large scale greenbelt release for urban expansion.

The proposed redevelopment of an industrial for an alternate use, along with an adjacent similar proposal which is compatible with existing uses has the

potential to impact positively on a wide variety of SEA objectives and will improve the townscape of the surrounding area.

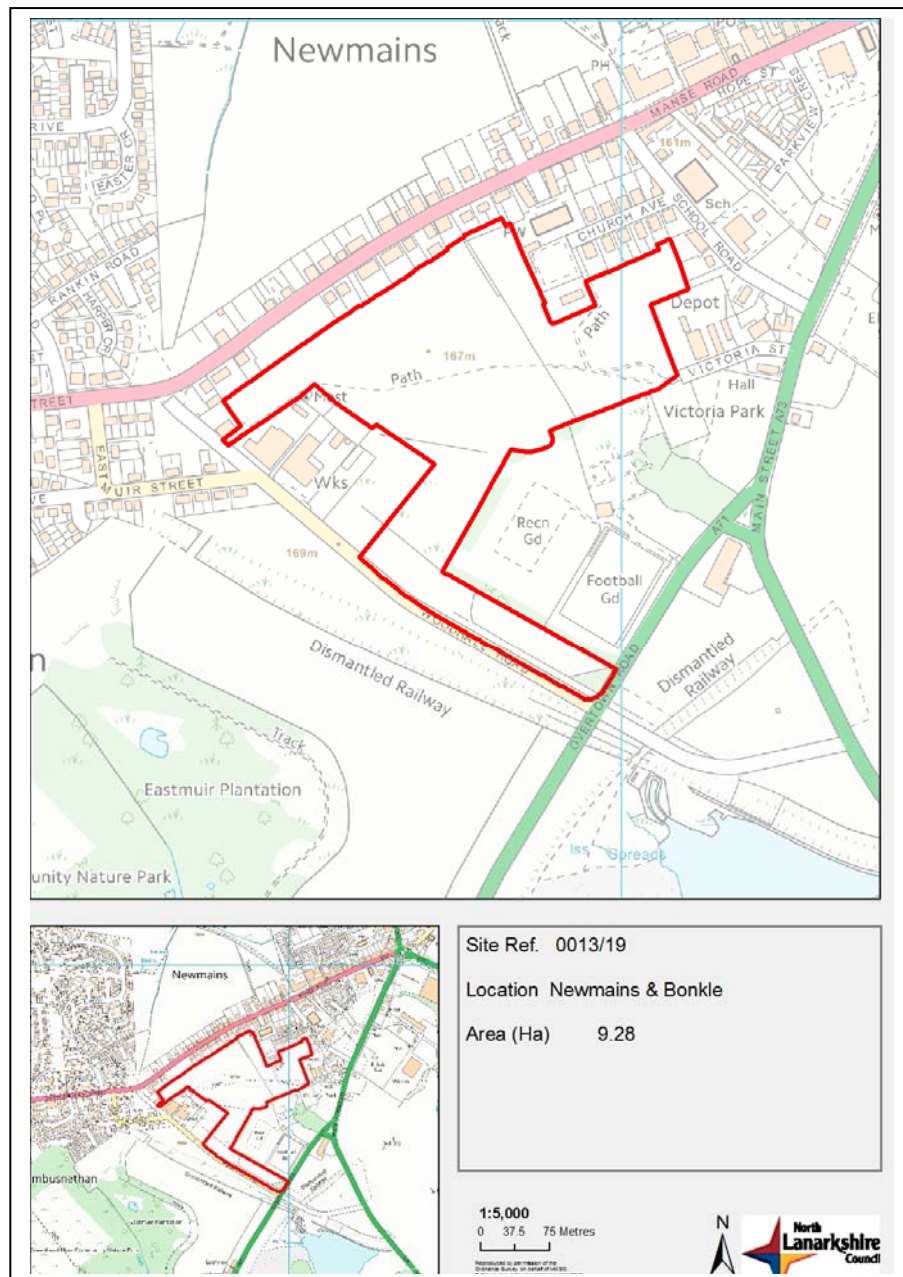
As the site is identified as an alternative to a required single large greenfield release, on brownfield land and ensures a supply of quality land. Housing development is compatible and would have the positive benefit of supporting existing communities.

There are, however, potential negative impacts anticipated in relation to noise and air quality as the site is located close to an existing industrial area and the presence of the railway line in close proximity to the north of the site.

Mitigation

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of site to industrial uses and railway line, and development would require to be considered against appropriate noise regulation levels as part of the planning process to and protect the amenity of residents from noise disturbance, and sound deadening may be required.

However this is reduced by the potential for the industrial use across Netherton Road (11/20) to be redeveloped as an residential use as part of the LDP



13/19 Land adjacent to Woodhall Rd, Newmains

Description

8.26 Ha site of open ground in an undeveloped south west quadrant of settlement of Newmains proposed for residential development as an alternative to the South Wishaw Community Growth Area.

The site is within a greenfield location fully within the existing greenbelt designation, is currently non farmed open ground which has naturally regenerated as scrubland on the edge of the exiting urban area of Newmains and adjacent to existing road infrastructure.

The site is bounded to the south west by Woodhall Road along which there is a miners social club and a light industrial operation. beyond which is open countryside and to the south east by the former urban park which has become over grown and regenerated as scrubland apart from a functioning football pitch used by a local football team. It is bounded to the north by traditional residential properties along Cambusnethen Street and to the northeast by a residential area including a bowling club with a small area of industrial land to the west. The site is flat sloping slightly gently from south to north and there is a cluster of woodland to the east and a line of trees borders the southeast of the site, there is also a path running east to west across the north of the site, and there is no flood risk apparent.

Summary

The proposal will create a residential development of 207 units at 25 per hectare and is considered in the South Wishaw Charrette as potential dispersed rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area greenbelt release.

The release also presents the opportunity to form a logical extension to the boundary of the settlement along with other proposed releases to better reflect the functional greenbelt and create a defensible urban edge. It will provide a use that is consistent with the adjacent land uses and aims to deliver and identified need in the area.

The development of this site potential to impact positively on a wide variety of SEA objectives in terms of land use, landscape and visual and communities as it provides one of a number of alternatives to a large single site that has proven undeliverable in an area where there is need and will result in forming a defensible urban edge that better reflects the functional green belt. It is also well served in relation to facilities and a community park and no designations affect the site.

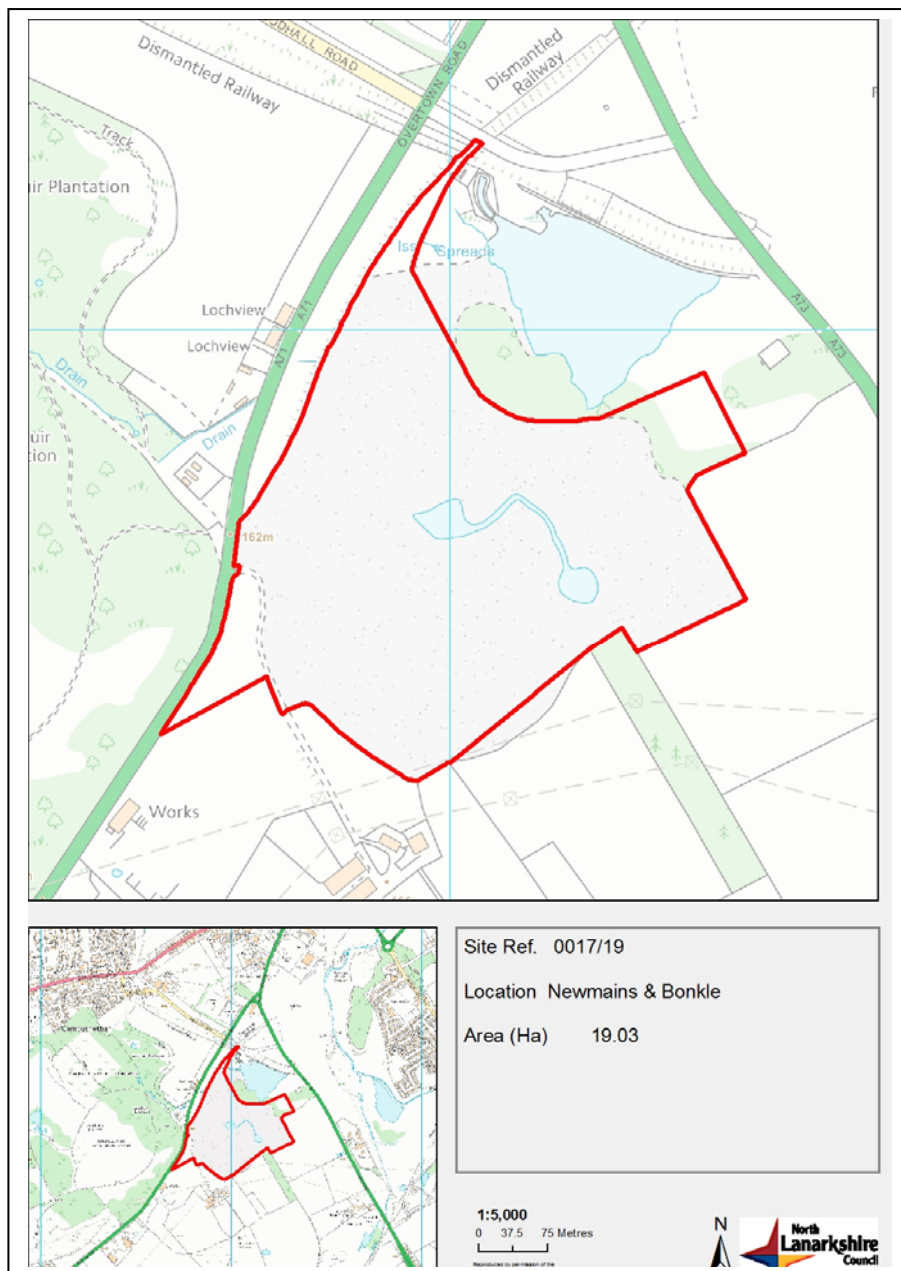
Geology and Soil

There are, however, potential negative impacts anticipated in relation to noise and geology and soils as the site is located close light industrial operations and results in development of a greenfield site.

Mitigation

Further site investigations required as southern part of site is on site of former Woodhall Road landfill site and extensive historical mining activity and unknown filled ground.

There are potential adverse impacts anticipated in relation to noise due to the proximity of the industrial operations, football pitch and licensed premises development would require to be considered against appropriate noise quality regulation levels.



17/19 Royal George Washery, Newmains

19.03 Ha greenbelt site located to south of Newmains proposed for residential development.

The site is a rural location outwith the exiting urban area of Newmains and is designated as greenbelt (NBE 3A). It is a former coal washery site and is adjacent to existing road infrastructure.

It is bounded to the west by Overtown Road/A71 and in the north-west by a dismantled railway line, beyond which is farmland and woodland which is part of Greenhead Moss Local Nature Reserve. To the north are farmed fields beyond which is a previous industrial consisting primarily of exposed hard standing, rubble with the outline of buildings still being present on the site, this area is on the Housing Land Supply for 300 units following assessment by Reporters at the Local Plan Report of Examination. To the north-east is a wooded area beyond which a large ponded water body. To the east of the site is open farmland, while to the south is further pastoral land and an industrial aggregates use.

The topography of the site relates to its previous use and has varying heights due to coal spoils. The site is brownfield land relating to use as coal washing and site consists of rough gravelled surface that has naturalised and roughly re-vegetated. There are tree belts around the eastern and southern boundaries while the majority of the site is covered by scrubland. The majority of the site (93%) is classified as derelict land on the council vacant and derelict land register. The site is 52% grade 4 and 47% grade 5 agricultural land classification.

Summary

The proposal has the potential to create a residential development of 200 units as identified by the developer and was considered in the South Wishaw Charrette as potential dispersed rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area greenbelt release.

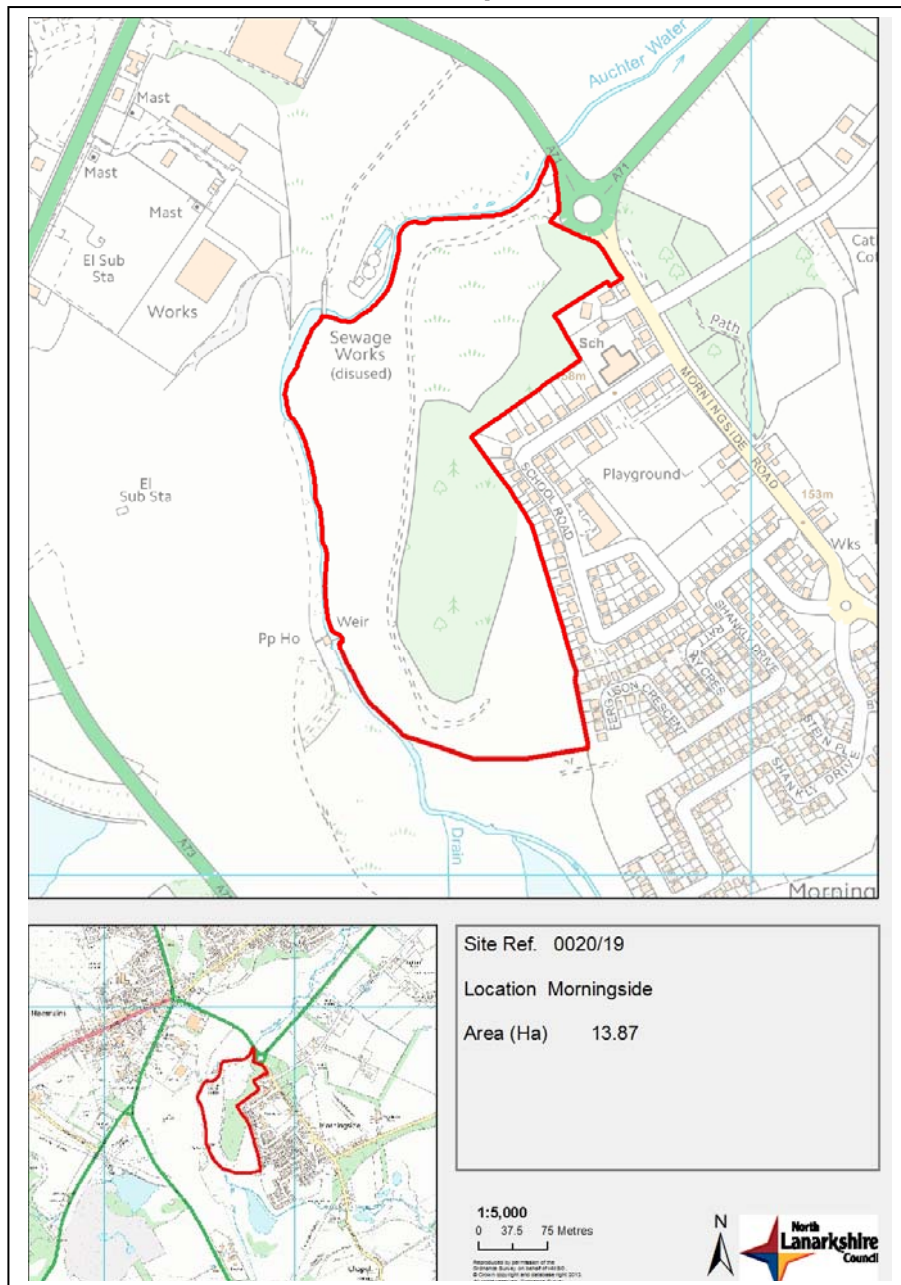
The release also presents the opportunity to form a logical extension to the boundary of the settlement along with other proposed releases to better reflect the functional greenbelt and create a defensible urban edge. It will provide a use that is consistent with the adjacent land uses and aims to deliver and identified need in the area.

The development of this site has the potential to impact positively on a wide variety of SEA objectives in terms of land use, landscape and visual and communities as it provides one of a number of alternatives to a large single site that has proven undeliverable in an area where there is need and will result in forming a defensible urban edge that better reflects the functional green belt, and there is a community park close to the site.

While the site has negative effects in relation to geology and soils as the site as it results in development of a greenfield site it will bring a derelict land site back into effective use, there are also the potential for a negative impact on the Aquatic Environment.

Mitigation

There is a waterbody present on site and also adjacent along with minor watercourse. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.



20/19 West Morningside/Torbush, Newmains

13.87 Ha green belt site located to south of Newmains proposed for residential development.

The site is a greenfield location currently designated as Greenbelt on the edge of the exiting urban area of Morningside which is to the south of Newmains and is predominately grassland, and is adjacent to existing road infrastructure.

It is bounded to the west by Morningside Road and an existing residential development within the settlement of Morningside. To the west is a water course (Auchter Water) beyond which is a current Housing Land Supply site NLMW0717 for 300 units this area is classified as Derelict land on the councils vacant and derelict land register. To the north is an area of woodland beyond which is site being promoted in the Local Development Plan 07/19 for a mixed use development. The Auchter Water continues round to the south of the site beyond which is an area of standing water and open fields with vegetation similar to that on the site.

The topography of the site slopes from east to west at its highest point adjacent to Morningside (160m) to the Auchter Water (145m). The north-west corner of the site is part of former mineral extraction site and as a result 15% of the site is classified as derelict land and is in the councils vacant and derelict land register. The site consists mainly of grassland with a central cluster of trees, there is also a tree belt to the western boundary adjacent to the water course. There is an existing access that serves the site and an informal road also runs north-south through it, 100% of the site falls within non-agricultural land.

Summary

Considered in the South Wishaw Charrette as potential dispersed rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area as a result of difficulties with effectiveness across the existing CGA, to deliver required need, the proposal in the South Wishaw area and would create a residential development of 160 units at 25 per hectare.

There are no significant negative environmental impacts anticipated as there are no designations on the site. The release also presents the opportunity to form a logical extension to the boundary of the settlement along with other proposed releases to better reflect the functional greenbelt and create a defensible urban edge. It will provide a use that is consistent with the adjacent land uses and aims to deliver and identified need in the area.

The development of this site has the potential to impact positively on a wide variety of SEA objectives in terms of land use, landscape and visual and communities as it provides one of a number of alternatives to a large single site that has proven undeliverable in an area where there is need and will result in forming a defensible urban edge that better reflects the functional green belt.

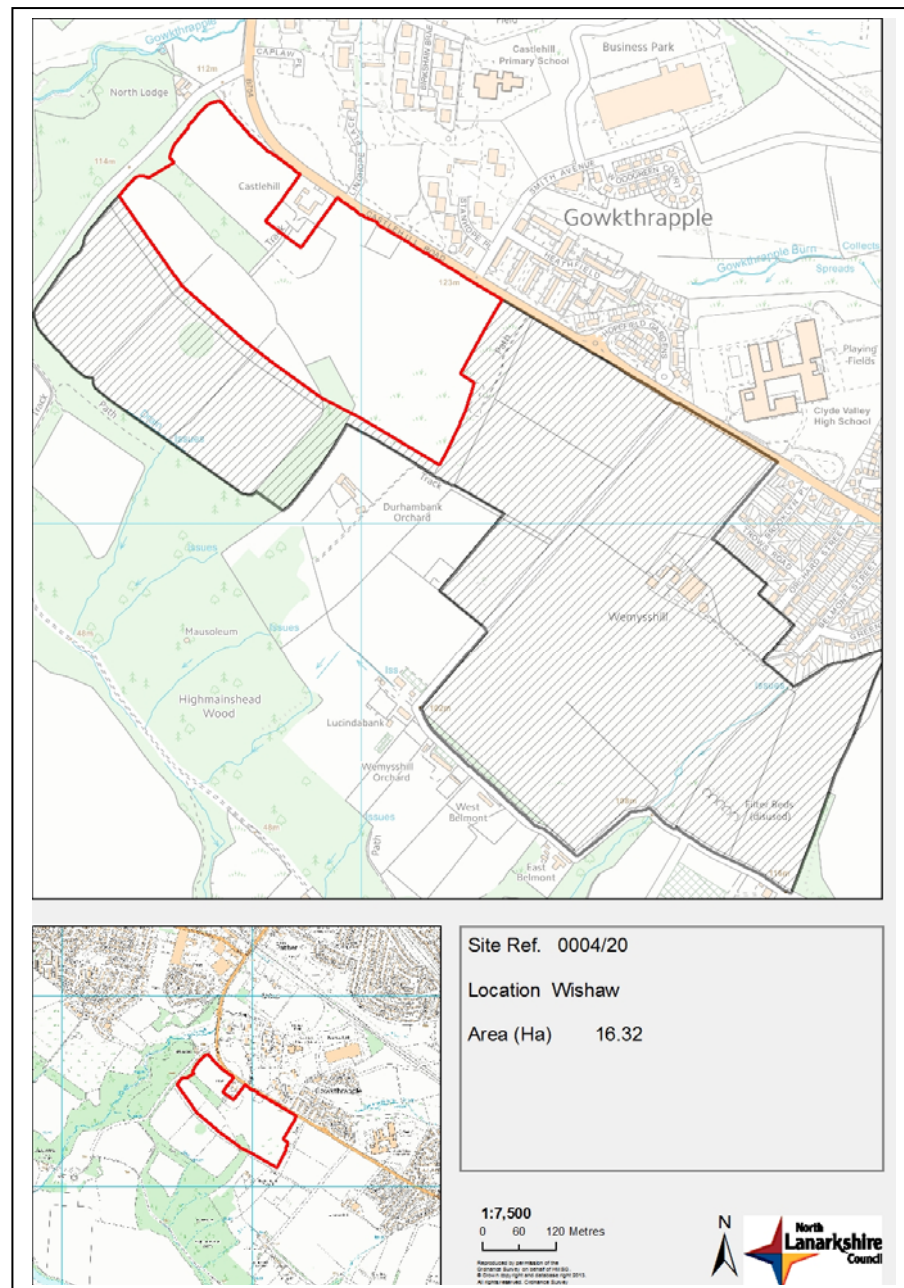
There is a negative effect in relation to geology and soils as it will result in development of a greenfield site. However there are positive effects as the site is part of former mineral extraction site in the green belt adjacent to the Morningside urban area, and will bring land featuring on the vacant and derelict land survey back into an effective use.

There is the potential for a negative impact on the Aquatic Environment.

Mitigation

The site has been reduced to reflect its original Call for Sites submission as represented above from what was a revised submission at the Main Issues Report as this had less environmental implications.

The site is within fluvial extent of Auchter Water, and further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.

**04/20 (P) Castlehill Farm, Wishaw****Description**

13.74 Ha Greenfield site outwith the settlement of Wishaw proposed for residential development as an alternative to the South Wishaw Community Growth Area.

The site is within a greenfield location fully within the existing greenbelt designation, comprising primarily of agricultural (pastoral) land on the edge of the exiting urban area of Wishaw and adjacent to existing road infrastructure.

The site is bounded to the south west by Castlehill Road beyond which is the Gowkthrapple area of settlement of Wishaw which has seen the demolition of a number of tower blocks with the aim of regenerating the area through masterplanning and providing affordable housing. To the east and south is bordered by agricultural land of a similar character (there are also several residences/farm buildings scattered to the south) while to the west is open ground which is also in agricultural use, which has been proposed for housing development. The site is generally flat sloping gently from east to west and is open grassland with an element of scrubland and a cluster of mature trees to the south east.

The site is situated to the north of the proposed Special Landscape Area (successor to the previous Clyde Valley Area of Great Landscape Value) and would have a significant effect on this the site if the whole area was to be released.

Summary

The proposal will create a residential development of 175 units as indicated in the Plan. The site was considered in the South Wishaw Charrette as potential dispersed rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area greenbelt release.

There are potential positive impacts in SEA terms in land use and community terms as it provides one of a number of alternatives to an undeliverable large scale release and creates a logical extension to the urban boundary.

There are substantial negative impacts in terms of geology and soils, ecology and landscape and Aquatic Environment as it develops a Greenfield location with an environmental designation and ancient woodland and the site encroaches into a proposed Special Landscape Area.

Mitigation

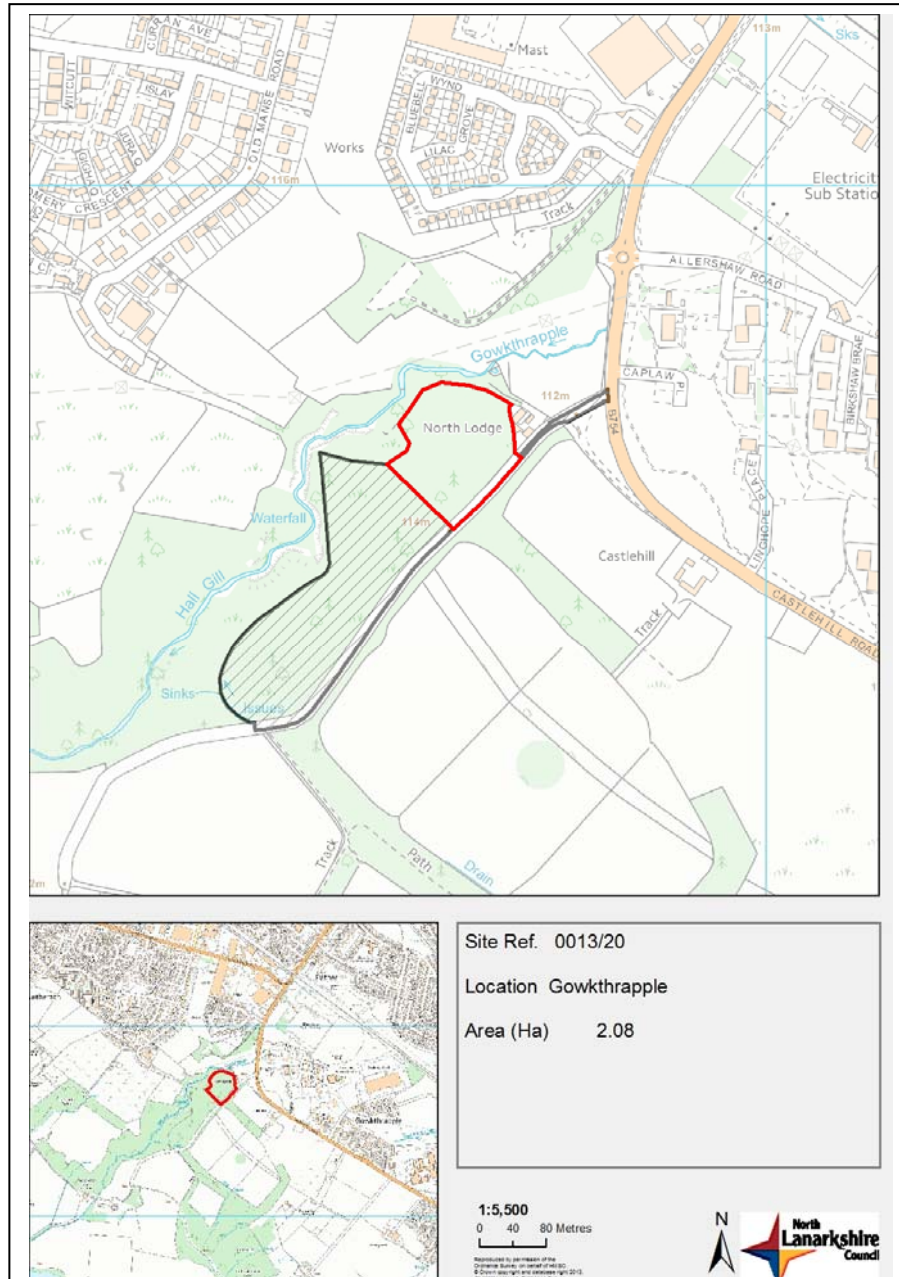
Site to be reduced from an area of 69.37 Ha to 13.74 Ha (see hatched area in map above) to remove the area outwith the scope of the Charrette and also that contained in the Special Landscape Area designation.

The proposed number of units on the site is 175, this is to reflect the number of units indicated by the developer for the full site and applying relative ratios of density used in their submission to calculate numbers based on the new site size and reflect appropriate densities given the proximity to Special Landscape Area and an area within the site with a SINC designation.

Comments relate to promoted site as submitted at time of Call for Sites not the full site above to better reflect reality on the ground.

Review of the surface water 1 in 200 year flood map shows that there may be localised flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer, with Water resilient measures recommended.

Ecological surveys should be included with planning application and the retention of ecological features will be expected or appropriate mitigation measures required where the SINC on the site is affected by development Control of Woodland Removal Policy will apply where woodland on the site is listed on the Ancient Woodland Inventory.



13/20 (P) Gowkthrapple near Priory Lodge, Wishaw

Description

2.08 Ha Greenfield site outwith the settlement of Wishaw proposed for residential development as an alternative to the South Wishaw Community Growth Area.

The site is within a greenfield location fully within the existing greenbelt designation, comprising agricultural land on the edge of the exiting urban area of Wishaw and adjacent to existing road infrastructure. To the west the site is bordered by woodland, to the south/east (opposite unnamed track road) lies agricultural pastoral land which has been proposed for housing development in MIR submission 04-20. In the northeast corner is an operating dog kennel while to the north is vegetated brownfield land that has a housing land audit site with reference NLMW 0356.

The site is generally flat sloping gently from east to west and of a grassland area in the north east, and a heavily vegetated area (also containing trees) within the south west of the site. The site is almost entirely bordered by trees and telegraph poles/lines pass through the north of the area (running roughly west to east).

Summary

The proposal will create a residential development of 52 units at 25 per hectare and presents the opportunity to and is considered in the South Wishaw Charrette as potential dispersed rural locations suitable for contributing to the replacement for the current large scale urban expansion Community Growth Area greenbelt release, it is compatible with the charrette objective of supporting existing places.

The site also provide an opportunity to tie together with a larger adjacent housing proposal 04/20 to form a logical extension to the boundary of the settlement

There are potential positive impacts in SEA terms in land use and community and landscape terms as it provides one of a number of alternatives to an undeliverable large scale release and creates a logical extension to the urban

boundary, is well served by bus provision and close to local schools and has natural screening.

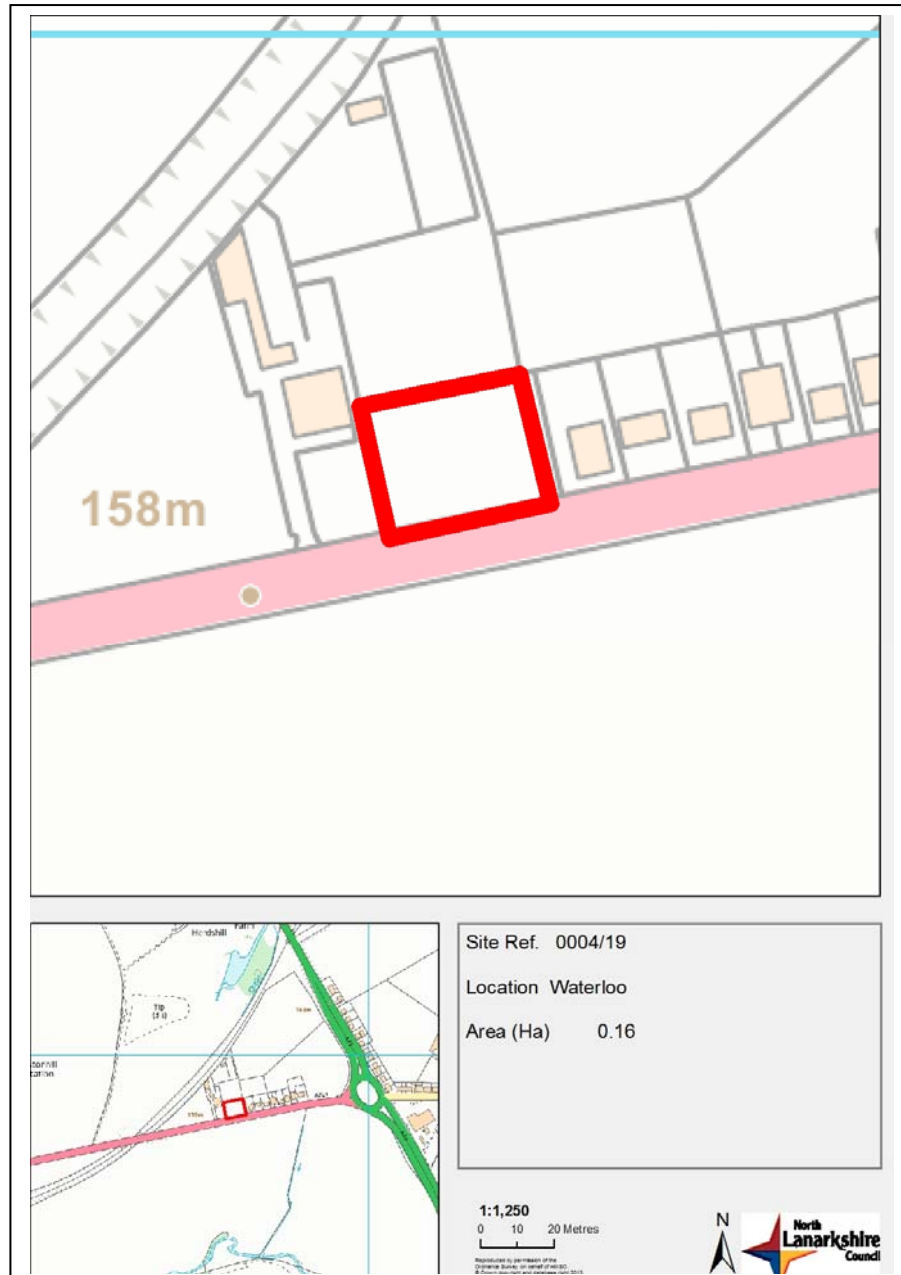
There are negative impacts in relation Ecology and the Aquatic Environment to the effect on designations within the site and the loss of an area of trees to the south of the site, however this is removed by reducing the area of the site.

There are adverse impacts anticipated on geology and soils as release of the site would result in development on a greenfield site however as releases of this type are required to create a logical and defensible urban boundary edge and available brownfield sites are not able to meet a required need.

Mitigation

The site has been reduced from 5.83 Ha to 2.08Ha to mitigate against the SINC, TPO and ancient woodland that it overlaps with. A larger area has been removed from the submission due to the area additionally having a substantial tree covering (see hatching in map above).

Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site. However it is considered the entire site except a small SW area by the burn should be developable.



04/19 Adjacent to 499 Wishaw Road, Bogside, Wishaw

Description

0.16 Ha gap site located in the settlement of Bogside proposed for residential development.

The site is within a greenfield location currently designated as Greenbelt within the settlement of Bogside, the area is farmed agricultural land and is adjacent to existing road infrastructure.

The site is bounded to the south by A721/Wishaw Road beyond which is farmed agricultural land, to the east there are a row of residential properties while to the west there is a single property beyond which is further agricultural land similar to that of the site. The land to the north of the site is open land associated with the remainder of the field with a tree line and disused railway line.

The site is flat and is an open field with a strong hedge line to the south and west shielding the A721 (Wishaw Road) and a residential property, the site is 100% grade 4 agricultural Land classification and there is no flood risk apparent.

Summary

The site is promoted as a reasonable alternative in the South Wishaw Mini-Charrette to deliver required need, the proposal will create a residential development of 4 units at 25 per hectare, however it is not of a significant size in terms of offering a significant contribution.

There are no impediments from an environmental assessment perspective and in there are potential positive impacts in SEA terms in land use and landscape terms as it provides a scale release, creating a logical extension to the urban boundary at Bogside.

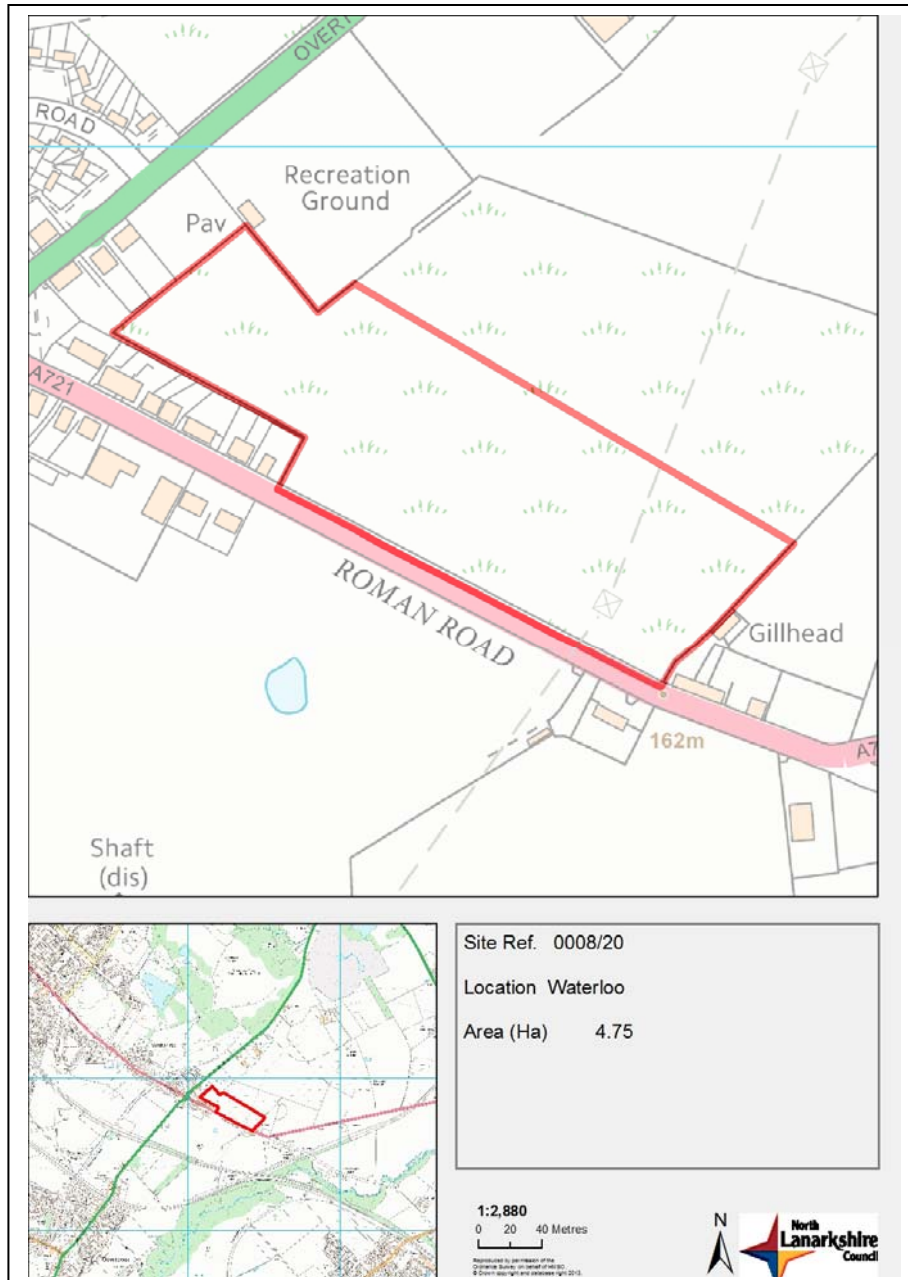
In terms of planning merit, is not of a significant size in terms of offering a significant contribution to alternative South Wishaw Community Growth Area locations. It has subsequently been considered an appropriate addition to the

urban area at Bogside, helping to form a more coherent long-term urban boundary.

In SEA terms there are adverse impacts anticipated on geology and soils as release of the site would result in development on a greenfield site however as releases of this type are required to create a logical and defensible urban boundary edge and available brownfield sites are not able to meet a required need

Mitigation

None



08/20 Adjacent to Roman Road, Waterloo, Wishaw

Description

A 4.8 Ha green belt site located to the east of Waterloo. Residential development is sought.

The site is within a greenfield location currently designated as Greenbelt on the edge of the exiting urban area of Waterloo which is grassland and is identified as agricultural and is adjacent to existing road infrastructure. It is to the east of the settlement of Waterloo and is bounded to the west by an existing residential area of the settlement, while to the south it is bounded by the A721 beyond which is agricultural grazing land. To the south-east corner there is a row of old miner's cottages while to the east and north is further agricultural grazing land. To the north-west is a former football pitch which is a site being promoted for housing within the Local Development Plan for residential development (02/20)

The site is an open field with a small tree line to the southwest screening it from the existing residential settlement, and to the south screening it from the A721 and has a 100% grade 4 agricultural land classification. There are pylons lines running north bisecting the easting section of the site.

Summary

The site is promoted as a reasonable alternative in the South Wishaw Mini-Charrette to deliver required need, the proposal will create a residential development of 30 units at 25 per hectare, however release of the site would create ribbon development in an area of rural character and as such is not considered suitable for small scale housing development.

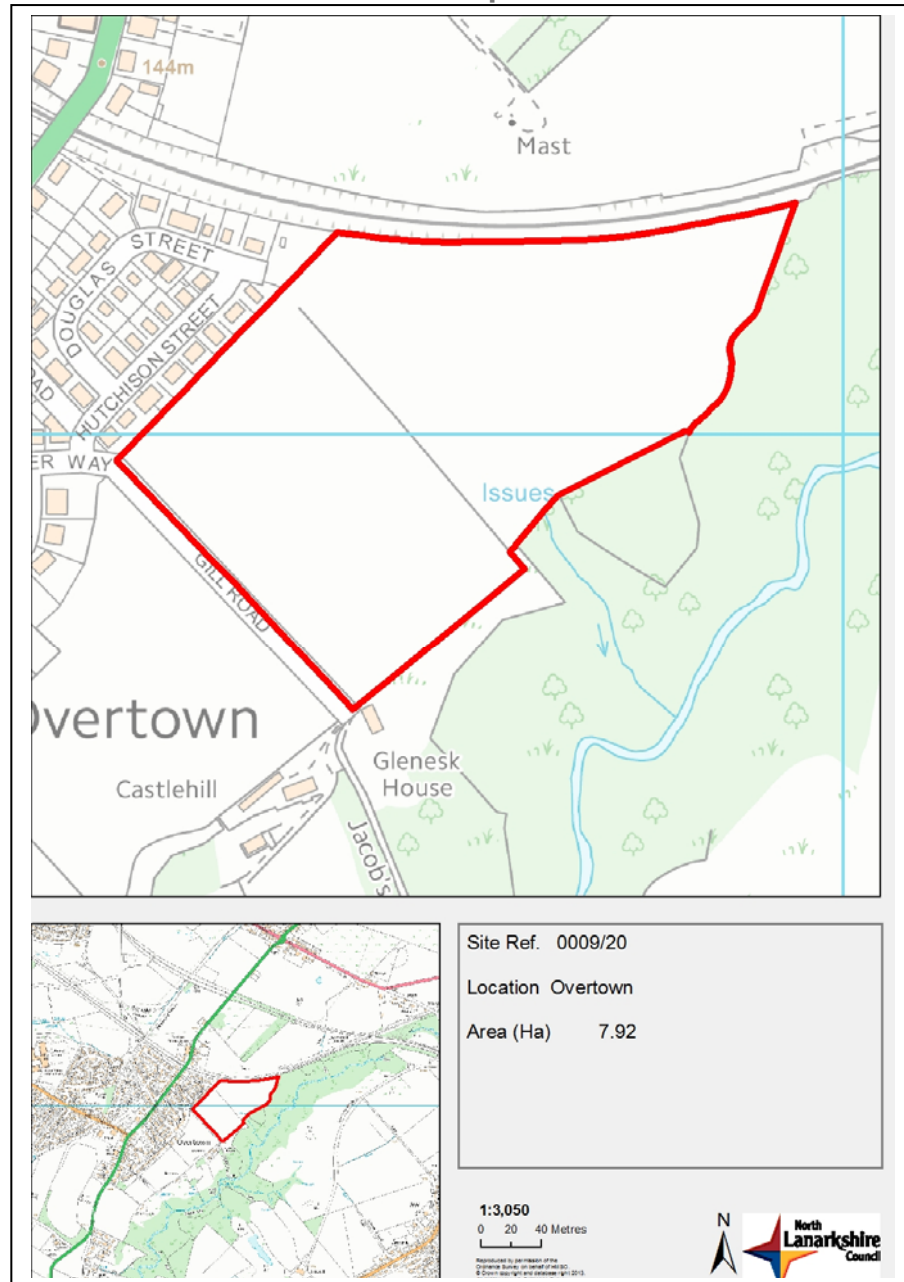
This site did not score sufficiently well in terms of a SEA site assessment across the three capitals (social, economic and natural). There is no locational requirement for this site's release for housing development. The precautionary principal supports returning the area to its previous green belt status.

The site has no significant implications in terms environmental assessment other than it would create a ribbon development in an existing green belt location of rural character and was not included in the Plan as it was not

considered to be consistent with respecting the urban form, settlement pattern and identity.

Mitigation

None – Not included in the plan



09/20 Garrion Gill, Gill Road, Overtown

Description

7.9 Ha green belt site located to the east of Overtown proposed for residential development.

The site is within a greenfield location currently designated as Greenbelt on the edge of the exiting urban area of Overtown which is grassland and is identified as agricultural and is adjacent to existing road infrastructure. It is to the east of the settlement of Overtown and is bounded to the north by a railway line and to the west by residential development of Overtown, to the east is woodland that is part of the Clyde Valley Woods SAC and SINCE while to the south is agricultural land.

The site is generally flat, sloping gently from north-west to south-east and is made up of two open fields divided by a hedge line, there is little additional vegetation apart from thin tree line along the northern border shielding from the railway, beyond which to the north-east is area originally identified as the Community Growth Area which is currently open land and fields, while to the south there are open agricultural fields. The site has a 100% grade 4 agricultural land classification and also falls within an area designated as Great Landscape Value.

Summary

The site is promoted as a reasonable alternative in the South Wishaw Mini-Charrette to deliver required need, the proposal will create a residential development of 197 units at 25 per hectare, however release of the site would create development in an area of rural character adjacent to an internationally designated Special Area of Conservation at Garrion Gill and as such is not considered suitable for this scale housing development.

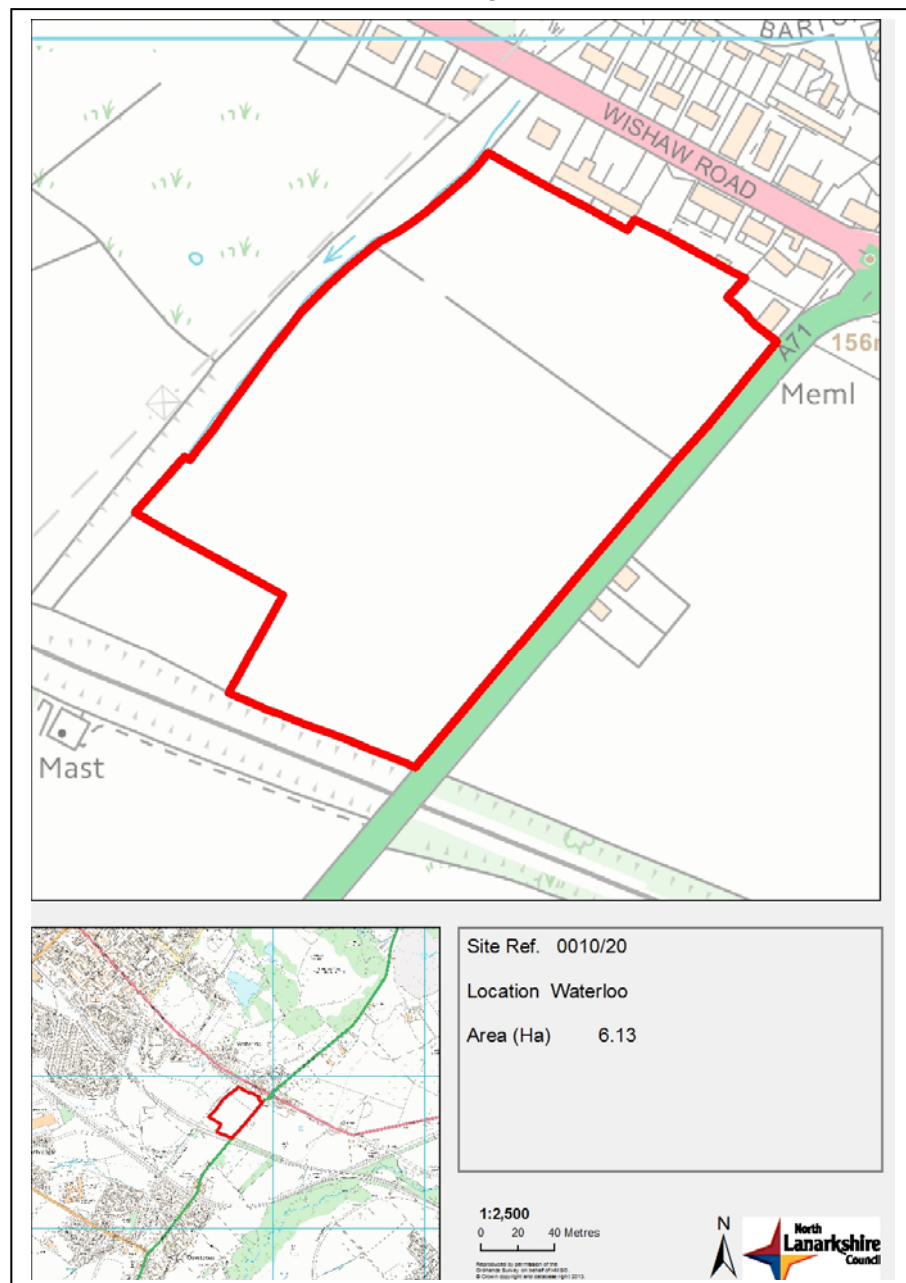
Even though there is a locational requirement for this site's release for housing development, it did not score sufficiently well in terms of the assessment across the three capitals (social, economic and natural).

In SEA terms the site would have a negative effect on Landscape as the location is adjacent to an internationally designated Special Area of

Conservation. The precautionary principal supports maintaining the area's current green belt status.

Mitigation

None – Not included in the plan



10/20 Harestonhill Farm, Waterloo

6.13 Ha green belt site located to the south of Waterloo proposed for residential development.

The site is within a greenfield location currently designated as Medium term Housing Development (Policy HCF 2 B) and the South Wishaw Community Growth Area (Policy DSAP 3) on the edge of a small settlement, but isolated from the larger settlement of Wishaw. It site is farmed grassland and is adjacent to road infrastructure.

The site is bounded to the north by the settlement of Waterloo and Wishaw Road/A721. To the east by Overtown Road, beyond which is farmland similar in mature to that of the site, while to the south is a railway line, beyond which island which has be subject to a woodland planting scheme. To the west are fields with some tree clusters beyond which is the settlement of Wishaw

The site is generally flat, sloping gently from north to south from Waterloo to the railway line. It is identified for 'grazing purposes' and currently consists of two open fields divided by a hedgeline. There is a tree line on the northwest border as well as a line of trees on the south border shielding the railway. There is also hedgeline along the western boundary along the road. The site is 100% grade 4 agricultural Land classification and was area originally identified as the South Wishaw Community Growth Area.

Summary

The site is promoted as a reasonable alternative in the South Wishaw Mini-Charrette to deliver required need, the proposal will create a residential development of 153 units at 25 per hectare, however release of the site would create development in an area of rural character that is isolated from the main settlement of Wishaw. Release of land of this scale would not be considered suitable for a settlement the scale of Waterloo.

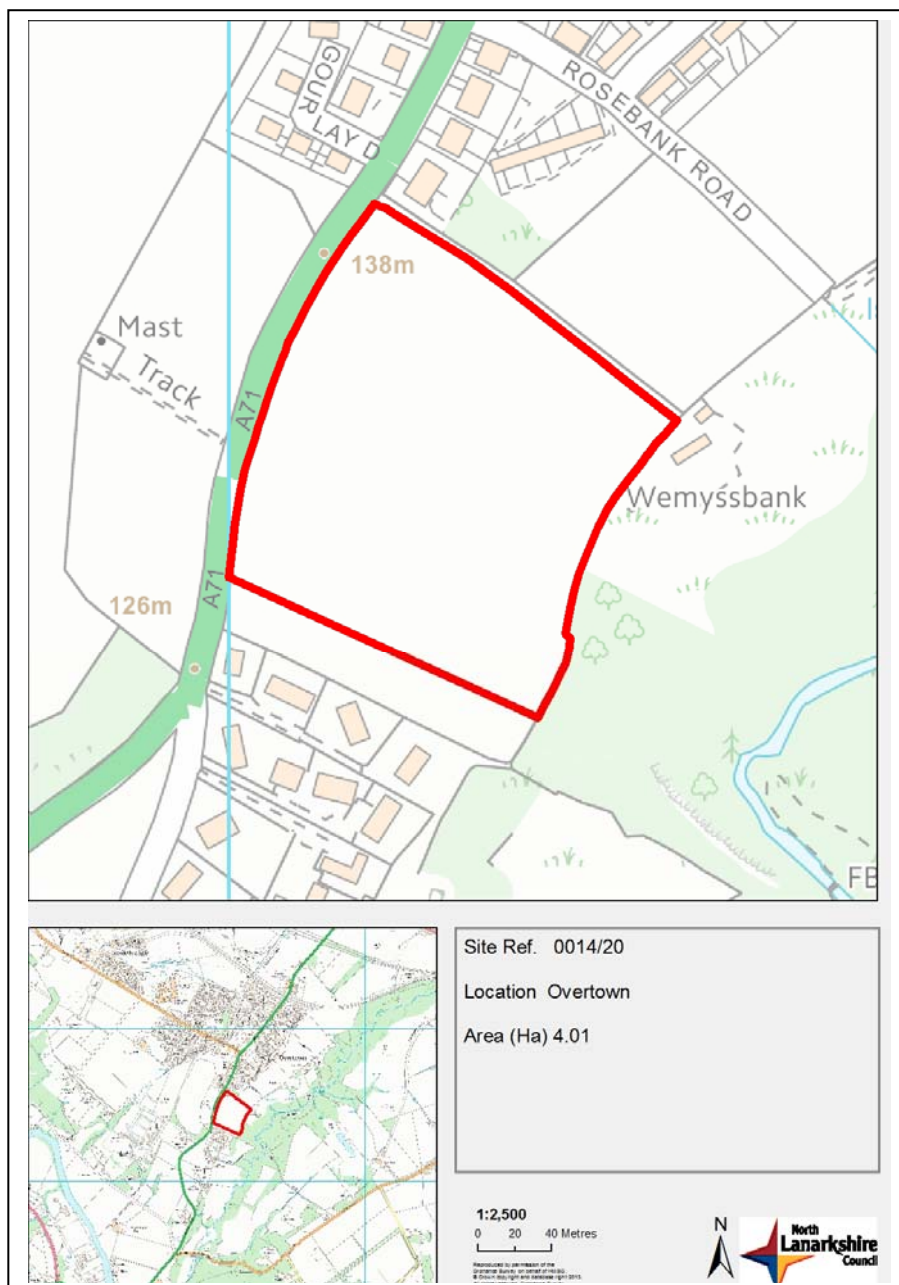
Even though there is a locational requirement for this site's release for housing development, it did not score sufficiently well in terms of the assessment across the three capitals (social, economic and natural).

The precautionary principal supports returning the area to its previous green belt status.

In SEA terms the site has no significant implications in terms environmental assessment, however the site has a negative impact in terms of Land Use and Landscape as it is a greenfield location of rural character and does not respect urban form, settlement pattern and identity.

Mitigation

None – Not included in the plan



14/20 Horsley Brae, Overtown

Description

4.01 Ha green belt site located to the south-east of Overtown proposed for residential development.

The site is within a greenfield location currently designated as Greenbelt on the edge of the exiting urban area of Overtown which is grassland and is identified as agricultural land and is adjacent to existing road infrastructure. It is to the south-east of the settlement of Overtown and is bounded to the west by the A71 beyond which are agricultural fields. To the north is an access road for a residential property beyond which is residential development and open fields, and to the south is further residential development, to the east lies a wooded area.

The site slopes from north-west to south-east from Horsley Brea road towards the wooded area with the following environmental designations SINC/SSSI/SAC and consists of an open field with only grass vegetation apart from a mature hedge line along Horsley Brea to the west and a tree line long the eastern boundary beyond which is the Special Area of Conservation at Garrion Gill. A low level pylon line runs through the site, travelling roughly east to west and the site is 100% grade 4 agricultural land classification, and also falls within an area designated as Great Landscape Value.

Summary

The site is promoted as a reasonable alternative in the South Wishaw Mini-Charrette to deliver required need, the proposal would create a residential development of 100 units at 25 per hectare, however release of the site would create development in an area of rural character adjacent to an internationally designated Special Area of Conservation at Garrion Gill

Even though there is a locational requirement for this site's release for housing development, it did not score sufficiently well in terms of the assessment across the three capitals (social, economic and natural).

In SEA terms the site would have a negative effect on Landscape and Visual as the location is adjacent to an internationally designated Special Area of

Conservation. As and as such is not considered suitable for this scale housing development and the precautionary principal supports maintaining the area's current green belt status.

Mitigation

None – Not included in the plan

Stage 2 - The housing element of any site in Wards 1-5 or 12-18 plus Ward 19 sites outwith the South Wishaw Mini-Charrette Area (excluding those sites included through Stage 1) will be removed from the assessment process as there is no identified need in the Housing Need & Demand Assessment for additional housing in these areas.

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan
0001/01	✓	✓✓	xx	±	x	✓✓	x	x	±	✓✓	xx	xx	xx	x	x	No
0002/01	±	✓✓	±	±	x	x	±	✓	±	±	x	±	xx	±	xx	No
0004/01	✓	✓✓	x	±	x	±	x	±	x	±	x	xx	±	±	✓	No
0006/01	±	✓✓	xx	±	x	x	x	x	±	✓✓	xx	x	✓	✓	±	No
0007/01	✓	✓	xx	±	x	x	±	±	x	✓	x	xx	xx	x	xx	No
0008/01	±	✓	x	✓	±	✓	x	x	±	±	±	xx	xx	✓	x	No
0009/01	±	✓✓	x	✓	±	±	x	✓	x	✓✓	x	xx	xx	xx	x	No
0011/01	±	✓✓	x	±	±	±	x	✓	±	✓✓	x	xx	xx	±	x	No
0004/02	±	✓	xx	x	x	✓✓	x	±	✓	✓	±	±	✓	✓	±	No
0006/02	±	x	xx	±	x	✓	±	±	✓	±	x	±	✓	✓✓	✓	No
0007/02	±	x	x	±	x	±	±	✓	±	±	±	x	xx	✓✓	✓	No
0008/02	±	✓✓	x	±	x	✓	x	±	±	±	x	x	xx	±	✓	No
0010/02	±	x	x	±	x	±	x	x	±	±	±	±	✓	±	✓	No
0011/02	±	✓✓	x	±	x	✓	x	±	±	✓✓	±	✓✓	xx	±	±	No
0015/02	±	✓	x	x	±	✓	x	x	±	✓	x	✓	x	±	✓	No
0018/02	±	✓	x	✓	±	✓	x	x	±	✓	x	✓	x	±	✓	No
0001/04	±	✓	xx	±	x	✓	x	x	±	±	x	✓	xx	✓✓	✓	No
0003/04	±	±	xx	x	x	✓	x	±	✓	±	±	✓	✓	✓	✓	No
0001/05	±	✓✓	xx	±	x	±	x	x	±	±	±	✓✓	✓	±	✓	No
0002/05	±	✓✓	xx	±	x	✓	x	±	±	✓✓	x	✓	xx	±	✓	No
0003/05	✓	✓✓	±	±	x	x	x	x	±	±	x	±	xx	±	✓	No
0005/05	±	✓	±	±	x	±	x	±	±	±	x	✓✓	xx	✓✓	±	No
0006/05	±	x	x	x	±	±	x	✓	±	±	x	✓	x	±	xx	No
0007/05	✓	✓✓	✓	±	x	±	x	x	±	±	x	✓	✓	x	xx	No
0008/05	±	✓	x	x	x	x	x	✓	±	✓✓	±	✓✓	✓	✓✓	x	No
0009/05	±	✓	x	±	x	✓	x	x	±	±	±	✓	✓	±	x	No
0011/05	±	✓✓	±	x	x	±	x	x	±	±	±	✓	✓	±	✓	No
0012/05	±	✓✓	±	±	x	±	x	x	±	±	±	✓	xx	±	✓	No
0013/05	±	✓	±	±	x	±	x	x	±	±	x	✓	xx	±	±	No
0014/05	±	✓✓	x	±	x	✓	x	x	±	✓	x	✓✓	xx	±	✓	No
0017/05	±	✓	x	x	x	x	x	x	±	±	±	✓	xx	x	xx	No
0019/05	±	✓	xx	±	x	x	x	x	±	±	x	x	xx	✓	xx	No
0020/05	±	✓✓	xx	±	x	±	x	x	±	±	✓	✓	xx	✓	xx	No
0022/05	±	✓✓	x	±	x	±	x	x	±	±	x	±	✓	±	x	No

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan
0023/05	±	✓✓	xx	x	x	±	x	x	±	±	x	x	✓	✓✓	✓✓	No
0024/05	±	✓✓	x	x	x	±	x	x	±	±	±	x	✓	±	x	No
0025/05	±	✓	x	±	x	x	x	x	±	±	x	x	✓	✓✓	✓✓	No
0026/05	±	✓	x	±	x	x	x	x	±	±	x	x	✓	✓✓	✓✓	No
0027/05	±	✓✓	xx	±	x	x	x	x	±	±	±	✓	✓	±	✓	No
0028/05	✓	✓✓	xx	±	x	xx	x	x	±	±	xx	✓	✓	x	x	No
0032/05	±	✓✓	xx	±	x	xx	x	xx	±	±	±	✓	✓	±	✓✓	No
0034/05	±	✓✓	xx	x	x	x	x	x	±	±	±	✓✓	xx	±	x	No
0036/05	±	x	xx	±	x	x	x	x	±	±	x	✓	✓	x	xx	No
0037/05	±	xx	xx	±	±	±	x	x	xx	±	±	✓✓	xx	xx	x	No
0038/05	±	✓	x	±	±	±	x	x	xx	±	x	x	✓	±	x	No
0039/05	±	✓✓	x	±	±	±	±	✓	±	±	±	✓	✓	±	✓✓	No
0042/05	±	✓✓	x	±	±	±	✓	x	±	±	x	x	✓	±	x	No
0043/05	±	±	x	±	±	±	x	x	xx	±	x	x	✓	✓	x	No
0044/05	±	✓	x	±	±	±	x	x	x	±	±	±	xx	±	x	No
0045/05	±	±	x	x	±	✓	x	x	±	±	±	✓	xx	✓	xx	No
0003/12	±	x	±	✓	x	✓	±	±	±	±	xx	✓	✓	✓✓	xx	No
0004/12	✓	✓✓	xx	±	x	±	±	x	x	✓	x	✓	xx	✓✓	✓✓	No
0006/12	±	✓✓	x	±	x	✓	±	x	✓✓	✓	✓	✓	xx	✓✓	✓✓	No
0007/12	±	✓	±	±	x	±	±	±	✓	±	±	✓	xx	✓✓	xx	No
0008/12	±	x	xx	±	x	±	±	x	xx	✓✓	±	✓✓	xx	xx	xx	No
0010/12	±	✓✓	xx	±	xx	±	±	x	±	±	±	✓	xx	✓✓	✓	No
0012/12	±	x	xx	±	x	±	±	x	✓	✓	x	±	xx	✓✓	x	No
0013/12	✓	✓✓	xx	±	x	✓	±	x	±	✓	±	✓	xx	✓✓	xx	No
0015/12	✓	✓✓	x	x	±	±	x	✓	±	±	xx	x	✓	✓	✓	No
0016/12	±	x	x	x	±	±	x	✓	xx	±	±	✓✓	xx	xx	x	No
0018/12	xx	✓	x	✓	±	±	x	✓	x	±	±	x	x	✓	✓	No
0019/12	✓✓	±	x	✓	±	x	±	x	xx	±	x	✓✓	x	✓	x	No
0003/13	±	x	x	±	x	±	x	x	±	±	x	✓	xx	±	✓	No
0005/13	±	✓✓	x	±	±	✓	x	✓	✓✓	✓	±	✓	✓✓	✓✓	✓✓	No
0001/14	✓	x	xx	±	±	±	x	x	±	✓	x	✓	✓✓	±	x	No
0002/15	±	✓✓	xx	±	x	±	x	±	±	✓	x	x	✓✓	±	±	No
0001/16	±	✓✓	xx	±	x	±	x	±	✓	✓✓	xx	x	✓✓	✓✓	xx	No
0001/17	✓	x	xx	x	x	±	x	x	±	±	±	✓✓	±	±	xx	No
0004/17	±	✓	xx	✓	x	✓	x	x	x	✓✓	±	✓✓	xx	x	x	No
0005/17	±	✓	xx	±	x	✓	x	x	±	✓✓	✓	✓✓	xx	±	x	No
0006/17	±	✓	xx	±	x	✓	x	x	±	±	±	✓✓	xx	x	x	No
0007/17	±	✓	x	±	±	±	x	x	x	±	x	✓✓	✓✓	✓✓	✓✓	No
0001/18	✓✓	✓	xx	x	x	±	x	x	±	✓✓	x	x	✓	±	✓	No

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan
0001/19	±	xx	xx	±	x	✓	x	x	x	✓✓	x	✓✓	xx	xx	xx	No
0002/19	±	x	xx	x	x	✓	x	x	±	±	x	±	✓	±	xx	No
0006/19	±	✓	xx	xx	x	±	x	x	✓	✓	±	±	✓✓	±	✓	No
0008/19	±	±	✓	x	±	±	x	x	±	±	x	x	✓✓	±	xx	No
0011/19	±	✓✓	±	x	x	✓	x	x	x	±	±	✓	✓	x	x	No
0012/19	±	✓✓	x	±	x	✓	x	x	✓	±	x	✓	✓	±	x	No
0014/19	±	✓✓	x	x	✓	✓	x	x	±	±	x	x	✓✓	±	✓	No
0015/19	±	✓✓	xx	x	x	✓	x	x	✓	±	x	x	✓✓	±	✓	No
0016/19	±	✓✓	±	±	x	✓	x	x	±	±	x	✓	✓✓	✓	✓	No
0021/19	±	✓✓	xx	±	x	✓	x	x	±	✓✓	±	x	x	x	✓	No

Stage 3 - Sites excluded on locational and performance factors (criteria) set out in the Site Sustainability and Deliverability Matrices

Filter 1 - Sites within the proposed urban area with no protection designation will be considered first

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan
0002/08	±	✓✓	××	×	×	✓	×	✓	✓✓	±	±	×	✓✓	✓✓	××	No
0001/11	±	✓✓	××	×	×	×	×	±	✓	±	×	✓	✓✓	✓✓	±	No

Stage 3 - Sites excluded on locational and performance factors (criteria) set out in the Site Sustainability and Deliverability Matrices

Filter 2 - Sites within the urban area and protected by a local designation or proposed policy

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3
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NONE

Stage 3 - Sites excluded on locational and performance factors (criteria) set out in the Site Sustainability and Deliverability Matrices

Filter 3 - Sites within the urban area and protected by a national designation

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3
----------	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

NONE

Stage 4 assessed under Stage 3 (Filter 4 & 5) - Sites to address the shortfall in the Airdrie and Coatbridge Housing Sub-Market Area

Ref	Location	page
01/07	Land adjacent to Stirling Road (A73), Stand	79
11/07	Easterton Farm, Caldercruix	81
18/07	Brownieside, Plains	83
01/08	Leaend Road, Airdrie	85
03/08	(P) Land at Mossie Farm, Airdrie/Coatbridge	87
01/09	Coatbridge Road/Manse Road, Bargeddie	89
02/09	Coatbridge Road/Langmuir Road, Bargeddie	91
01/10	Sweethill Terrace/Deanston Place, Carnbroe	93

Reasonable alternatives to Airdrie and Coatbridge Housing Sub-Market Area shortfall sites

7 sites in electoral wards 6 to 11:

Ref	Location	page
12/06	Gartsherrie primary school, Coatbridge	95
08/07	Dykehead Road, Golfhill, Airdrie	97
25/07	Airdrie Road, Caldercruix	99
03/09	St James Primary School, Coatbridge	101
06/09	Former Drumpark School, Coatbridge	103
01/11	Carlisle Road, Chapelhall	105
05/11	Nisbett Street, Chapelhall	107

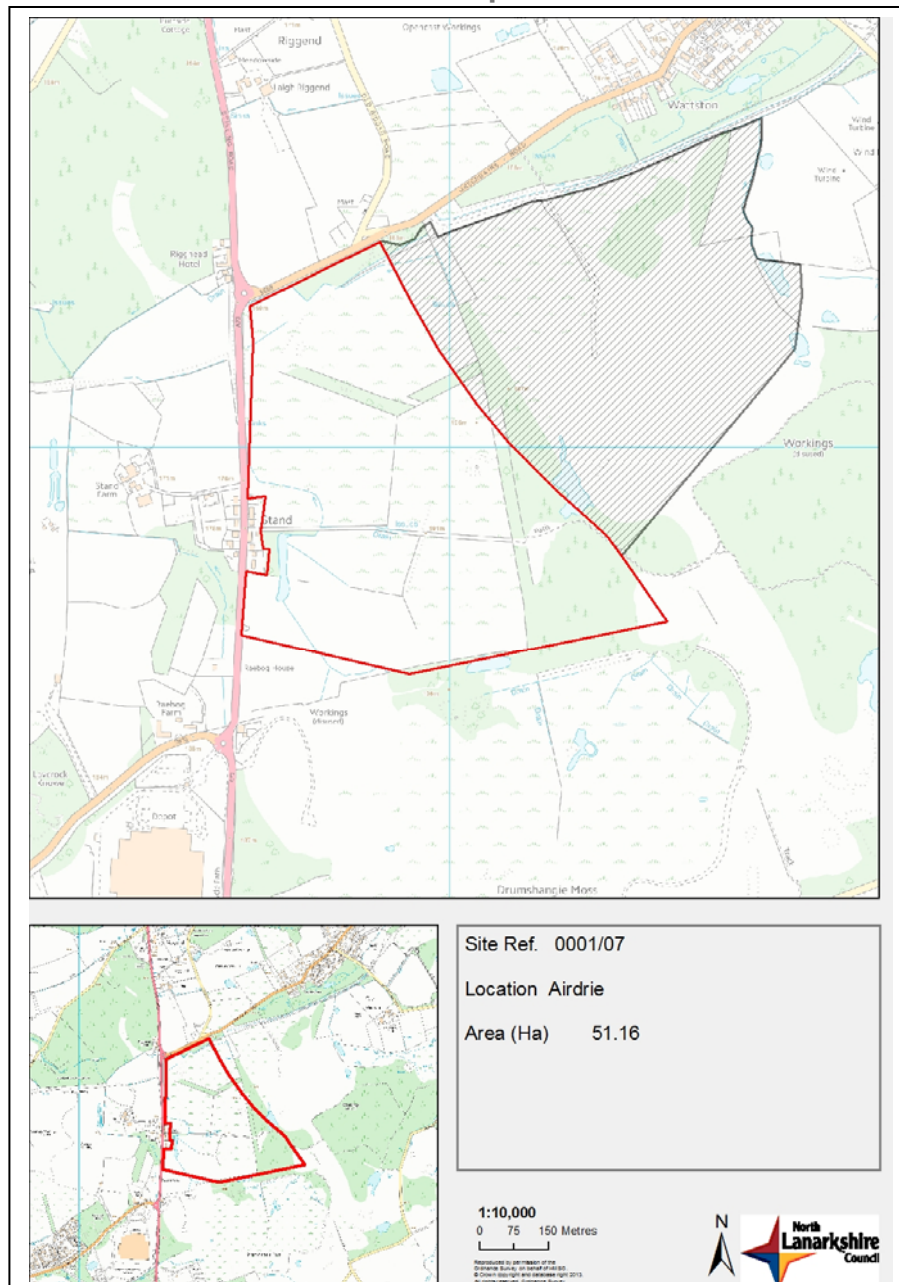
Stage 4 assessed under stage 3/4 & 3/5 filter

Airdrie / Coatbridge sites

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan?
0001/07	±	✓✓	×	±	±	±	×	×	±	±	×	✓	±	✓	✓✓	Yes (Part)
0011/07	±	×	×	±	×	±	×	±	±	±	±	±	✓	✓✓	✓✓	Yes
0018/07	±	×	×	±	×	±	×	✓	±	±	±	✓✓	✓	✓✓	✓✓	Yes
0001/08	±	±	×	±	×	✓	×	×	✓	±	±	±	✓✓	✓✓	×	Yes
0003/08	±	✓	±	±	×	×	×	×	±	±	×	×	✓✓	±	✓	Yes (Part)
0001/09	±	✓✓	×	±	×	±	×	×	✓	±	±	×	✓	✓✓	✓	Yes
0002/09	±	✓	×	±	×	✓	×	×	±	✓	±	×	✓	±	✓✓	Yes
0001/10	±	×	×	±	×	✓	×	×	±	✓	±	✓	✓	±	✓✓	Yes

Reasonable alternatives

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan?
0012/06	±	✓✓	✓✓	±	✓	±	×	✓✓	±	✓	×	±	✓✓	✓✓	±	Yes
0008/07	±	✓✓	×	±	×	✓✓	×	±	±	±	±	±	✓✓	✓✓	✓✓	Yes
0025/07	±	✓✓	×	±	×	±	×	±	±	±	×	×	✓	✓✓	✓✓	No
0003/09	±	✓✓	±	✓	×	✓✓	×	±	✓	±	±	✓	✓	✓✓	✓✓	Yes
0006/09	±	✓✓	×	±	✓	✓	×	✓	±	✓	×	×	✓	×	✓	Yes
0001/11	±	✓✓	×	×	×	×	×	±	✓	±	×	✓	✓✓	✓✓	±	No
0005/11	±	±	×	×	±	✓	×	×	±	±	±	×	✓	✓✓	±	No



01/07 Land adjacent to Stirling Road (A73), Stand

Description

51.16 Ha rural site located to south-west of Greengairs/Wattston proposed for residential development and industry.

The site is a greenfield location currently designated both as Greenbelt and Rural Investment Area on the edge of the exiting settlement of Greengairs/Wattston which predominately scrubland, and is adjacent to existing road infrastructure.

It is bounded to the north by Greengairs Road and a private road associated with landfill activity, beyond which are open fields, an area of woodland, while to the northwest is site on the councils housing land supply NLMK0140 for 137 units which is part of the settlement of Wattston. To the west by Stirling Road beyond which are further open fields and small grouping of residential properties known as Strand and an existing industrial installation (Bartlett factory) is located to the south-west. The south of the site is the area known as Drumshange Moss which characterised by open space, derelict land and access tracks associated with previous coal working. The area to the west is mainly scrubland beyond which is Drumshange former coal workings and is now used as operational landfill area, while to the north-west is agricultural land.

The topography of the site is varied and slopes from its highest point in its centre 195m to its lowest points in the north-west at Rigghead roundabout 170m and adjacent to Wattston 180m. The site is characterised by open space with some woodland planting, there are a number of tracks and rough rural land associated with former opencast workings which characterises the southern section of the site, the north-western section of the is designated as a SINC, 47% of the site falls within LCA grade 4 and 53% LCA grade 5.

Summary

Half the site is promoted to address a previously identified shortfall within the Airdrie and Coatbridge Housing Sub-Market Area to deliver required need and the proposal would the proposal would create a residential development of 300 units as identified by the developer. The other half of the site is identified for

industrial purposes associated with the current Bartlett factory to produce a chip factory. The proposed uses are compatible with existing permissions and the industrial element has a specific locational need due to its proximity to the existing Bartlett's factory.

There are adverse impacts anticipated on geology and soils as release of the site would result in development on a greenfield site however as releases of this type are required to create a logical and defensible urban boundary edge and available brownfield sites are not able to meet a required need. There are also potential negative impacts in relation to the Aquatic Environment.

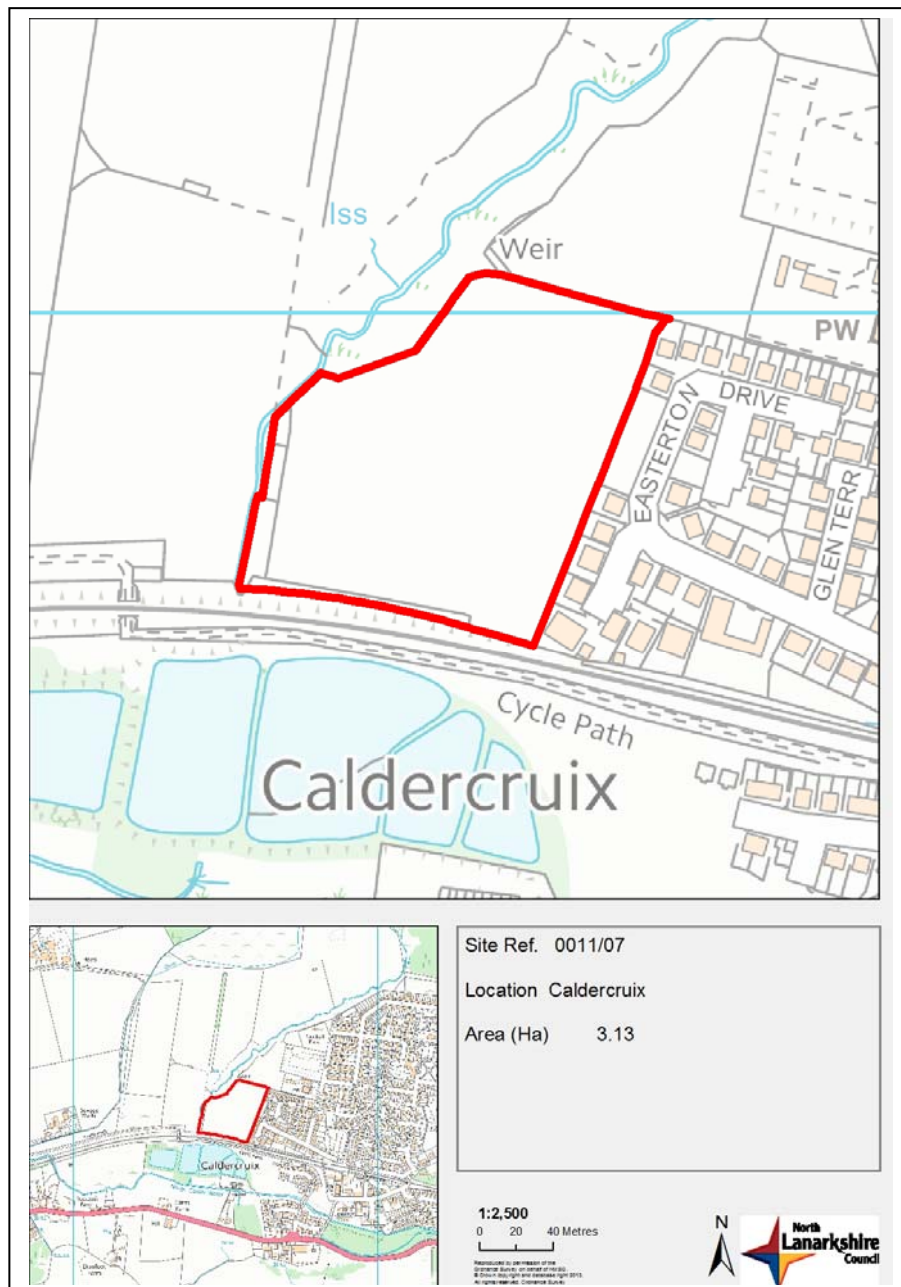
There are positives effects on Energy as the proposal is terms as it has the potential for district heating through permission for an energy from waste facility adjacent to the site as identified in the Plan.

Mitigation

Only part of the site (see hatched area in map above indicating an industrial area – Total area of submission 98.27 Ha) has been included in the plan as the original submission included the industrial element (this has included in the plan as an existing site due to its planning permission status). As the site was submitted for the two uses and the urban boundary will be expanded there seems no logical reason not to include the housing element of the proposal.

There are several minor water courses that flow through the site and along the site boundary and a body of water lies within site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.

Precautionary principle of ensuring any potential impact on the SINC assets and potentially protected species will be mitigated through conditions in the development management process of dealing with applications for planning permission.



11/07 Easterton Farm, Caldercruix

Description

3.13 Ha site located on the western edge of the settlement of Caldercruix proposed for residential development.

The site is within a Greenfield location currently designated as Rural Investment Area on the edge of the exiting urban area of Caldercruix which is grassland and is identified as agricultural and is adjacent to existing road infrastructure serving existing residential development.

It is bounded to the east by recent residential development and to the west by agricultural land of similar nature as on the site and a water course which runs adjacent to the north-west corner of the site. There is open space associated with a previous education use to the north which is an existing Housing Land Audit site NLMK0558 for 96 units and the Airdrie to Bathgate railway line to the south and is located adjacent to existing road infrastructure.

The site slopes north-east to south-west towards the railway line with a height in difference of 15m. The site is currently agricultural land (ploughed fields) and has little vegetation apart from scattered trees around its boundary.

Summary

The site is promoted as a reasonable alternative to the Airdrie and Coatbridge Housing Sub-Market Area shortfall to deliver required need and the proposal would create a residential development of 78 units at 25 per hectare.

Release of this scale in this rural settlement is considered appropriate to the scale of the village of Caldercruix as it is sustainable location given the recent formation of a new railway station and park and ride facility in the village and the designation of this site as an urban location would ensure a supply of land. Additionally including this site within the urban area would contribute to the establishment of a more coherent long term defensible urban boundary in an area of need.

In SEA terms the site has a positive effect Land Use and Landscape and Visual objectives.

There are adverse impacts anticipated on geology and soils as release of the site would result in development on a greenfield site however as releases of this type are required to meet a required need where brownfield sites are not able to meet a required need, and it forms a logical and defensible urban boundary edge the site is acceptable for release.

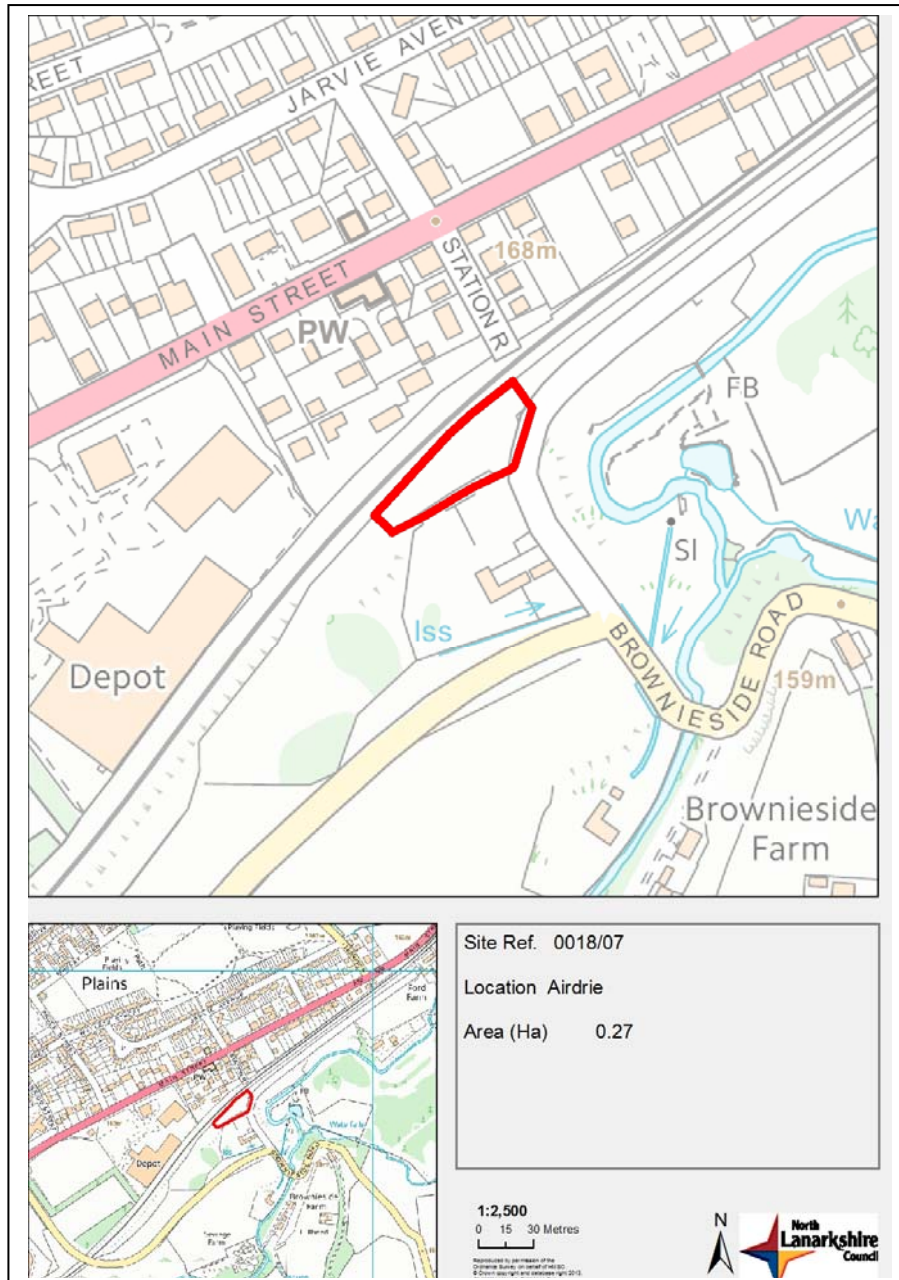
There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the Airdrie to Bathgate railway line however there is a similar residential development bounding the site to the east and any development would require to be considered against appropriate noise regulation levels as part of the planning process to and protect the amenity of residents from noise disturbance. There are also potential negative impacts in relation to the Aquatic Environment.

Mitigation

Minor water course runs through site and along site boundary with this being culverted under railway line. Site also lies close to the North Calder Water which is to the south of the railway line. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further in the form of a Flood Risk Assessment to ascertain the developable amount of the site

To prevent conflict between the water course and the development appropriate buffers to watercourses and retention of existing ecological features will be required though the planning application process.

Appropriate assessment on adjacent noise levels relating to proximity of the Airdrie to Bathgate railway line will be required to be undertaken to ensure and adverse effect to the amenity of the residence are countered.

**18/07 Brownieside, Plains****Description**

0.27Ha brownfield site of a former cottage building and grounds to the south of the existing residential area of the settlement of Plains proposed for residential development.

The site previously housed a cottage building demolished in 2012 and the site cleared a result of works associated with the re-opening of the Airdrie to Bathgate railway line and is fully within the existing rural investment area designation and is currently unused. It is on the edge of the existing urban boundary of the settlement of Plains and is bound to the north by a railway line, and the residential settlement of Plains beyond and to the east by Brownieside Road. The south of the site is florist business associated ornamental garden grounds with some wooded areas. The site is flat open ground is recorded on the councils vacant and derelict land register as derelict land.

Summary

The proposal will create a residential development of 6 units at 25 per hectare and presents the opportunity to extend the boundary of the settlement south to a newly formed road resulting from the re-opened railway line.

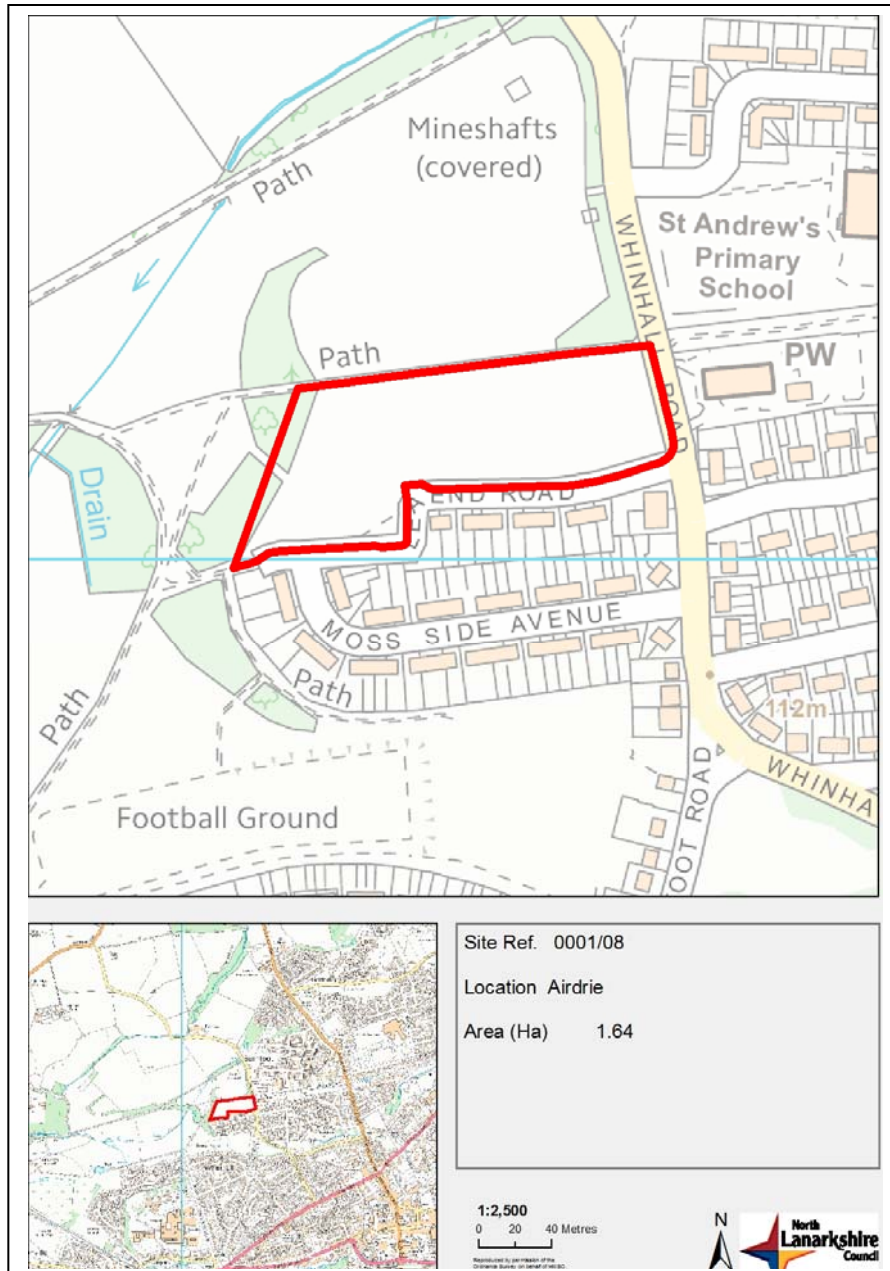
The proposed redevelopment of a vacant site and bring an unused vacant site back into productive through expanding the urban boundary of the settlement south and providing housing which is a compatible use with those surrounding has the potential to impact positively on a wide variety of SEA objectives in terms of land use and communities.

There are negative impacts in terms of geology and soils due to the site being potentially contaminated, ecology, air quality and noise and aquatic environments being in close proximity to a SINC designation, industrial uses and a railway line and a water course, though these factors can be mitigated against.

Mitigation

As the site adjacent to Calder Water and a minor water course, a review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further in the form of a Flood Risk Assessment to ascertain the developable amount of the site.

Appropriate assessment on adjacent noise levels relating to proximity of the Airdrie to Bathgate railway line and the adjacent industrial use will be required to be undertaken to ensure and adverse effect to the amenity of the residence are countered.

**01/08 Leaend Road, Airdrie****Description**

1.64 Ha greenfield site on the edge of the settlement of Airdrie proposed for residential development

The site is within a greenfield location fully within the existing greenbelt designation, on the edge of the exiting urban area of Airdrie adjacent to existing road infrastructure. The land to the north and west of the site is woodland and greenfield land (designated as a SINC) and to the south by Leaend Road and to the east by Whinhall Road. The site is flat and is an area of maintained grassed open space with evidence of a redundant sports pitch on part of the site. The site contains greenfield open land with a line of trees bordering the west and a path bordering the north of the site. There is an existing path which travels a small section at the south of the site.

Summary

The proposal will create a residential development of 41 units at 25 per hectare and presents an opportunity to create a logical extension to the boundary of the settlement for a use that is consistent with the adjacent land uses and aims to deliver and identified need in the area

Development of the site will result in a positive impact on a number of SEA objectives as it is close to existing facilities and a complementary land use that will add to the urban form and function result in creating a logical expansion to the existing residential area for housing development as it is a contained location appropriate for more coherent green belt boundary. While it results in the loss of open space is not considered to detract from the residential amenity as there are a number of remaining local areas of open space to provide for need.

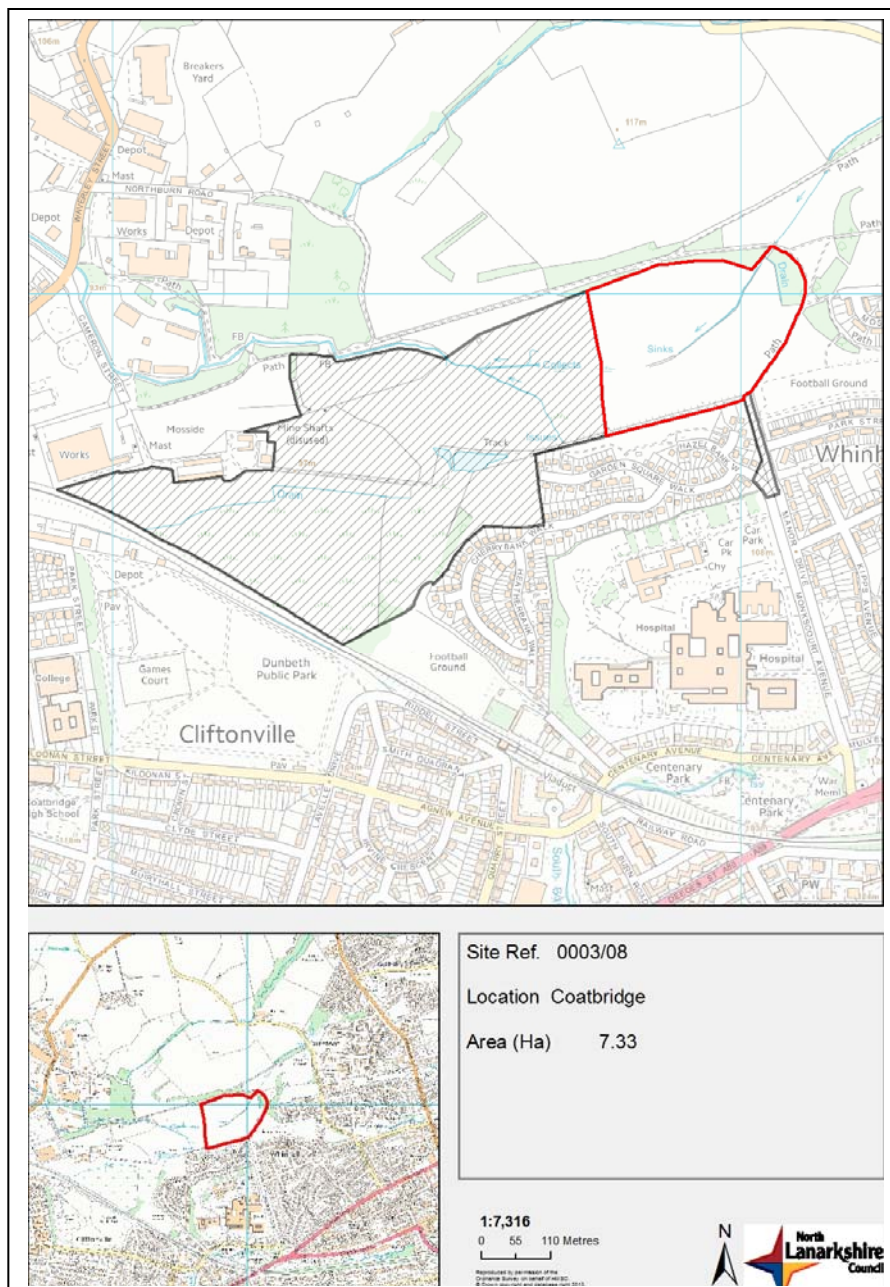
While the site has no environmental constraints there are potential negative impacts in terms of geology and soils as it is currently a greenfield location. There are also issues relating to ecology as some of the site overlaps with a SINC designation, though these factors can be mitigated against

Mitigation

There are potential flood risk from major watercourse and minor watercourse. Review of the surface water 1 in 200 year flood map shows that there may be very localised flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Further information in the form of a topographic assessment is required in the first instance.

Due to there being a sports pitch on the site SportScotland will be contacted to identify if there are requirements regarding its removal which would require an alternative to be provided or improvement to be made existing facilities in the area by way of compensation. This will be set out in the Action Plan for the development of the site

Precautionary principle of ensuring any potential impact on the adjacent mature woodland which has a SINC designation will require to be mitigated through conditions in the development management process of dealing with applications for planning permission. Appropriate buffers should be provided to the SINC which encroaches slightly into the site.



03/08 (P) Land at Mossie Farm, Airdrie/Coatbridge

Description

7.33 Ha green belt site located to north of the area joining Airdrie and Coatbridge proposed for residential development.

The site is within a greenfield location and predominantly currently designated as Greenbelt on the edge of the exiting urban area of Airdrie which is grassland and is identified as mainly agricultural land and is adjacent to existing road infrastructure. It is to the north east of the settlement of Airdrie and west of the area known as Whinhall.

It is bounded to the south by an existing residential area beyond which is Monklands Hospital, to the south-east is Moss Side Park, the east of the site is bounded by a track beyond which is residential development within Whinhall and an area which has also been promoted for residential development in the Local Development Plan (01/08). To the north is open greenfield land which is used for agricultural purposes. To the south-west is the Glasgow to Airdrie railway line beyond which is Dunbeth Public Park. To the west and north-west are a variety of industrial uses within the Northburn Industrial Estate.

The site is generally flat, sloping gently from east to west, containing open greenfield land and woodland. There are clusters of woodland located to the southwest, south, northwest and north east of the site, there is also scattered trees around the site and a water course (Poo Burn) running through the south-east of the site. The site is classified as 72% Grade 3.2 Agricultural Land and 28% non-agricultural land, and there is a SINC that covers the majority of the site.

Summary

Reduced site promoted as a reasonable alternative to the Airdrie and Coatbridge Housing Sub-Market Area shortfall to deliver required need and the original proposal of 29.22 Ha would create a residential development of 730 units at 25 per hectare, however release of a site of this scale would have a serious environmental effect on the designated SINC and the area has been reduced to 7.33 Ha.

The SINC designation has resulted from a previous derelict land renewal scheme for the former Northburn steelworks.

Mitigation

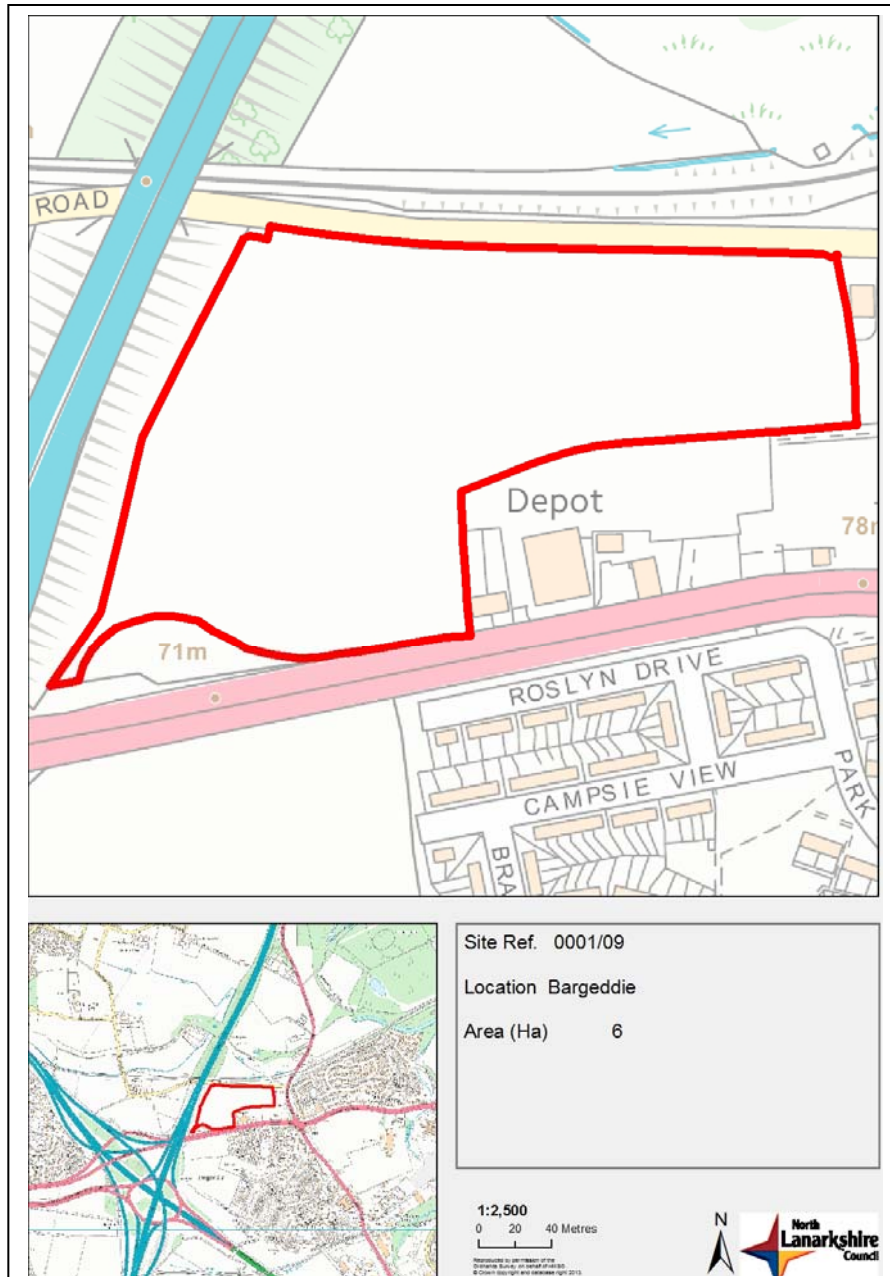
Proposed site has been reduced to 7.3 Ha (see hatching in map above) and while this area is still within a SINC. There is little vegetation covering the site, precautionary principle of ensuring any potential impact on tree belts and wetland areas within the SINC designation are to be mitigated through conditions in the development management process of dealing with applications for planning permission.

The developer has also confirmed that while there are a number of mine workings on the overall site as proposed at the Call for Sites, this area can be delivered and as such had been released due to there being a need in the area. The developer has also indicated a reduced capacity of the site of around 200 housing units.

Flooding comments relate to the full extent of the site

Potential flood risk from major watercourse and minor watercourse and it has been indicated that is if planned housing was for northern end of site in proximity of both major and minor water course, we would object in principle. If construction of houses is to take place at South West of site, potential flood risk from other minor watercourse, require additional information in the form of a Flood Risk Assessment.

As a result only the area to the east of the site has been allocated.



01/09 Coatbridge Road/Manse Road, Bargeddie

Description

6.23 Ha site on agricultural land in a rural location on the northern edge of the settlement of Bargeddie proposed for residential development.

The site is within a greenfield location fully within the existing greenbelt designation and is currently as farmland and is on the edge of the exiting urban area of Bargeddie and is adjacent to existing road infrastructure. It is bounded to the west is the M73 motorway, to the north by Manse Road and the main Glasgow to Edinburgh railway line. To the south is A89/Coatbridge Road and a new interchange as part of the M8 upgrade, an industrial equipment supplier storage and car sales/storage yard and to the east is a site with planning permission for residential development. The site is flat and open in nature and used as farmed land apart from a formed bound with a line of trees which rises up the M73 which sits in an elevated position above the site.

Summary

The proposal will create a residential development of 155 units at 25 per hectare and presents the opportunity to form a logical extension to the boundary of the settlement for a use that is consistent with the adjacent land uses and aims to deliver and identified need in the area.

There are significant positive impacts in terms of land use, landscape and visual and communities objectives by designating of this site as an urban location as it forms a defendable urban boundary and creates development at a gateway location into North Lanarkshire and enhances the urban fabric that is well served by existing roads infrastructure and provides for a supply of land within an area of required need. It also helps to support the ongoing viability of local facilities, and will enhance the urban fabric.

There are adverse impacts anticipated on geology and soils as release of the site would result in development on a greenfield site however as releases of this type are required to create a logical and defensible urban boundary edge and available brownfield sites are not able to meet a required need.

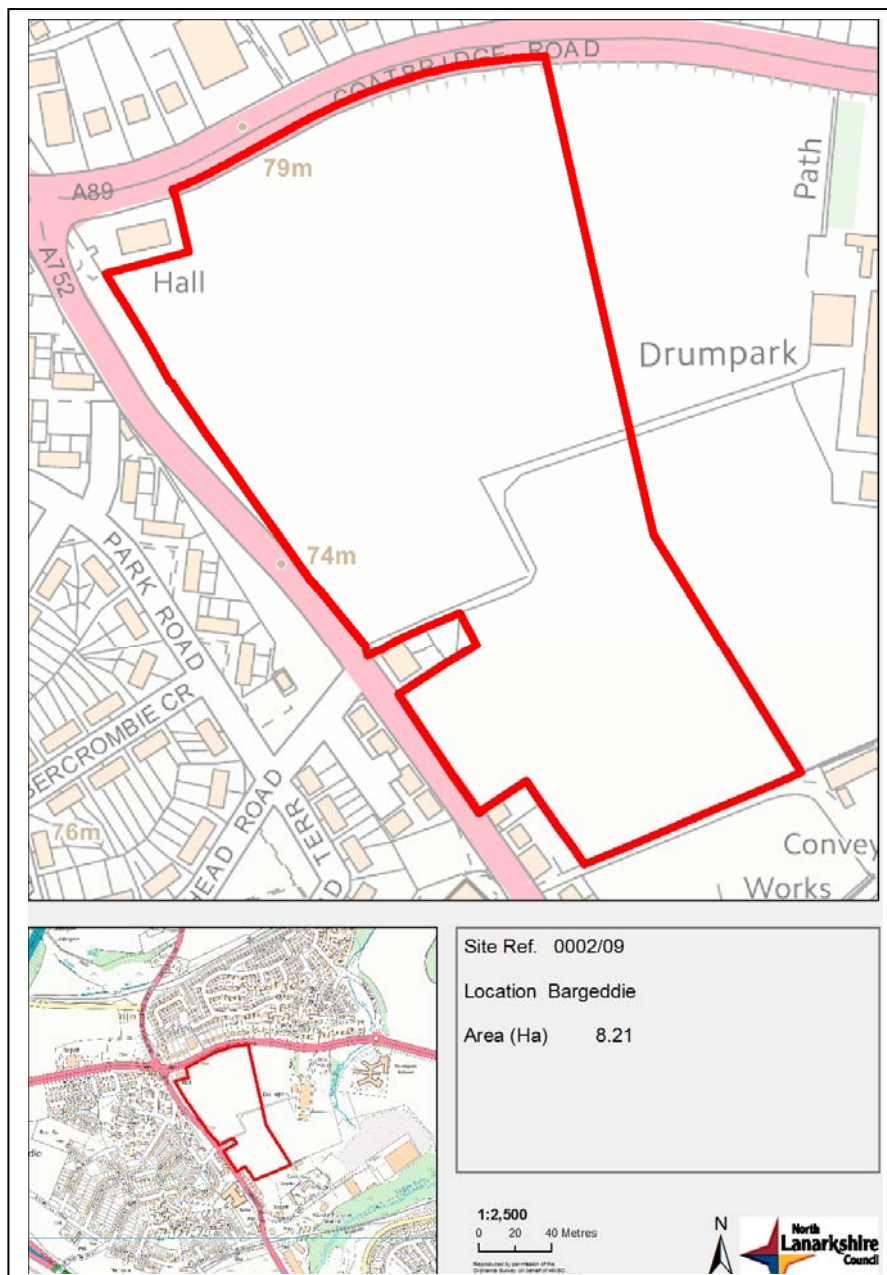
There are also potential aquatic effects due to part of the site being on a flood plain that may result in localised flooding.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the main Glasgow railway line and the bust road network of the M73 Motorway/A89 however any development would require to be considered against appropriate noise regulation levels as part of the planning process to and protect the amenity of residents from noise disturbance.

Mitigation

Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site

Noise and Air Quality Impact Assessments will be required due to the proximity to the Motorway/ A89 and railway line and sound deadening may be required. As there is potentially contaminated land there may be a requirement for remediation.



02/09 Coatbridge Road/Langmuir Road, Bargeddie

8.2 Ha site of operational farmland land in the undeveloped south east quadrant of settlement of Bargeddie proposed for residential development.

The site is within a greenfield location fully within the existing greenbelt designation, is currently used as farmland and the edge of the exiting urban area of Bargeddie and adjacent to existing road infrastructure. It is bounded to the north by the A89/Coatbridge Road and the west by the A752/Langmuir Road along which there are two small clusters of residential properties totalling six dwellings. To the south is an industrial/commercial development (Viridor waste recycling centre) and the Drumpark farm steading and associated farmland is to the east an access road serving this currently splits the site in two sections. The site is mainly flat sloping gently from north to south and open in mature with little vegetation apart from hedgerows along the boundary.

The proposal will create a residential development of 205 units at 25 per hectare and presents the opportunity together with other planned releases south of Coatbridge Road will form a logical extension to the boundary of the settlement for a use that is consistent with the adjacent land uses and aims to deliver and identified need in the area.

Summary

There are potential positive impacts from the designation of this site as an urban location in relation to land use, landscape and visual and communities objectives as it forms a defendable urban boundary and enhances the urban fabric at a location that is adjacent to railway station and the local bus network as well as being served by existing roads infrastructure and provides for a supply of land within an area of required need

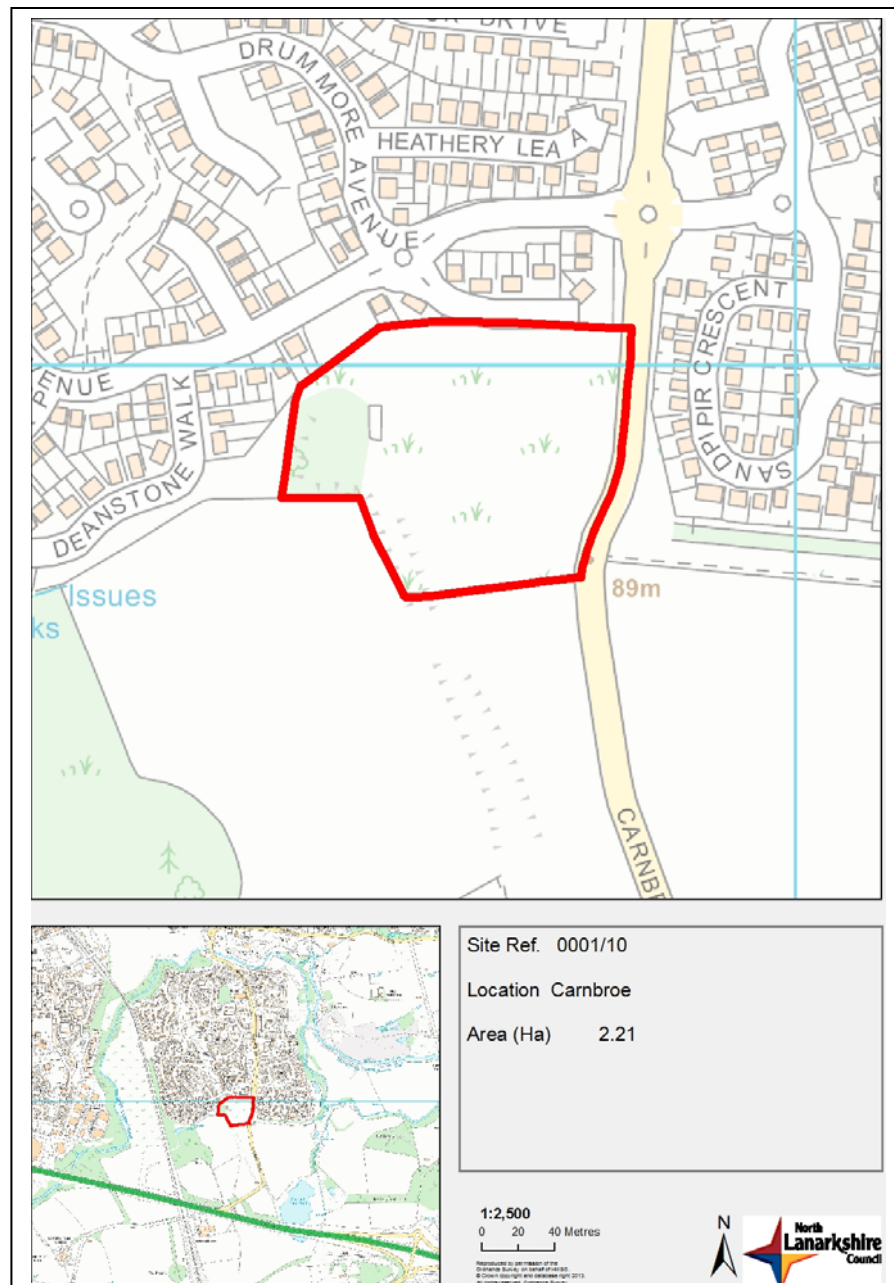
As the site will result in the development of a greenfield site there are adverse impacts anticipated on ecology geology and soils and the aquatic environment as there are potential flooding issues however as releases of this type are required to create a logical and defensible urban boundary edge and available brownfield sites are not able to meet a required need.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the commercial use and operational farm however these are countered by the benefits of the railway station.

Mitigation

Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and SEPA flood prevention officer contacted. Further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site

Noise and Air Quality Impact Assessments will be required due to the proximity to the A89/A752 the adjacent industrial use associated with recycling. Development would require to be considered against appropriate noise air quality regulation levels as part of the planning process to and protect the amenity of residents from disturbance and nuisance and sound deadening may be required.



01/10 Sweethill Terrace/Deanston Place, Carnbroe

2.21Ha greenfield site on the edge of the settlement of Carnbroe proposed for residential development

The site is within a greenfield location fully within the existing greenbelt designation, identified as 'in no active use' on the edge of the exiting urban area of Carnbroe and adjacent to existing road infrastructure. The site is bordered to the south and southwest by agricultural open fields and woodland which has been proposed for housing development in MIR submission 04-10. Carnbroe Road is adjacent to the east of the site. There is existing residential development to the north and northwest of the site (including housing land audit site with reference (NLMK0594), Deanstone Place Road is adjacent to part of the northeast of the site.

The site is generally flat sloping gently from east to west and has the appearance of woodland and scrub land with a grade 3.2 agricultural land classification.

The proposal will create a residential development of 55 units at 25 per hectare and presents the opportunity to deliver and identified need of housing land within in the area. It also provides a logical extension to the boundary of the settlement for a use that is consistent with the adjacent land uses. It also form a link between the existing residential area and an area to the south identified as having potential for future development.

The proposed development of the site will have a positive impact in land-use and communities terms as it will enable a logical expansion of the urban boundary south of the settlement and links potential future development further south to create a boundary to the old motorway.

There are negative impacts in terms of geology and soils as it is a greenfield location covered by woodland In terms of air quality and noise there are issues relating to the proposed Shore Energy Plant.

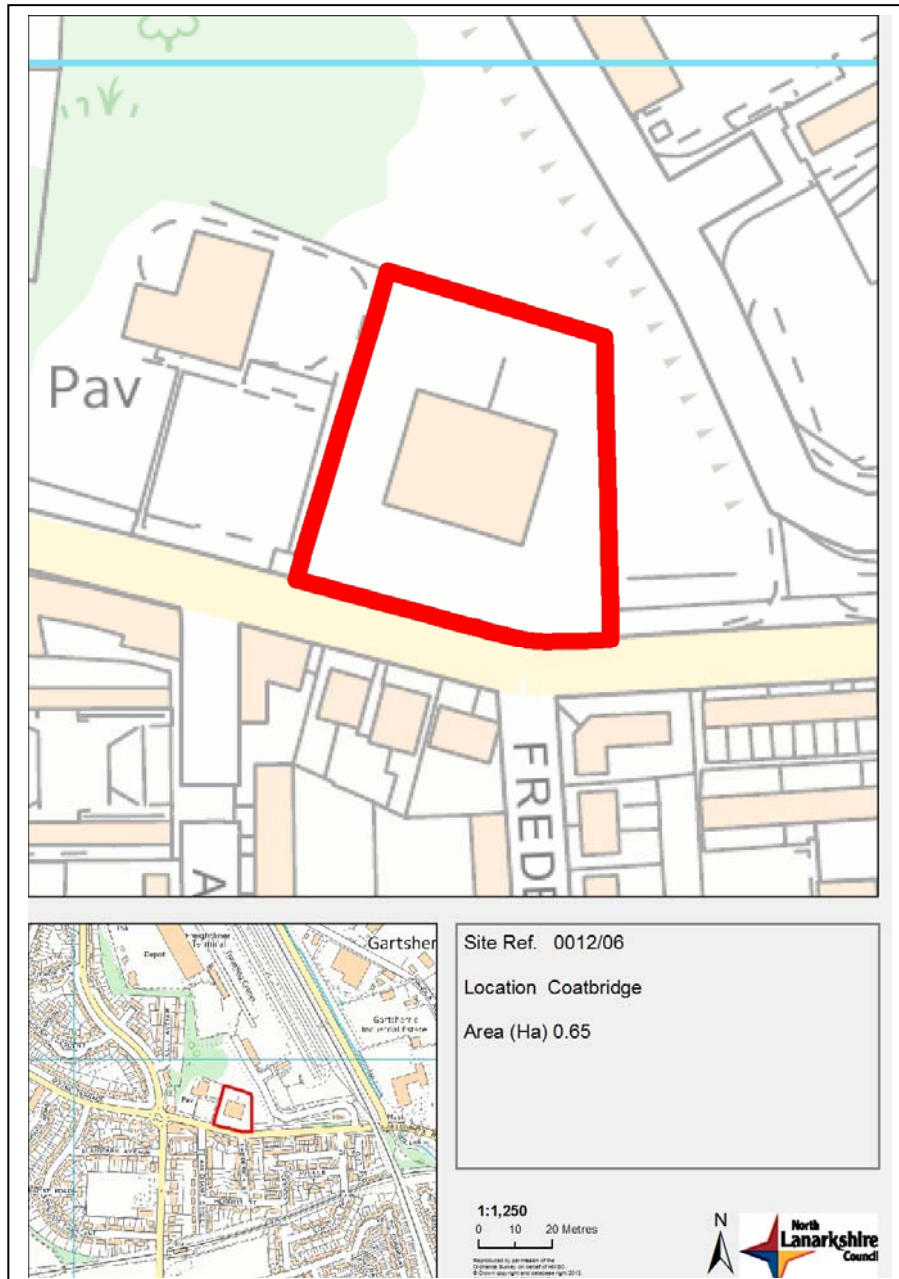
There are also potential negative impacts in relation to the Aquatic Environment

Mitigation

Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer and water resilient measures recommended.

Further investigations will be required in relation to noise and air quality as a railway line to the west of the site and the proposed Shore Energy Plant, though and existing tree belt and open land should act as a buffer between these and the site.

As the site has substantial tree cover retention of much of the woodland and appropriate buffers will be expected to be incorporated in to site plans.



12/06 Gartsherrie Primary School, Coatbridge

Vacant 0.65 Ha site of a former primary school site with potential for housing development.

The site is designated as HCF1 B1 Protecting Community Facilities and is within in a mixed use inner urban location in the north of the settlement of Coatbridge and was previously occupied by Gartsherrie Primary School and associated hard standing which closed in 2011 the school building still stands on the site and is a category C listed building and is on the councils vacant and derelict land register.

It is bounded by Gartsherrie Road to the south with residential development beyond, to the north and east a section of open green space separates the site from the Gartsherrie Freight Terminal rail yard, with Gartsherrie Bowling Club occupying land adjacent to the western boundary of the site. The site is located adjacent to existing road infrastructure and along existing bus routes and an existing local centre, and there is no flood risk apparent.

Summary

The proposal will create a residential development of 16 units at 25 per hectare, but has been re-designated as a regeneration site following assessment and to reflect the site has received planning permission for a business use

There are potential positive impacts from promoting this location as a regeneration site in relation to land use, landscape and visual and communities objectives as it is a prominent vacant site on the councils vacant and derelict land register within a mixed use urban area. There is potential to reuse a dilapidated grade C's listed building that will enhance the urban fabric for an undefined use at a location that is well served by sustainable modes of transport.

Development has potential adverse impacts in relation to geology and soils, air quality and noise and cultural heritage is in close proximity to the Gartsherrie Freight Facility and potentially results in the removal of a grade C's listed building.

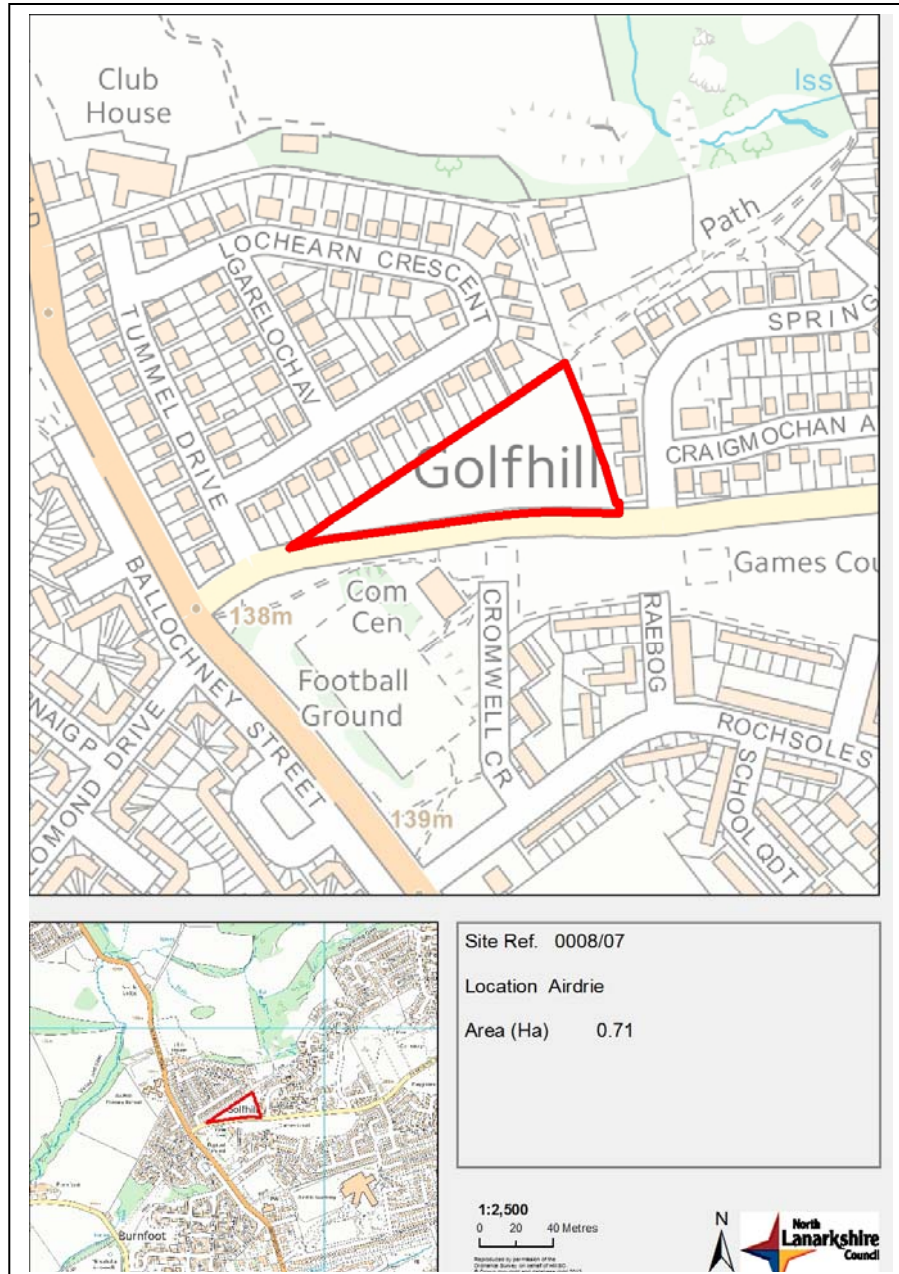
Following assessment potential for residential development at the location is uncertain given the site's proximity to existing industrial uses to the north and east. As it is felt adverse impacts can be mitigated against and results in the reuse of a sustainable brownfield site with potential to contribute to development opportunity, the site has subsequently been identified as suitable for regenerative development under the urban area review.

Mitigation

The site has been designated as a regeneration site as it is not felt it is a suitable housing site following assessment.

Noise and Air Quality Impact Assessments will be required due to the proximity to the adjacent industrial uses/operations and a busy road, the development would require to be considered against appropriate regulation levels as part of the planning process to and protect the amenity of users from disturbance and nuisance, undertaken to ensure and adverse effect to the amenity are countered, depending on its end use.

Retention of the listed building should be considered through the action plan for the site. The current planning permission retains the building.



08/07 Dykehead Road/Golfhill, Airdrie

Description

0.7 Ha area of maintained open space within an existing residential area with potential for housing development.

The site flat and is a maintained piece of amenity open space associated with the surrounding residential development within the existing urban boundary of the settlement of Airdrie. It is bounded by Dykehead Road to the south by further open space, Rochsoles Community Centre with associated sports and play facilities and social housing consisting a mix of three storey flats and two storey terraced houses. It is bounded on the other sides by residential properties and is located adjacent to existing road infrastructure and along existing bus routes.

Summary

The site is promoted as a reasonable alternative to the Airdrie and Coatbridge shortfall sites, the proposal to provide a residential development of 17 units at 25 units per hectare. However it is not of a significant size in terms of offering a significant contribution and had an opens space protection which was later removed and the site was added through the inner urban area review.

As a result there are no significant negative impacts associated and the site has been identified as a suitable residential development site under the urban area review. The proposal is within an existing residential area is consistent with the existing land uses aims to deliver and identified need in the area.

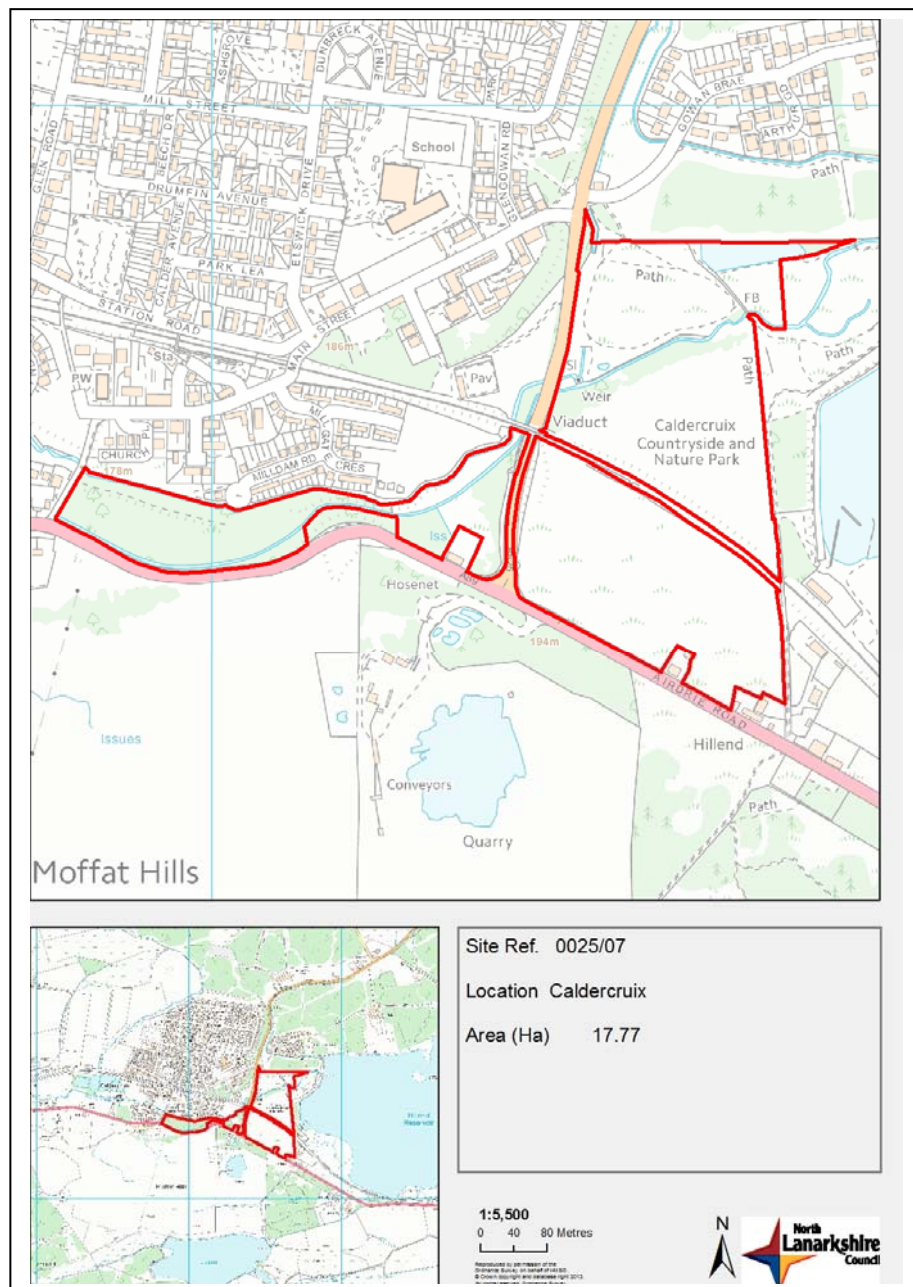
The development of this area of open space with no environmental constraints and within an existing residential area supports for housing will not detract from the residential amenity and will have a positive impact on a number of SEA objectives as it is a complementary land use that will add to the urban form and function and is close to existing facilities and is well served by existing bus provision.

Development has potential adverse impacts in relation to geology and soils as it uses an area of maintained open space, there are also potential issues in relation to the aquatic environment.

Site has been included in the Plan as part of an Urban Boundary review due to removal of protection previously given under the Local Plan.

Mitigation

Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer and water resilient measures recommended.



25/07 Airdrie Road, Caldercruix

Description

17.8 Ha site to the south and east of Caldercruix proposed for residential development

The site is within a greenfield location with the majority currently designated as Rural Investment Area and is on the edge of the exiting urban area of Plains which is mainly grasses open space and is adjacent to existing road infrastructure. Hillend Reservoir lies directly to the east of the site. The settlement of Caldercruix lies immediately to the west, a quarry is located to the south. The north of the site is dominated by open space/agriculture but there is also the Gown Brae area of the village.

The site is split by both the Airdrie Road/A89 to the south, from east to west and the B825 which runs north adjacent to the village, and a number of water courses bisect the site. The Airdrie/Bathgate railway line runs through the south-east section of the site. While the majority of the site is in the rural area and can be classified as grassland with some woodland which has no formal use at present, 25% of the site falls within LCA grade 5 and 41% of the site falls within LCA grade 4. There is a SINC designation in the north-west section of this area while to the north-west of this an area of derelict land. Regarding the remainder of the site 21% of the site falls within the existing urban area of the village and is designated as open space, which is generally covered by woodland, half of which is on the councils vacant and derelict land register. In total 24% of the site overlaps vacant/derelict land.

Summary

The site is promoted as a reasonable alternative to the Airdrie and Coatbridge Housing Sub-Market Area shortfall to deliver required need and the proposal would the proposal would create a residential development of 445 units at 25 per hectare, however release of a site of this scale would create development out of nature with its rural character and in an unsustainable location and will have a negative effect on a number of SEA objectives.

The site is situated in an important greenbelt location separating the settlement of Caldercruix from Hillend reservoir to the east. Development could have

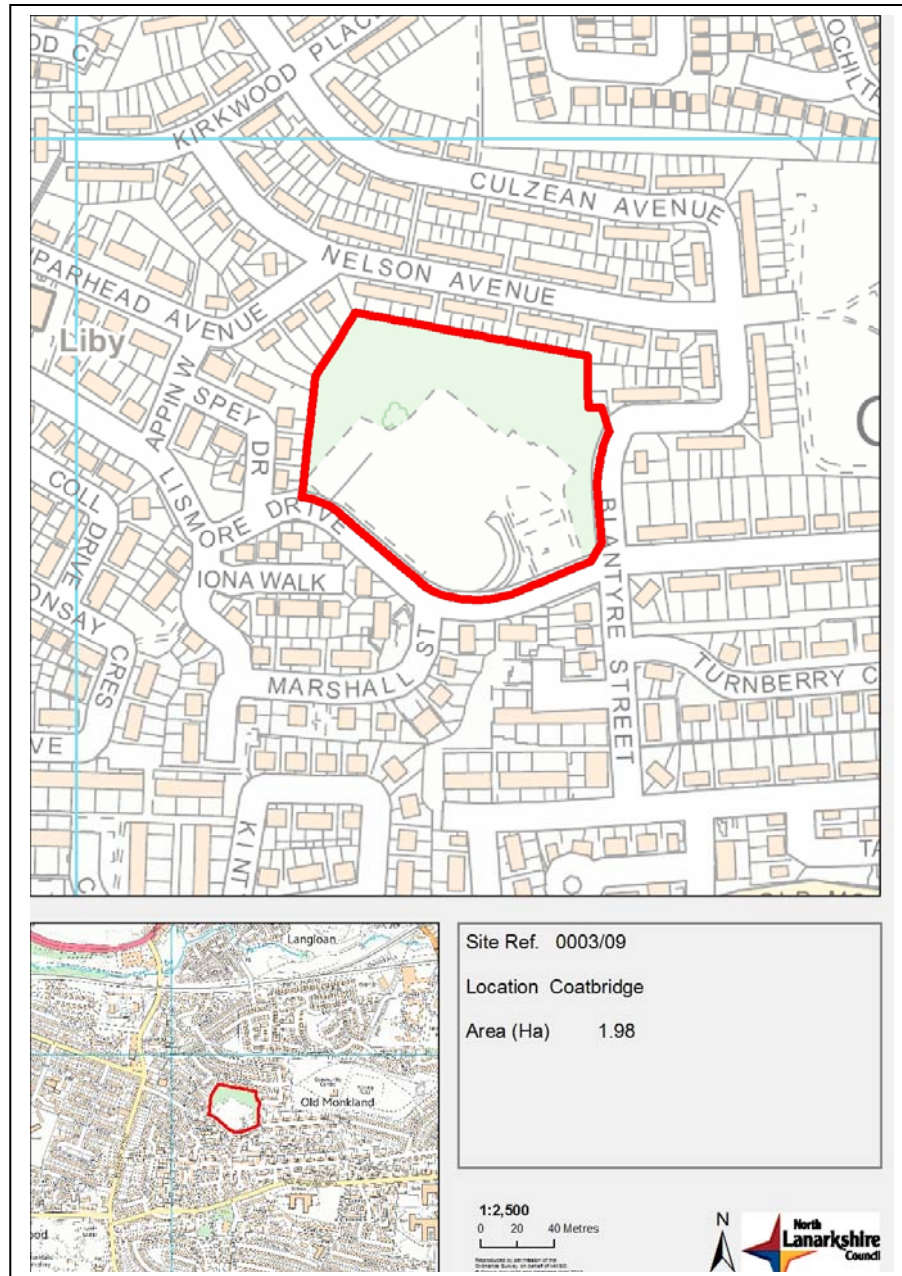
potential implications for the watercourse that crosses much of the site and would detrimentally impact on the integrity of the greenbelt setting for Caldercruix

Even though there is a locational requirement for this site's release for housing development, it did not score sufficiently well in terms of its assessment across the three capitals (social, economic and natural).

In SEA terms the site would have a negative impact on Landscape and Communities objectives as a release of this scale would not be sympathetic for a rural settlement like Caldercruix as it would detract from its rural character and would urban form, settlement pattern and identity, as well as the Aquatic Environment..

Mitigation

None – Not in the plan



03/09 St James Primary School, Coatbridge

A vacant 2.0 Ha school site in an inner urban residential area of Coatbridge proposed for residential development.

The site is within an urban location within Coatbridge, is currently designated as Community Facilities (Policy HCF 1 B1), it was occupied by the former St James Primary School and is adjacent to existing road infrastructure. The site is bordered to the south by Lismore Drive and the east by Culzean Avenue beyond which is a mix of newer residential development of two and three storey and more traditional council stock. To the north are terraced council properties and to the west are further residential properties of both new build and traditional council styles

The site is generally flat and contains open land and brownfield land and previously occupied by St James Primary School, associated hard standing and grounds. The buildings have been cleared, this has resulted in the site being classified as derelict land and 100% of it is on the councils register. There is a cluster of trees in the northwest and north east of the site. The site is 100% non-agricultural land.

Summary

The site is promoted as a reasonable alternative to the Airdrie and Coatbridge shortfall site would create a residential development of 50 units at 25 per hectare.

However it is not of a significant size in terms of offering a significant contribution and had a community facility protection which was later removed and the site was added through the inner urban area review. As a result there are no significant negative impacts associated and the site has been identified as a suitable residential development site under the urban area review. The proposal presents the opportunity to reuse brownfield land within the existing urban boundary and is within an existing residential area so is consistent with the existing land uses aims to deliver and identified need in the area.

The site has no expected significant impacts on any assessment criteria as there are no environmental constraints.

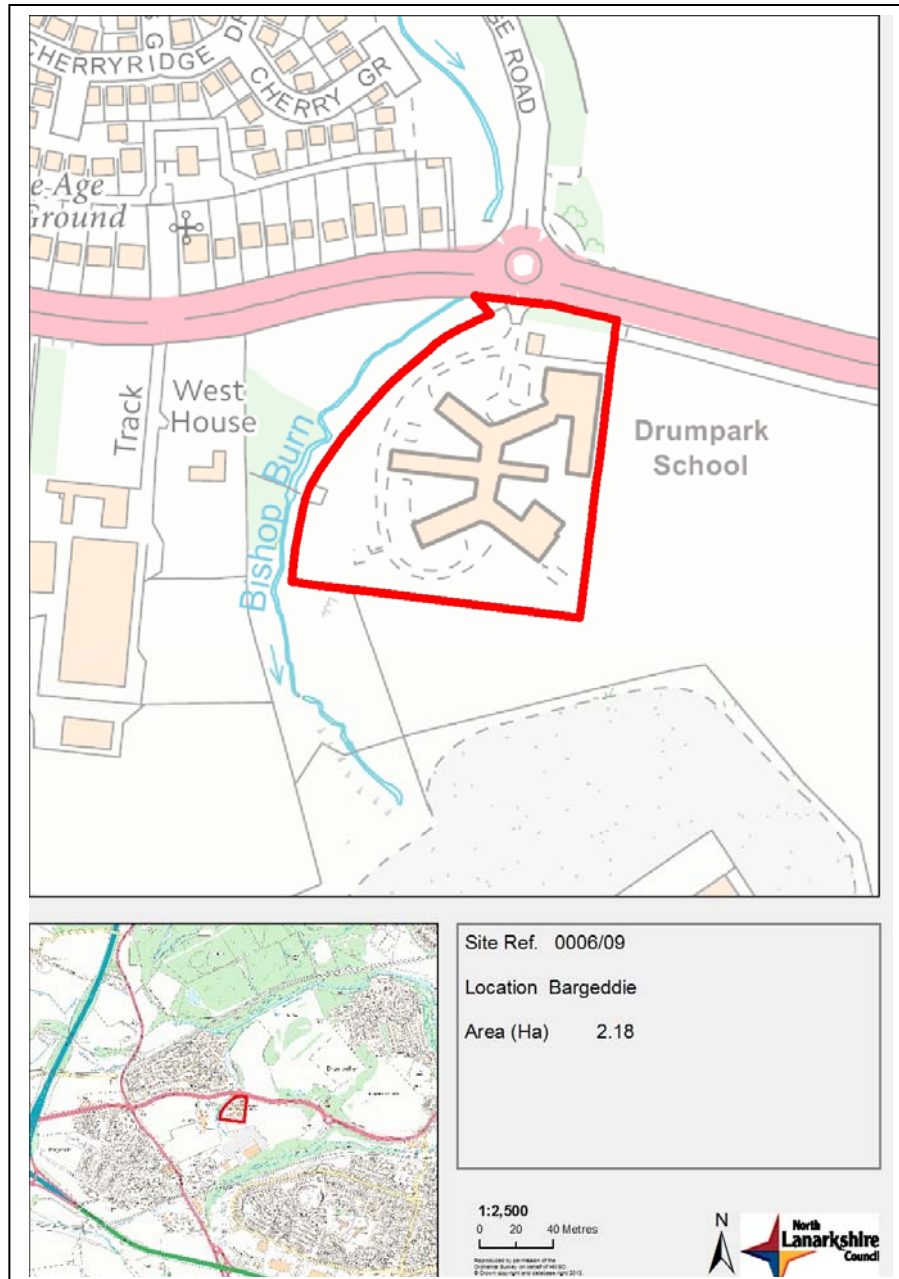
Developing the area for a residential use will have a positive impact on a number of SEA objectives as it is a complementary land use and will reuse an existing vacant brownfield site, in a way that will add to the urban form and function and is close to existing facilities and is well served by existing bus provision.

Development has potential adverse impacts in relation to geology and soils as it uses an area of maintained open space, there are also potential issues in relation to the aquatic environment.

Site has been included in the Plan as part of an Urban Boundary review due to removal of protection previously given under the Local Plan.

Mitigation

Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer, and Water resilient measures recommended.



06/09 Drumpark School, Bargeddie

Description

Vacant 2.18 Ha site of the former Drumpark School and grounds with potential for housing development.

This is a brownfield site within a greenfield location fully within the existing greenbelt designation, it was previously occupied by Drumpark School which has now sited at an alternative location. The school building was a grade B listed building but was demolished due to fire damage in 2014 and the site has been levelled and is on the councils vacant and derelict land register. It is an isolated site to the south of the settlement along the main western approach road into Coatbridge. The site is isolated and lies between Bargeddie and Coatbridge along the main westerly approach to Coatbridge.

It is bordered to the east by open Greenfield land, to the north by the A89 (beyond which is the Drumpellier Lawns housing development and greenfield land) with a commercial/industrial development (Viridor waste recycling centre) occupying the land to the south. To the east is non-agricultural rough grassland which has been proposed for residential development in the local development plan and to the west is agricultural land and farm buildings.

The site is flat and is bounded on all sides by mature trees with a cluster of trees centrally located towards the north of the site and the whole site is covered by a tree preservation order. It is located adjacent to existing road infrastructure and accessed from an existing roundabout that also serves the housing development to the north.

Summary

The proposal will create a residential development of 55 units at 25 per hectare and presents the opportunity together with other planned releases south of Coatbridge Road will form a logical extension to the boundary of the settlement for a use that is consistent with the adjacent land uses and aims to deliver and identified need in the area.

In SEA terms there are potential positive impacts from the designation of this site as an urban location in relation to land use, landscape and visual and

communities objectives as it an existing brownfield site on the councils vacant and derelict land register, forms a defendable urban boundary and enhances the urban fabric at a location that is well served by the local bus network as well as being served by existing roads infrastructure and provides for a supply of land within an area of required need.

However as releases of this type are required to create a logical and defensible urban boundary edge and brings back an available brownfield sites into an effective use to meet a required need.

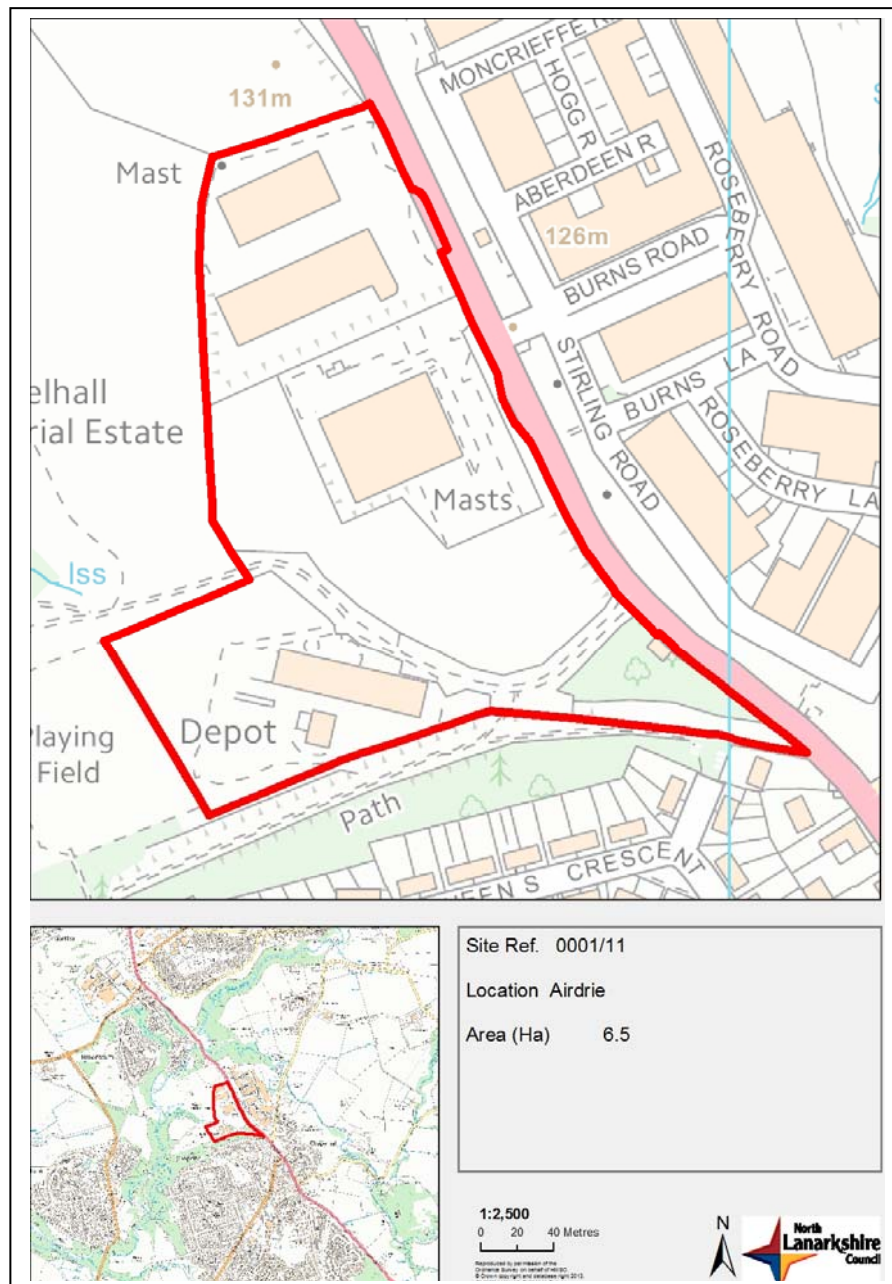
There is a negative impacts on visual objectives, as entire former school site is covered by a Tree Preservation Order linking in to the linear TPO designation along its northern border with the A89 main western approach road into Coatbridge. There are also potential negative impacts in relation to the Aquatic Environment.

Mitigation

The Bishop Burn water course runs adjacent to the site and as a result additional information in the form of a Flood Risk Assessment will require to be submitted to ascertain the developable extent of this site. However the entire site except the strip by the Bishop Burn looks to be developable.

Any future development or re-use of this site would need to include sensitive management of the Tree Preservation Order through the development management process.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the recycling commercial enterprise, development would require to be considered against appropriate noise air quality regulation levels as part of the planning process to and protect the amenity of residents from disturbance and nuisance.



01/11 Carlisle Road, Chapelhall

Description

6.5 Ha site within the existing Chapelhall Industrial Estate on the urban edge of Chapelhall proposed for residential development.

This operational industrial site is currently mainly designated as existing Business and Industry (Chapelhall Industrial Estate) and is within the exiting urban area of Chapelhall, is identified as non-agricultural and is adjacent to existing road infrastructure (A73). The site is bounded to the east by the A73 (Carlisle Road) beyond which is the eastern side of Chapelhall Industrial Estate. The land adjacent to the north and west of the scheme consists of open greenfield land, wooded areas and existing paths while to the south is a cluster of trees beyond which is existing residential development associated with Chapelhall.

The site is flat sloping slightly from north to south and contains existing industrial development to the north and southwest of the site, this is of industrial/commercial nature (Chapelhall Industrial Estate and Depot) with associated hard standing and access roads. The site is identified as currently partially occupied by business uses and currently vacant premises and land and 23% of the site is currently being promoting Industrial and Business and is on the Council Industrial and Business Land supply (NLC00284) which is also on the Council Vacant and Derelict Land register and classified as derelict land.

There are small cluster of trees in the southeast of the site and this area is designated as open space, and there is a line of trees screening the middle part of the site along its eastern boundary, the site is 100% non-agricultural land.

Summary

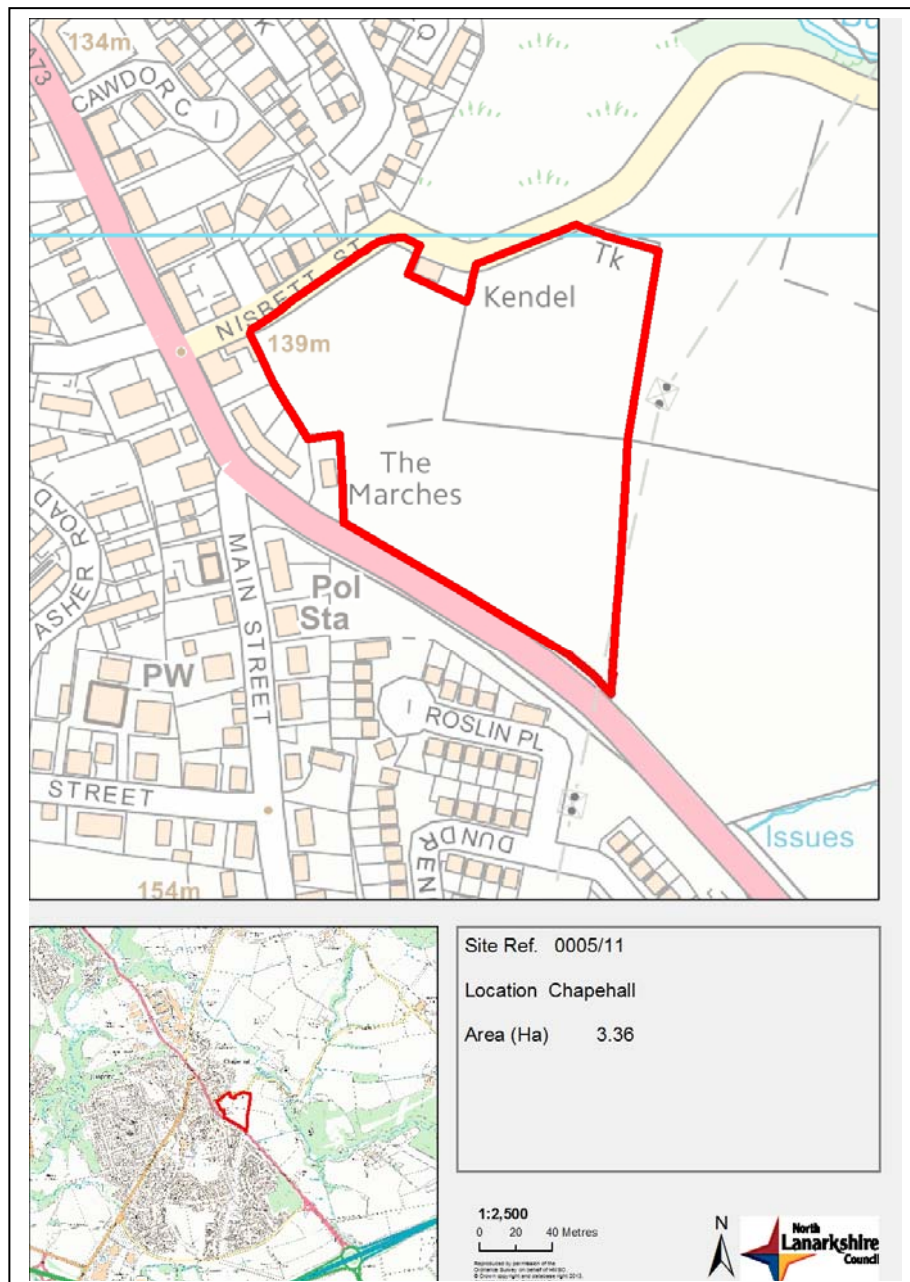
The site is promoted as a reasonable alternative to the Airdrie and Coatbridge Housing Sub-Market Area shortfall to deliver required need, the proposal will create a residential development of 162 units at 25 per hectare. However the

site is part of an industrial estate identified as being appropriate to continue in that use under the Places for Business and Industry Charrette.

This site has no expected significant impacts on any assessment criteria other than its potential to contribute to development opportunity. The site is part of an industrial estate identified as being appropriate to continue in that use under the Places for Business and Industry Charrette.

Mitigation

None – The site has not been re-designated from its industrial use.



05/11 Nisbett Street, Chapelhall

Description

A 3.36 Ha site located on the eastern edge of Chapelhall proposed for residential development.

The site is within a greenfield location currently designated as Greenbelt on the edge of the existing urban area of Chapelhall which is grassland and is identified as agricultural and is adjacent to existing road infrastructure.

It is to the east of the settlement of Chapelhall and is bounded to the South by the A73/Bellside Road beyond which is a dense cluster of trees and then a residential area. The site is bounded to the west and north by Nisbett Street beyond which are further residential areas and scrubland with clusters of trees. While to the east is greenfield land of a similar character to the site and an extensive area of woodland.

The site consists of a three open fields of grassland divided by trees and hedge lines, there is also a cluster of trees in the centre of the site. There is also a pylon line just outside the site to the east and has 81% grade 4 agricultural land classification.

Summary

The site is promoted as a reasonable alternative to the Airdrie and Coatbridge Housing Sub-Market Area shortfall to deliver required need and the proposal would the proposal would create a residential development of 53 units at 25 per hectare, however release of a site in an unsustainable location is not considered appropriate.

The site has positive attributes in relation to the land use objectives in that it would contribute to development opportunity in an area where there is locational requirement for this site's release for housing development

While there are no significant environmental implications associated with the site due to it not having an impact on designations and scoring well in terms of a SEA site assessment across the three capitals (social, economic and natural). It has been removed due to issues relating to Air Quality and Noise

and its proximity to the Chapelhall Air Quality Management Area (26m) even though it does not fall within it as per scoring in the assessment.

There are also negative impacts associated with Land Use, Landscape and Communities as the urban form of the settlement is not enhanced and a defensible urban boundary is not created by the release of this site and as a result the precautionary principle supports returning the area to its previous green belt status

Mitigation

None – Not included in the plan

Stage 3 - Sites excluded on locational and performance factors (criteria) set out in the Site Sustainability and Deliverability Matrices

Filter 4 - Sites outwith the proposed urban area with no protection designation

Airdrie/Coatbridge Housing Sub-market area

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan?
0001/06	±	✓	xx	±	×	✓	×	×	±	±	±	±	✓	±	×	No
0003/06	±	×	xx	±	×	×	×	×	×	±	×	✓	xx	×	xx	No
0004/06	±	✓	xx	±	×	±	×	×	±	✓✓	×	✓	✓	±	×	No
0006/06	±	✓	xx	±	×	±	×	×	±	±	±	✓	✓✓	±	xx	No
0011/06	±	✓✓	xx	±	×	±	×	×	×	✓✓	×	×	✓	×	✓	No
0013/06	±	×	×	±	±	×	×	×	×	±	×	±	xx	xx	±	No
0014/06	±	×	×	±	±	×	×	×	×	±	×	±	xx	xx	±	No
0002/07	±	✓✓	xx	±	×	✓	×	×	±	±	±	±	×	×	✓	No
0003/07	±	✓	xx	±	×	±	×	×	±	±	✓	✓	±	×	✓	No
0004/07	±	✓✓	xx	±	×	±	×	±	±	✓✓	±	✓✓	xx	×	xx	No
0006/07	±	×	xx	±	×	×	×	×	±	±	×	±	xx	±	✓	No
0009/07	±	xx	×	±	±	±	±	×	×	±	×	✓	xx	✓	±	No
0012/07	±	✓✓	xx	±	×	✓	×	×	±	±	×	✓✓	xx	✓✓	±	No
0014/07	±	✓	xx	±	×	±	×	×	±	±	±	×	xx	±	✓	No
0015/07	±	✓	xx	±	×	±	×	×	±	±	×	×	xx	✓✓	✓	No
0016/07	✓	✓	×	×	±	✓	×	✓	±	±	±	✓	✓✓	±	±	No
0017/07	±	✓✓	xx	±	×	±	×	±	±	✓✓	±	×	×	±	✓	No
0021/07	±	×	×	×	×	xx	×	✓✓	±	±	±	✓✓	xx	✓✓	±	No
0026/07	±	✓✓	xx	±	×	±	×	×	±	±	±	✓	✓	✓✓	✓	No
0027/07	±	xx	×	±	±	±	±	×	±	±	×	✓	×	±	±	No
0031/07	±	xx	×	±	±	✓	±	×	×	±	×	✓✓	✓	✓	±	No
0005/11	±	±	×	×	±	✓	×	×	±	±	±	×	✓	✓✓	±	No
0006/11	±	✓	×	±	±	±	×	×	xx	±	±	✓	✓	xx	×	No

Stage 3 - Sites excluded on locational and performance factors (criteria) set out in the Site Sustainability and Deliverability Matrices

Filter 4 - Sites outwith the proposed urban area with no protection designation

South Wishaw Mini-Charrette

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan?
0008/20	±	✓✓	××	±	×	±	×	×	✓	±	±	✓	×	✓	×	No
0009/20	±	✓	××	±	×	✓	×	×	±	×	×	±	××	±	✓	No
0010/20	±	✓✓	××	×	×	✓	✓	×	✓	✓✓	±	✓	×	✓	×	No
0014/20	±	±	×	±	✓	✓	×	×	✓	××	±	×	××	✓	±	No

Stage 3 - Sites excluded on locational and performance factors (criteria) set out in the Site Sustainability and Deliverability Matrices

Filter 5 - Sites outwith the proposed urban area and protected by a local designation

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan?
0002/06	±	✓	✗	✗	±	✓	✗	✗	±	±	✗	✓	✓✓	±	±	No
0008/06	±	✗	✗	✗	±	±	✗	✗	✗	±	✗	✗	✗	✗✗	±	No
0009/06	±	✗	✗	✗	±	✓	✗	✗	✗	±	✗	✓	✓✓	±	±	No
0010/06	±	✓	✗✗	✗	✗	✗	✗	✗	✗	±	✗✗	✗	✓	✗	✗✗	No
0010/07	±	✓	✗✗	±	✗	✗✗	✗	±	±	±	✗✗	±	✗	✓	✗	No
0024/07	✓	✓✓	✗	✗	±	±	✗	✓	✓	±	✗	✗	✓✓	✓	±	No
0025/07	±	✓✓	✗✗	±	✗✗	±	✗	±	±	±	✗✗	✗	✓	✓✓	✓✓	No
0030/07	±	±	✗	±	±	✓	✗	✗	±	±	✗	✓	✓✓	✗✗	±	No

Stage 3 - Sites excluded on locational and performance factors (criteria) set out in the Site Sustainability and Deliverability Matrices

Filter 6 - Sites outwith the proposed urban area and protected by a national designation will be assessed last

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3
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NONE

Stage 3 - Sites excluded on locational and performance factors (criteria) set out in the Site Sustainability and Deliverability Matrices

Filter 7 - Sites protected by an international designation will not be assessed

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3
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NONE

Stage 4 - The weighted sites were assessed according to Need & Demand in the following manner:

- Proposed business and industry developments were assessed against the respective Charrette outcomes and proposed Business Centre boundaries
- Proposed commercial (including Leisure and Retail) developments were assessed against proposed Commercial Centre boundaries, in accordance with the Town Centre First Principle

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan?
0002/02	✓	✗	✗	±	±	✓	✗	✗	✗	✓	✗	✓	±	±	✓	No
0002/04	✓	✗	✗✗	±	±	±	✗	✗	±	±	±	✓	✗✗	✗	✓	No
0031/05	✓	✓✓	✗✗	✗	✗	✗✗	✗	✗	±	±	±	±	±	±	✗✗	No
0033/05	✓	✗✗	✗✗	±	✗	✗	✗	✗	±	±	✗✗	✗	±	✗	✓✓	No
0001/07	±	✓✓	✗	±	±	±	✗	✗	±	±	✗	✓	±	✓	✓✓	No
0005/07	✓✓	✗✗	✗	✗	±	±	✗	✗	✗	±	✗	✓	✗✗	✗✗	✗✗	No
0007/07	✓✓	✓✓	✗✗	✓	✗	✓	✗	±	±	±	±	✓	±	±	✓✓	No
0013/07	✓	✗✗	✗	±	✗	±	✗	✗	±	±	±	✓	✗✗	✗	✓✓	No
0003/10	✓	✓	✗✗	✓	✗	✓	✓	✓	✓	±	±	✓	✓✓	✓	±	No
0002/11	✓	✓✓	✗	±	✗	±	✗	✓	✓✓	±	±	✓	±	✓✓	✗	No
0001/12	✓	✓	✗✗	±	✗	±	✗	✗	✓	±	±	✓✓	✗✗	✓✓	✓✓	No
0002/12	✓	✗	✗✗	±	✗	±	±	✗	✗	±	±	✓✓	✓	✓✓	✓✓	No
0011/12	✓	✗	✗✗	±	✗	✓	±	✓	±	±	✗✗	✓	±	✓✓	±	No
0017/12	±	✓✓	✗	±	±	±	✗	✓	✗✗	±	±	✓✓	✗✗	✓	±	No
0001/13	✓	✗	✗	✗	±	✓	✗	✓	✗✗	±	✗	✗	✗✗	✗✗	±	No
0003/14	±	✓✓	✗✗	✗	✗	✗	✗	✗	±	±	✗	±	±	±	✓✓	No
0005/14	±	✗	✗	✓	±	±	✗	✓	✗	✓✓	±	±	✗	✗✗	✗	No
0018/19	✗✗	✓✓	✗	±	±	±	✗	✓	±	✓✓	✗	✓	✓✓	✗	✓	No