

Urban boundary review sites

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Urban Boundaries Review sites

Potential housing development sites

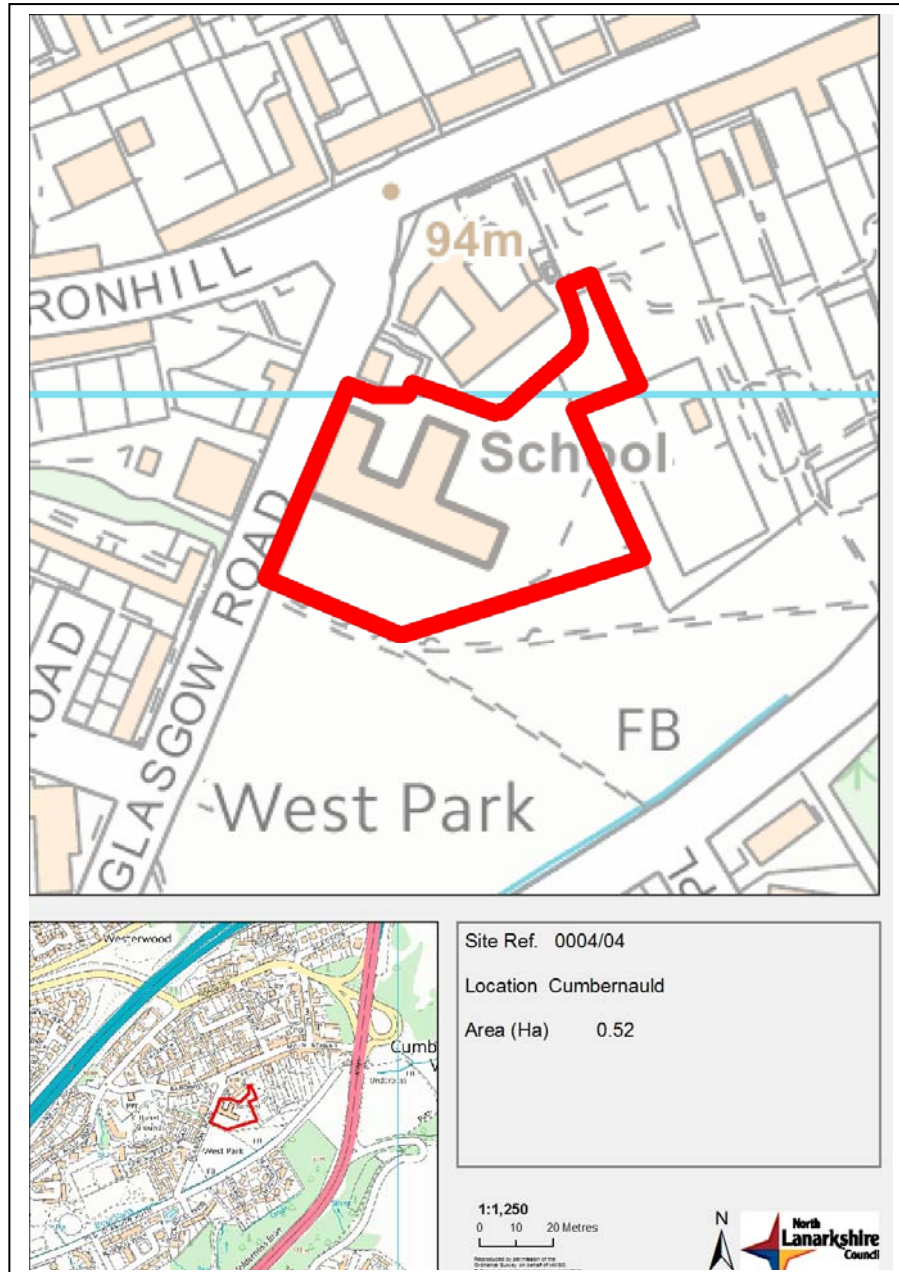
Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	Use	Part Site
0004/04	±	✓	✗	±	✓	✓	✗	✓	✓	✓✓	±	✗✗	✗	✓✓	✓	Housing	
0008/07	±	✓✓	✗	±	✗	✓✓	✗	±	±	±	±	±	✓✓	✓✓	✓✓	Housing	
0029/07	±	✗	✗	✗	±	±	±	✓	±	±	✗	✓✓	✗	✓✓	±	Housing	✓
0003/09	±	✓✓	±	✓	✗	✓✓	✗	±	✓	±	±	✓	✓	✓✓	✓✓	Housing	
0004/14	±	✓	✗	✗	±	✓	✗	✓	✓✓	±	±	✓	✓✓	✓✓	✓✓	Housing	
0001/15	±	✗	✗	✓	✗	✓	✗	✗	±	±	✓	✓	✓✓	±	✓✓	Housing	
0002/18	✓	✓✓	✗✗	✓	✗	✓	✗	±	✓	±	✗	✓	✗	✓	✓✓	Housing	
0001/20	✗	✓	✗✗	±	✗	✓	✗	✓	±	±	±	✓✓	✓	✓✓	✓✓	Housing	
0004/15	±	✓✓	✗✗	✗	✗	±	✗	✗	±	±	±	✓✓	✓✓	±	✗	Housing	

Potential business development sites

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	Use	Part Site
0003/02	✓	✓	✗	±	✗	✓	✗	✗	±	±	±	✓	✗	✗	✓	Business	

Potential regeneration development sites

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	Use	Part Site
0012/06	±	✓✓	✓✓	±	✓	±	✗	✓✓	±	✓	✗	±	✓✓	✓✓	±	Regen	



04/04 Cumbernauld Village Primary School, Cumbernauld

Description

A vacant 0.52 Ha school site in an inner urban residential area of Cumbernauld proposed for residential development.

The site is within an urban location within the Village area of Cumbernauld, is currently designated as Community Facilities (Policy HCF 1 B1), it was occupied by the former Cumbernauld Village Primary School and is adjacent to existing road infrastructure.

The site is bordered to the west by Glasgow Road beyond is existing residential development and a Masonic Hall, to the south is Jubilee Park an area of maintained open space containing play areas, football pitches, to the east is an area of allotment gardens and to the north is a replacement school.

The site is generally flat sloping gently from north to south and is brownfield land due to it being previously occupied by Cumbernauld Village Primary School associated hard standing. The building was previously listed and has been unused for 13 years, and 78% of the site is on the councils vacant and derelict land register as vacant land and buildings. There is a tree line marking the edge of the site to the southern and eastern boundary and 100% of the site is non-agricultural land, and there is no flood risk apparent.

Summary

The proposal will create a residential development of 13 units at 25 per hectare and presents the opportunity to reuse brownfield land and a listed building within the existing urban boundary for a use that is consistent with the adjacent land uses. The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).

The site is no longer required as a school, and there are no significant environmental implications.

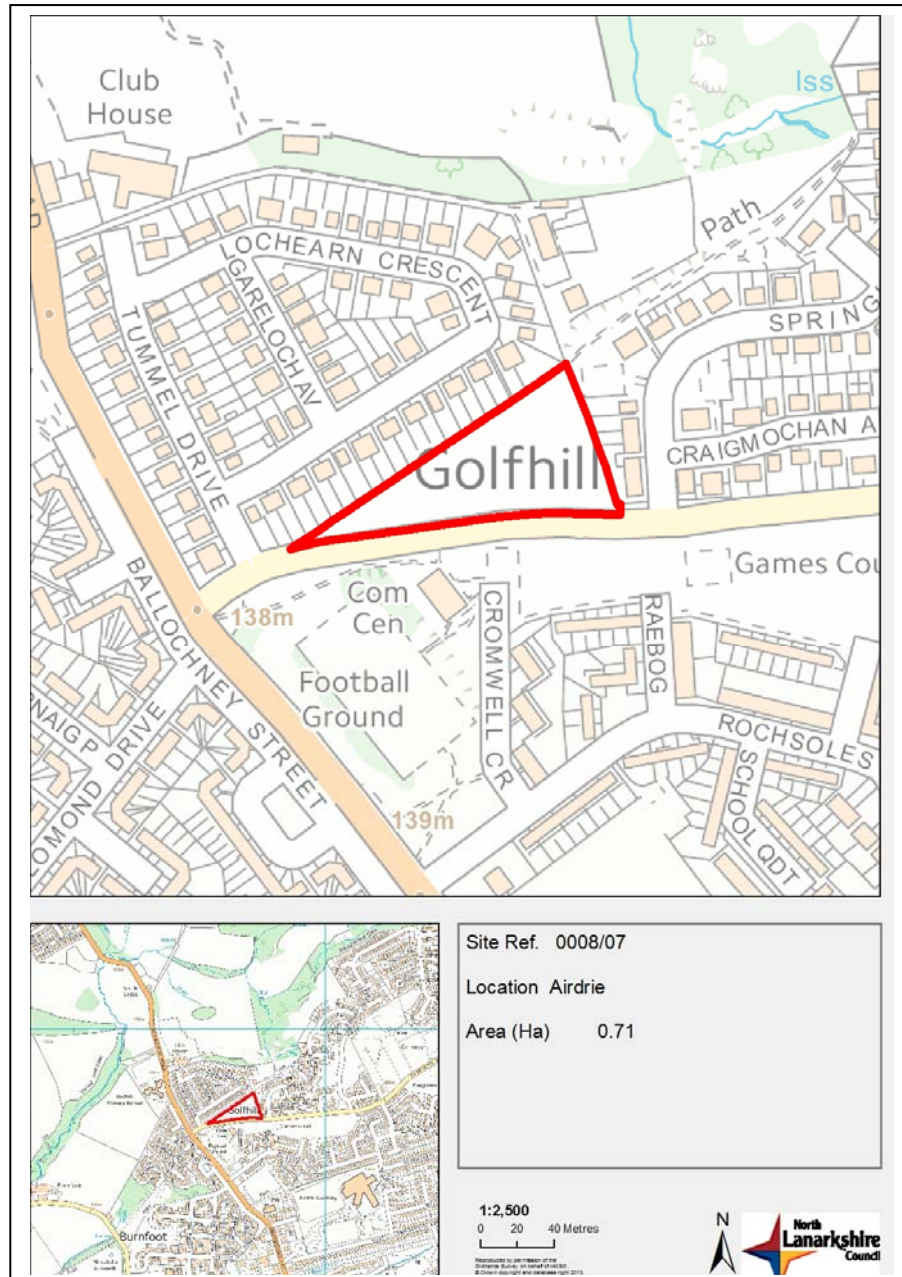
There are no significant negative impacts associated and the site has been identified as a suitable residential development site it previously had community facility protection which has been removed. The urban review in

relation to this site is not an outer urban boundary review but a potential change in status to general urban classification in place other facilities.

In SEA terms there are potential positive impacts from the re-designation of this site for development in relation to land use, landscape and visual and community's objectives as it within the existing urban boundary and is within an existing residential area so is consistent with existing land uses aims. It reuses an existing brownfield site on the councils vacant and derelict land register and enhances the urban fabric and form of the area. Developing the area for a residential use is a complementary land use that is close to existing facilities and is well served by existing bus provision.

Mitigation

None



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 exiting 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.

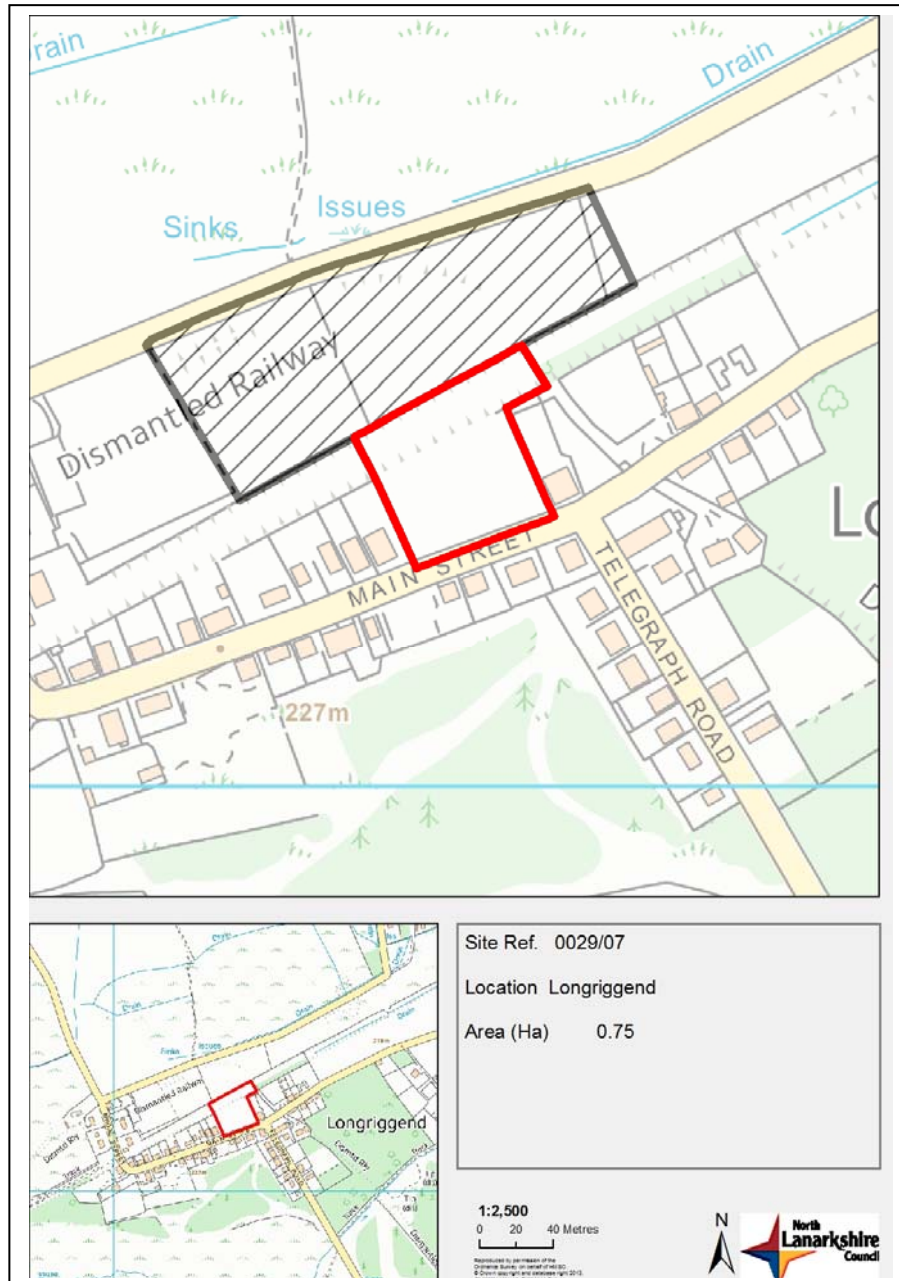
The development of this area of open space with no environmental constraints and within an existing residential area supports for housing will not detract from the residential amenity and will have a positive impact on a number of SEA objectives as it is a complementary land use that will add to the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



29/07 (P) Roughrigg Road, Longriggend

Description

0.75 Ha site of open and agricultural land in a rural location immediately adjacent to the settlement of Longriggend proposed for residential development.

The site is on the northern edge of the settlement of Longriggend, mainly within a greenfield location and has a mixture of designations with 1/3 being HCF1 A residential areas and 2/3% NBE 3 B Rural Investment Area. This site consists of an area of previously built on land (miners cottages) which has reverted to grassland. The site bounded to the south by Main Street beyond which is housing, while to the north it is formed by Roughrigg Road, beyond which lies grassland/heathland. To the east and west of the northern section of the site is agricultural land, while the southern part of the site has residential properties. The site is classified as both grade 4 and 5 agricultural land and overlaps with land that is on the Councils vacant and derelict land register, no flooding issues are apparent.

Summary

The proposal for a release of 2.81 Ha could create a residential development of 70 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. However the release is considered to be excessive for the location and following assessment has been reduced to 0.75 Ha to provide 18 units.

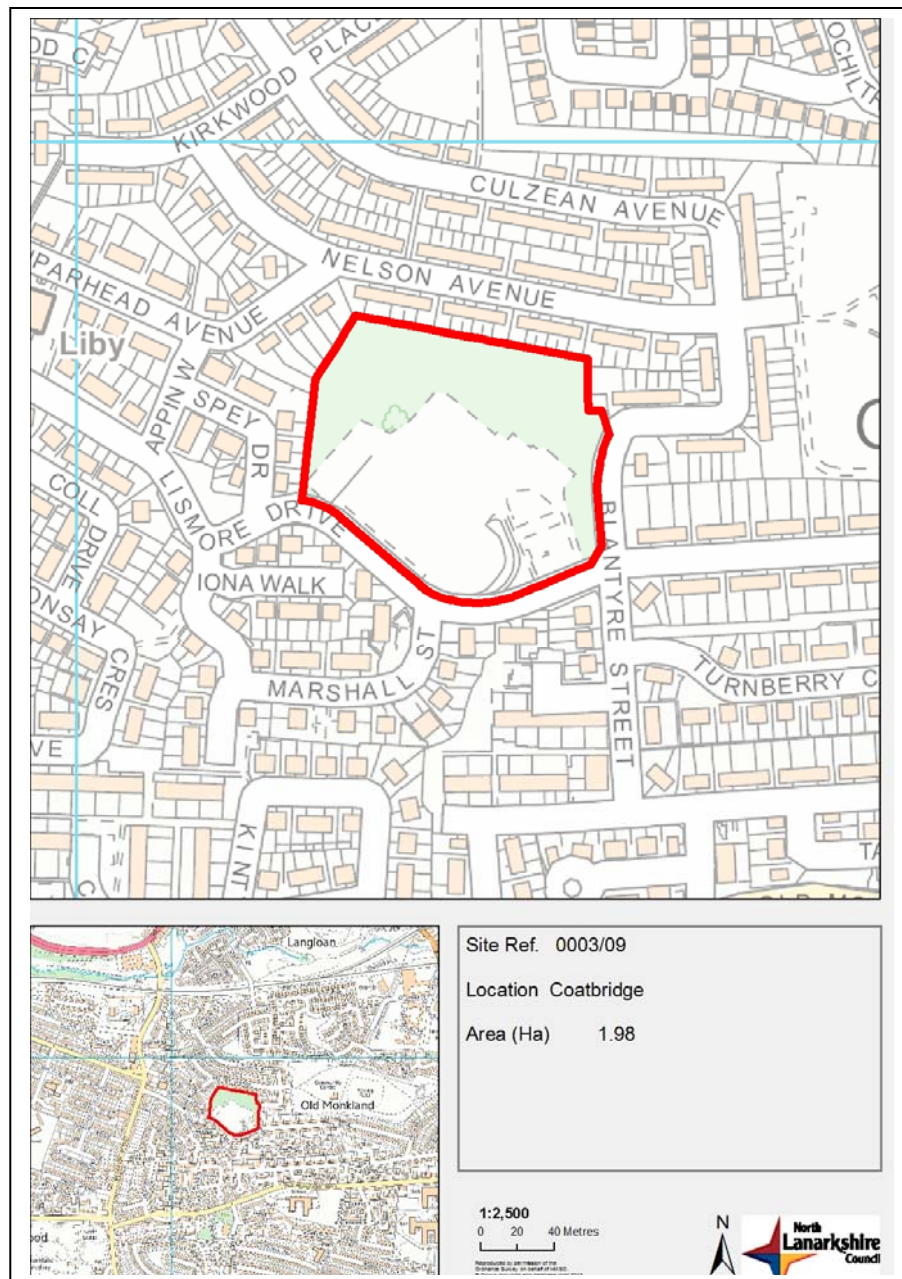
There are significant positive impacts from the designation of this partial site which is within the existing boundary would retain the defendable boundary of the settlement and release to a suitable scale for a rural settlement which will ensure a supply of quality land appropriate to the scale of Longriggend and help to maintain the on-going viability of the local school.

There are negative impacts anticipated in relation the release of the whole proposed site in terms of ecology / geology and soils / Landscape and visual as there is a SINC adjacent to the northeast of the site that may be affected by development, will result in development of land that has reverted back to Greenfield and has expected mine entries and would result in a release that is not in-keeping with the scale of a rural settlement.

As the Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated the northern area of the site has been removed.

Mitigation

The site has been reduced from the original 2.81 Ha to 0.75 Ha that will result occupying a gap site in the linear housing development at the north side of Main Street following assessment of the SEA objectives



03/09 St James Primary School, Coatbridge

Description

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.

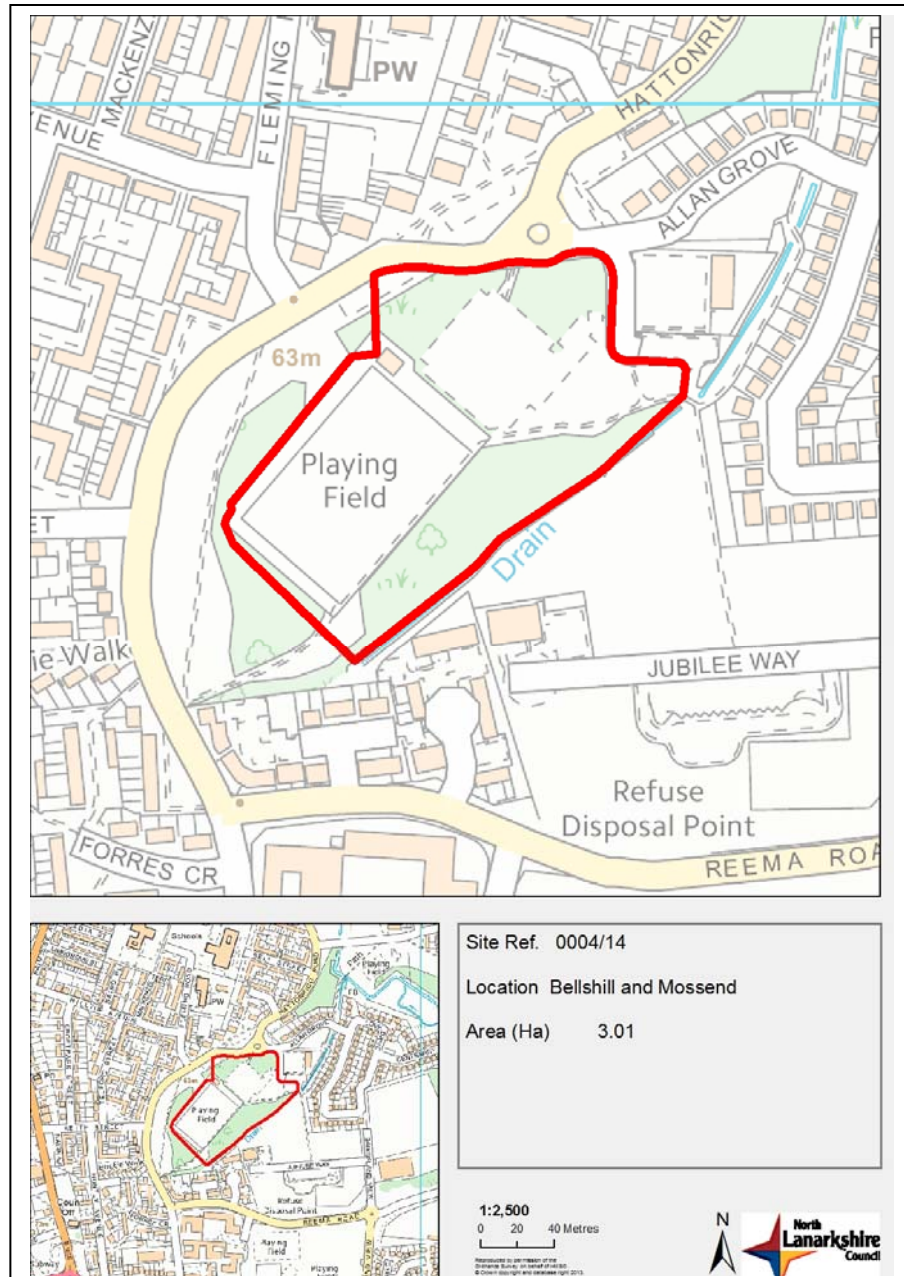
Developing the area for a residential use will have a positive impact on a number of SEA objectives as it is a complementary land use and will reuse an existing vacant brownfield site, in a way that will add to the urban form and function and is close to existing facilities and is well served by existing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



04/14 Hattonrigg Road, Hattonrigg, Bellshill

Description

A disused 3.01 Ha football pitch school site in an inner urban residential area of Bellshill proposed for residential development.

The site is within an urban location in Bellshill, is currently designated as Community Facilities (Policy HCF 1 B1), it was occupied by Bellshill Athletic and is adjacent to existing road infrastructure.

The site generally sits in a primarily residential area and regarding its immediate surroundings it is bounded to the north and west by Hattonrigg Road beyond which is existing residential development. To the south west lies a small wooded area, while to the south is existing residential development and to the south-east and east is an existing industrial area known as Reema Road and an area of derelict land that is in the councils vacant and derelict land register and extends into the site, to the north-east is a bowling club.

The site is flat brownfield in nature and consists of a disused and derelict playing field, terracing and car park. The north of the site contains a dense area of trees that span the length of this boundary. Trees are also present in the south eastern portion of the site, these sit in conjunction with an area of hard standing. Grass/scrub land extends from this section of trees towards the north eastern corner of the site. 70% of the site overlaps vacant/derelict land of derelict land that is in the councils vacant and derelict land register and is non-agricultural land.

Summary

The proposal will create a residential development of 75 units at 25 per hectare and presents the opportunity to reuse brownfield land within the existing urban boundary that is a disused and derelict sports pitch development in the mixed use inner urban area of Hattonrigg for a use that is consistent with the adjacent land uses.

The site is no longer required as a sports pitch due to the closure of the Bellshill Athletic junior football club. There are no protected designations or

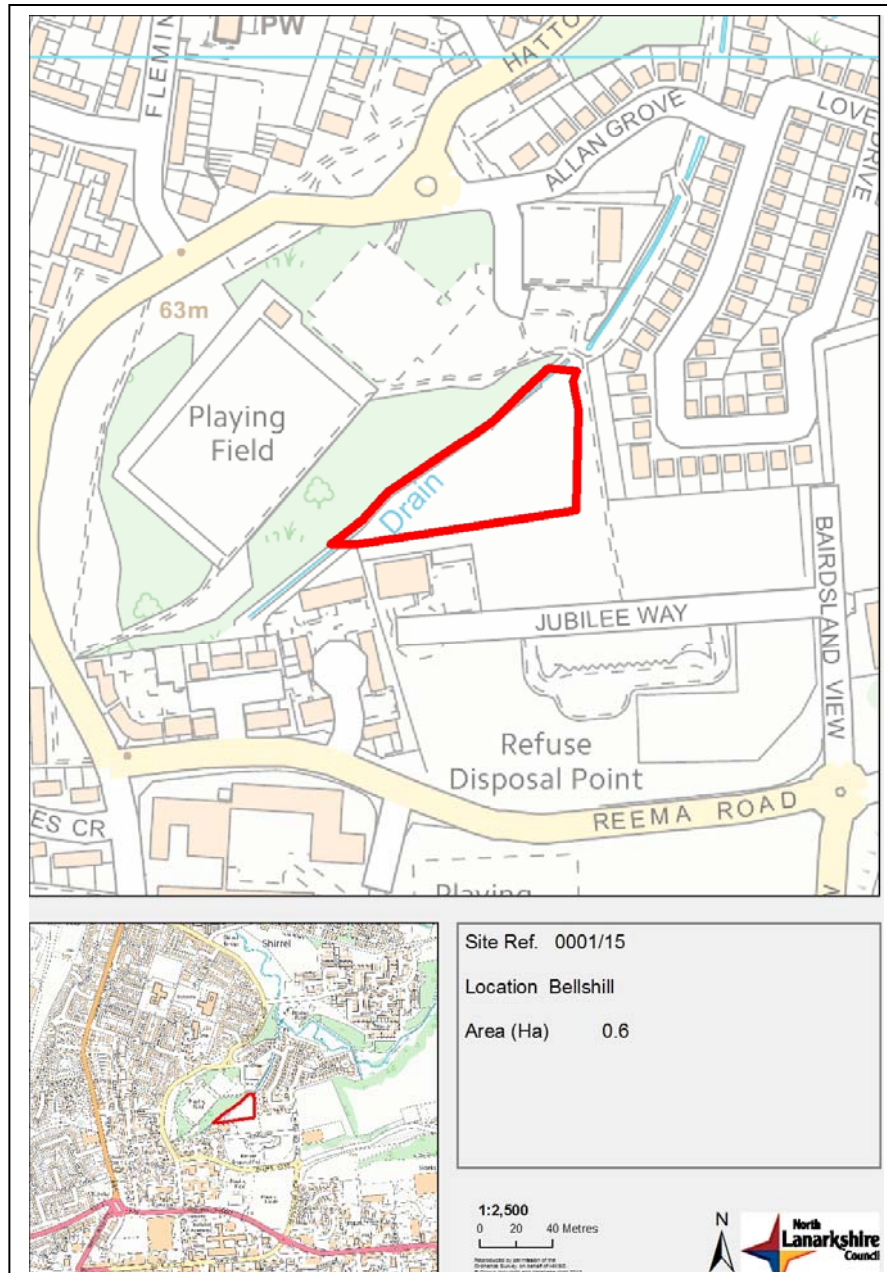
other environmental implications related to this site. The urban review in relation to this site is not an outer urban boundary review but a potential change in status to general urban classification in place other facilities. There are no significant environmental implications.

In SEA terms there are potential positive impacts from the re-designation of this site for development in relation to land use, landscape and visual and communities objectives as it is within the existing urban boundary and is within an existing residential area so is consistent with existing land use aims. It reuses an existing brownfield site on the council's vacant and derelict land register and enhances the urban fabric and form of the area. Developing the area for a residential use is a complementary land use that is close to existing facilities and is well served by existing bus provision.

There are potential negative impacts in relation to the Aquatic Environment

Mitigation

The site is adjacent to fluvial flood extent of Shirrel Burn and a minor water course runs adjacent to the SE edge of this site, 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. Additional information will be required in the form of a Flood Risk Assessment. It is expected that the entire site except the area adjacent to the burn looks to be developable.



01/15 Bairdsland View, Bellshill

Description

Vacant 0.6 Ha site in an inner urban area of Bellshill proposed for residential development.

The site is within an urban location in Bellshill, is currently designated as Promoting Industrial and Business Sites (Policy EDI 2 A), it is currently vacant and is in close proximity to existing road infrastructure.

The site is within an existing industrial location it is bounded to the north and west by adjacent land which is open land and was the site of a disused and derelict sports pitch by a site being promoted in the Local Development Plan for residential development 04/14. To the south by a funeral service building and a Class 4 Industrial Unit within an area that is existing industrial land, while to the southwest and east is newer residential development.

The site is flat brownfield in nature and historically contained a coal slag heap this has resulted in 87% of the site being classified as derelict land and being on the council's vacant and derelict land register. The site is also in the industrial and business land register NLS00273 as a review site. The site contains open land with a small cluster of trees in the northeast and southwest corners. There is a path which travels from the northwest to southwest of the site and is non-agricultural.

Summary

The proposal will create a residential development of 15 units at 25 per hectare and presents the opportunity to reuse brownfield land within the existing urban boundary that that will re-designate an area as general urban within a mixed use inner urban area of Hattonrigg for a use that is consistent with the adjacent land uses.

The site is no longer required to be held for industrial use. It is adjacent to existing housing to the east. The disused sports pitches to the west feature in the urban review as potential housing development. There are no protected designations or other environmental implications related to this site. The urban review in relation to this site is not an outer urban boundary review but a

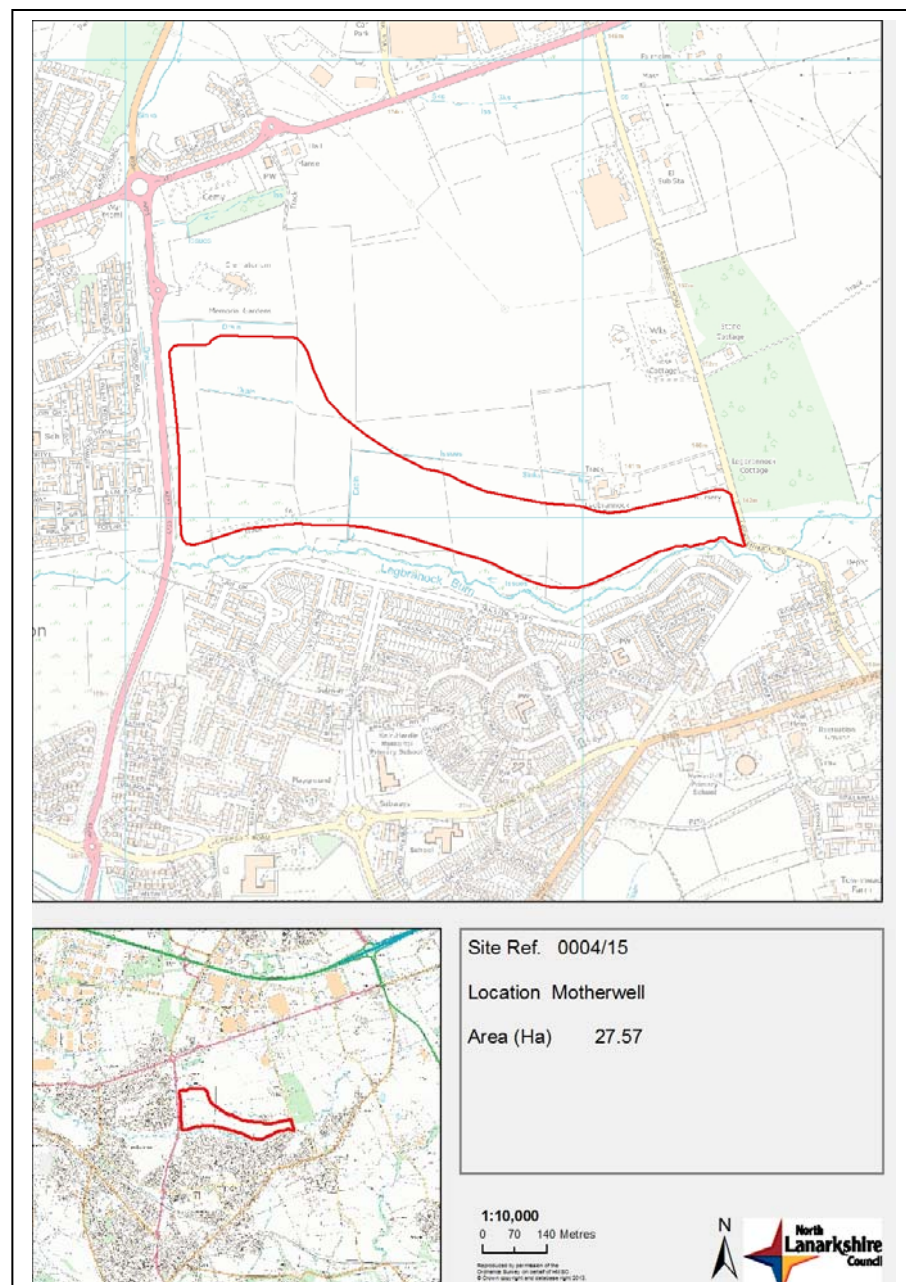
potential change in status to general urban classification in place of industrial. There are no significant environmental implications.

In SEA terms there are potential positive impacts from the re-designation of this site for development in relation to land use, landscape and visual and communities objectives as it is within the existing urban boundary and adjacent to an existing residential area, the area around this site is all proposed for re-designation as a General Urban classification within the Local Development Plan, so is consistent with existing land use aims. It reuses an existing brownfield site on the council's vacant and derelict land register with a derelict classification. Developing the area for a residential use will enhance the urban fabric and form of the area as it is a complementary land use that is close to existing facilities.

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

Mitigation

The site is adjacent to the fluvial flood extent of Shirrel Burn and a minor watercourse flows along the boundary of the site. 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 FRA required.



04/15 Torrance Park, Holytown

Description

27.57 Ha greenfield site to the east of the settlement of Holytown proposed for residential development

The site is within a greenfield location currently designated as Community Facilities (Policy HCF 1 B1) associated with Torrance Park Golf Course on the edge of the exiting urban area of Holytown and adjacent to existing road infrastructure. The site is bordered to the west by the adjacent A723, to the south of the site is bounded by a wooded area and Legbranock Burn and beyond by residential properties. To the north is Holytown Crematorium and to the north-east is a current residential development by Taylor Wimpey for 222 units (MLMW 0702) which consists of an existing farm and nursery and vacant and derelict land within the northeast of the site and the Torrance Park Golf Course. While to the east is scrubland designated as Greenbelt.

The site is generally open fields with scattered trees, with thin trees lines separating them north to south in the western part of the site and an existing track along the southwest of the site, and slopes from south-east to north-west with a difference in height of 35m. The site is 81% Grade 3.2 Agricultural Land Classification and 19% non-agricultural land.

Summary

The proposal will create a residential development of 690 units at 25 per hectare and presents the opportunity together with the currently developing residential development which is adjacent to the site will form a logical extension to the boundary of the urban area to the east of the A723 between the existing urban residential areas of Holytown and New Stevenston for a use that is consistent with the adjacent land uses and aims to deliver and identified need in the area

This area is a greenfield location in the green belt. Its green belt status is incongruous given it is bounded by roads infrastructure and existing and proposed residential urban development. The site would be more rationally designated part of the urban area, without impacting on environmental or other valuable protected designations.

The proposal will have positive benefits in terms of land use / landscape and visual and communities through creating a logical defensible boundary and developing in a location that has numerous community facilities in close proximity. It has also a positive impact on air quality and noise objectives due to it being close to bus routes and a core path.

There are adverse impacts anticipated on geology and soils as release of the site may result in the future development on a greenfield site if there is a required need. However releases of this type are identified to create a logical and defensible urban boundary edge.

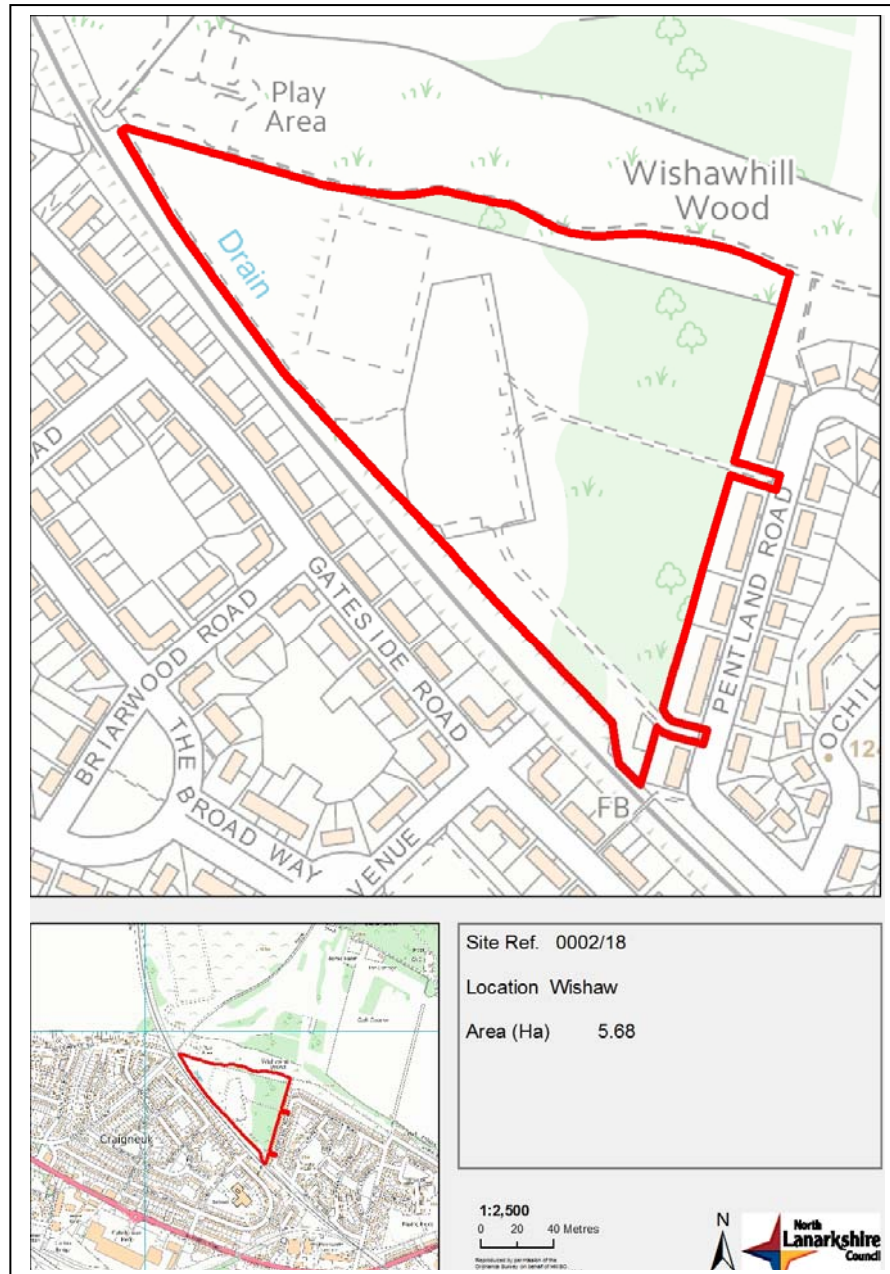
There are negative impacts in terms of In terms of the aquatic environment there are potential flooding issues. There is also a negative impact in terms of landscape and visual due to the topography of the site and the loss of large area of previously protected open space. However the existing residential development to the north is already impacting on these matters and this site defined as being within the urban area.

Mitigation

There are a number of minor watercourses the flow through the site, a 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 Flood Risk Assessment will be required to ascertain the developable amount of the site.

There are potential adverse impacts anticipated in relation to and noise due to the proximity of to the crematorium and A723/Legbrannock Rd, 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.

Appropriate buffers will require to be provided to the SINC to the southern boundary of the site.



02/18 St Matthews Primary School, Craigneuk

Description

5.68 Ha vacant brownfield site within the settlement of Wishaw proposed for residential development

The site is within an urban location within Wishaw, is currently designated as Community Facilities (Policy HCF 1 B1), was occupied by the former St Matthews primary school and is adjacent to existing road infrastructure. The site is bordered to the southwest by the Wishaw branch rail line, beyond which is an established residential area, to the north is woodland contained within Wishaw Golf Club grounds, beyond which is the course itself. The land to the east contains existing residential development known as the Wisharthill area of Wishaw consisting predominantly a mix of 2up-2down and flats

The site contains open land and brownfield land and previously occupied by St. Matthews Primary School and grounds. The buildings have been cleared, this has resulted in the site partly being classified as vacant/derelict land (22%). There is a large track from the southeast to the middle of the site and a thin track along the south of the site and there is a large area of woodland along the east and the north of the site with a thin line of woodland surrounding the rest of the site and is 100% non-agricultural land and there is flood risk apparent.

Summary

The proposal will create a residential development of 142 units at 25 per hectare and presents the opportunity to reuse brownfield land within the existing urban boundary for a use that is consistent with the adjacent land uses.

There are no major protected designations related to this site.

The urban review in relation to this site is not an outer urban boundary review but a potential change in status to general urban classification in place other facilities. The site is in an urban location and is proposing to reuse a brownfield site that is no longer required as a school and is proposed for a use that is complementary with surrounding uses which are predominately residential.

There are no significant environmental implications or other valuable protected designations associated with the site apart from an element of ancient woodland at the boundary of the site which can be mitigated against.

The proposal will have positive benefits in terms of land use / landscape and visual and communities through developing on a brownfield site within the urban area and will bring an area of derelict land back into effective use. The site is also close to existing facilities. There are also SEA benefits from the fact the site is close to bus routes and a core path.

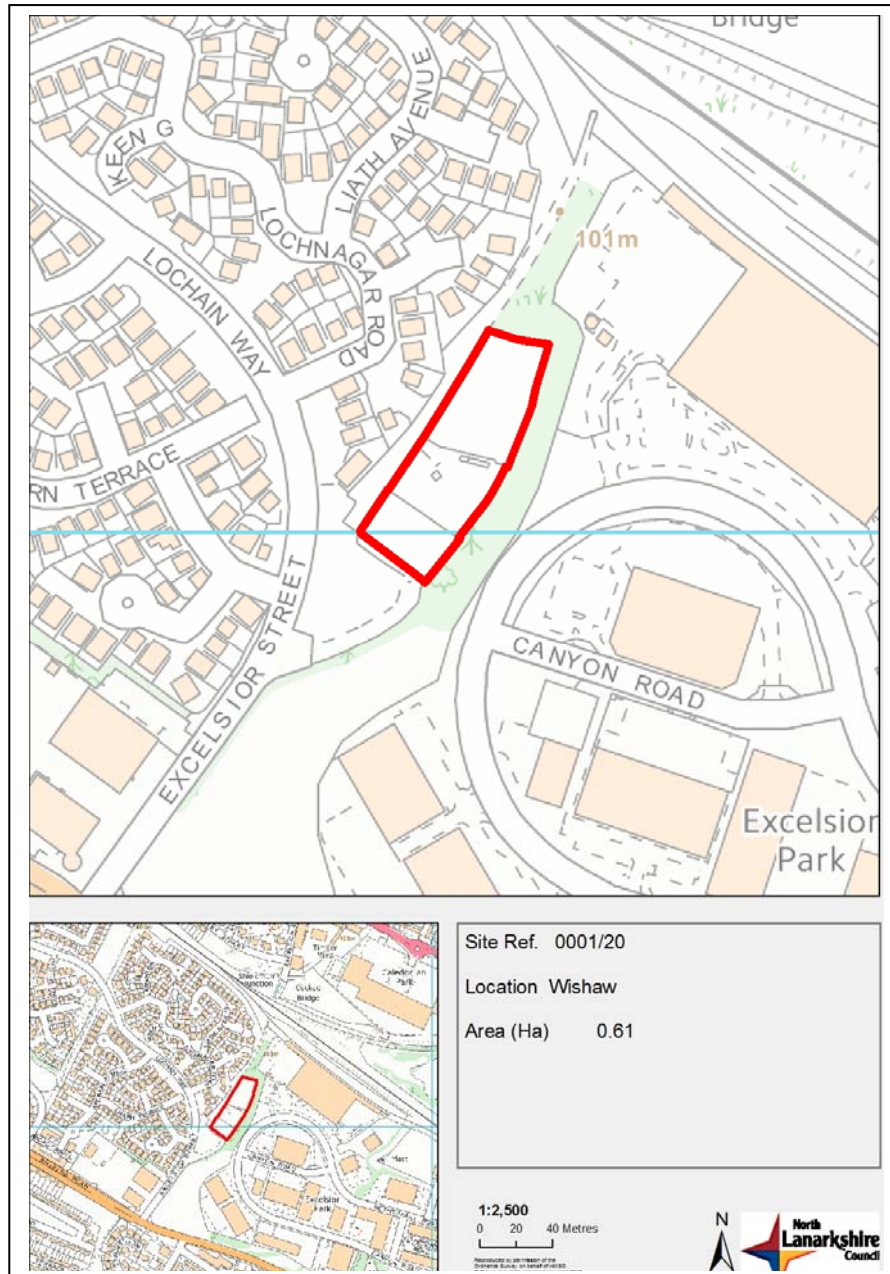
There are negative impacts in terms of air quality and noise objectives due to its proximity to a railway line.

Mitigation

Tree protection measures to be incorporated to ensure trees on the site which are considered ancient woodland are protected, and consultation with appropriate bodies will be required.

There are potential adverse impacts anticipated in relation to and noise due to the proximity of to the 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.

To prevent conflict between the golf course and proposed housing screening to the north of the site will require to be retained.



01/20 Excelsior Street, Wishaw

Vacant 0.6 Ha site within the settlement of Wishaw proposed for residential development.

This vacant bownfield site is currently designated as existing Business and Industry (Excelsior Park industrial area) within the exiting urban area of Netherton area of Wishaw which was previously used for storage purposes, is identified as non-agricultural and is adjacent to existing road infrastructure which serves existing residential development. The site is bounded to the east by an existing residential area, and the south by an area of open space associated with this, while to the west and an existing industrial and business area to the east.

The site is flat and has a strong tree belt to the east and north screening it from the industrial area (Excelsior park former Enterprise Zone location) and a railway line, the front of the site has recently been used for commercial storage purposes which has been abandoned and fallen into a state of disrepair, the rear of the site was the former Muirhouse Engineering and Foundry Works relating to 78% of the site being derelict land and identified on the Councils vacant and derelict land register.

Summary

The proposal will create a residential development of 15 units at 25 per hectare and presents the opportunity to create a natural progression to the adjacent residential development and provide for small scale housing development.

The site is no longer required to be held for industrial use. It is adjacent to existing housing to the east, as part of the urban review the site is considered as having potential housing development. There are no protected designations or other environmental implications related to this site. The urban review in relation to this site is not an outer urban boundary review but a potential change in status to general urban classification in place of industrial use. There are no significant environmental implications.

In SEA terms there are potential positive impacts from the re-designation of this site for development in relation to land use, landscape and visual and

communities objectives as it within the existing urban boundary and adjacent to an existing residential area, the area to the west of the site is residential and to the full area is proposed for a General Urban classification within the Local Development Plan, so is consistent with existing and proposed land uses aims. It reuses an existing brownfield site on the councils vacant and derelict land register with a derelict classification and brings it back into productive use. Developing the area for a residential use will enhance the urban fabric and form of the area as it is a complementary land use.

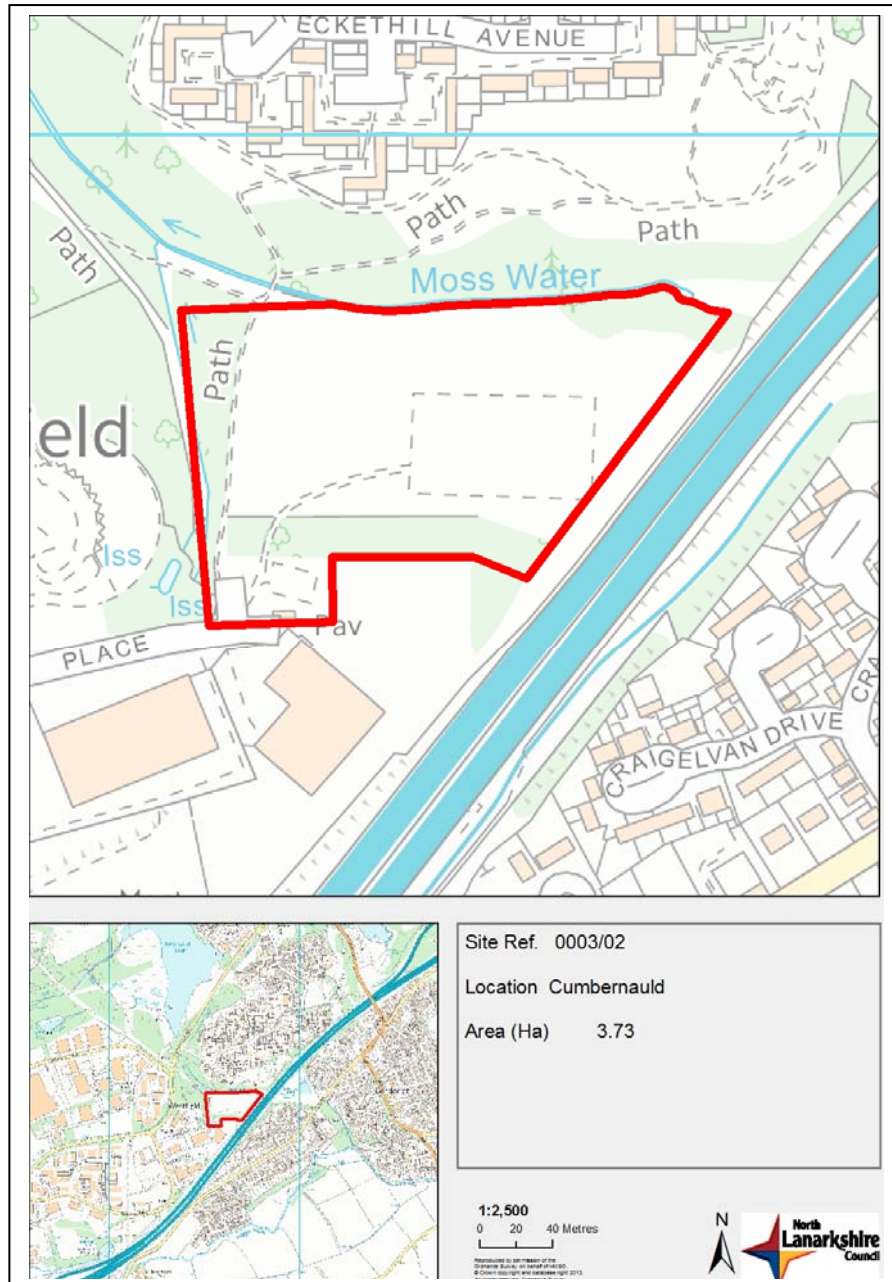
There are, however, potential negative impacts anticipated in relation to noise and air quality and the aquatic environment as the site is located close to an existing industrial area and there are potential implications for localised flooding.

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 officer, and water resilient measures recommended.

The presence of a mine entry on the site may result in a requirement for capping and site investigations will be required.

There are potential adverse impacts anticipated in relation to and noise due to the proximity of to the railway line and neighbouring industrial uses, 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.



03/02 Westfield, Cumbernauld

Description

3.73 Ha site located in the urban area Cumbernauld proposed for industrial use.

The site is in an inner urban location currently designated as Protecting Housing Development and Community Facilities policy (HCF1) and is considered as open space. It is within the exiting urban area to the west of Cumbernauld adjacent to the Westfield industrial area which was planned in the 1960's and is a Strategic Location for Business and Industry (Policy EDI 1 B2). The site itself is used for leisure/recreation and consists of a floodlit football pitch and is served by existing road infrastructure.

The site is bounded to the west by a thick shelterbelt of tree planting beyond which is the Westfield industrial area which also extends to the south of the site. It is bounded to the north by a water course known as the Moss Water beyond which is an existing residential area within the Westfield area while to the east is the M80 Motorway.

The topography of the site is flat due to forming a used red ash football pitch which is located to the south-east of the site. The remainder of the site is predominately maintained open space, to the east there is an area of scrubland and to the south there is a continuation of the shelterbelt mentioned above which is part of a wider WIAT Cumbernauld Woods scheme. The site is 62% grade 3.2 and 36% grade 4 agricultural land classification.

Summary

The proposal will deliver an industrial use adjacent to an established industrial area, the site is identified through the urban boundary review as land identified as appropriate for an alternative use. As such the site is considered appropriate for Industrial purposes as it is compatible with its surroundings and provides a logical extension to an existing industrial estate as the site is no longer required as sports pitches.

There are no significant environmental implications associated with the site as there are no protected designations on this site. The urban review in relation to

this site is not an outer urban boundary review but a potential change in status to general urban classification in place other facilities.

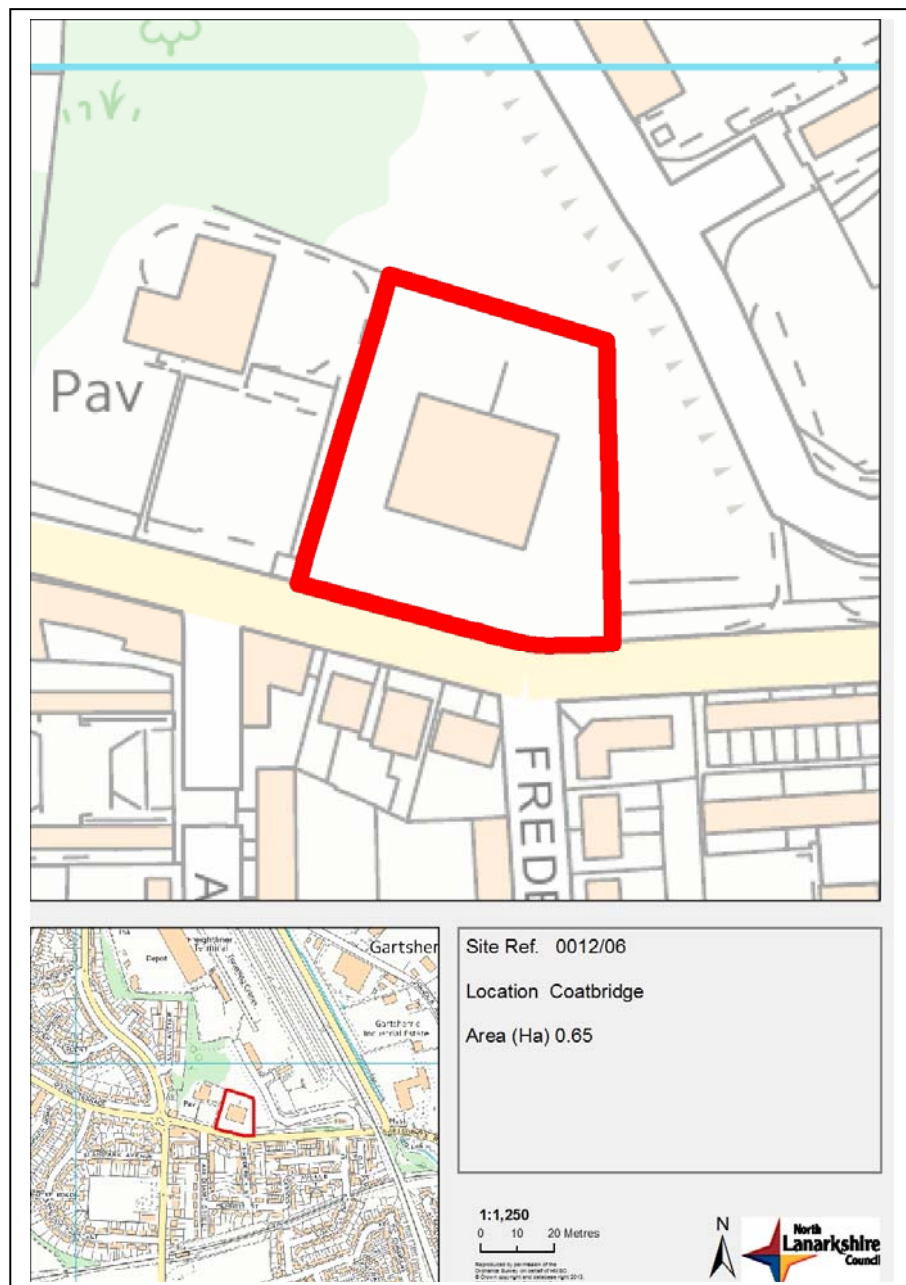
In SEA terms there are potential positive impacts from the re-designation of this site for development in relation to land use as it is within the existing urban boundary and adjacent to an established industrial residential area so is consistent with existing and proposed land uses aims as it is a complementary land use.

There are, however, potential negative impacts anticipated in relation to communities as it will result in the loss of a red ash football pitch and aquatic environment as there are potential implications for localised flooding.

Mitigation

A minor water course runs along the site boundary and is culverted adjacent to the 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 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 establish which parts of the site are developable.

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.



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.

Green Belt Review - Future Development Sites

Potential housing development sites

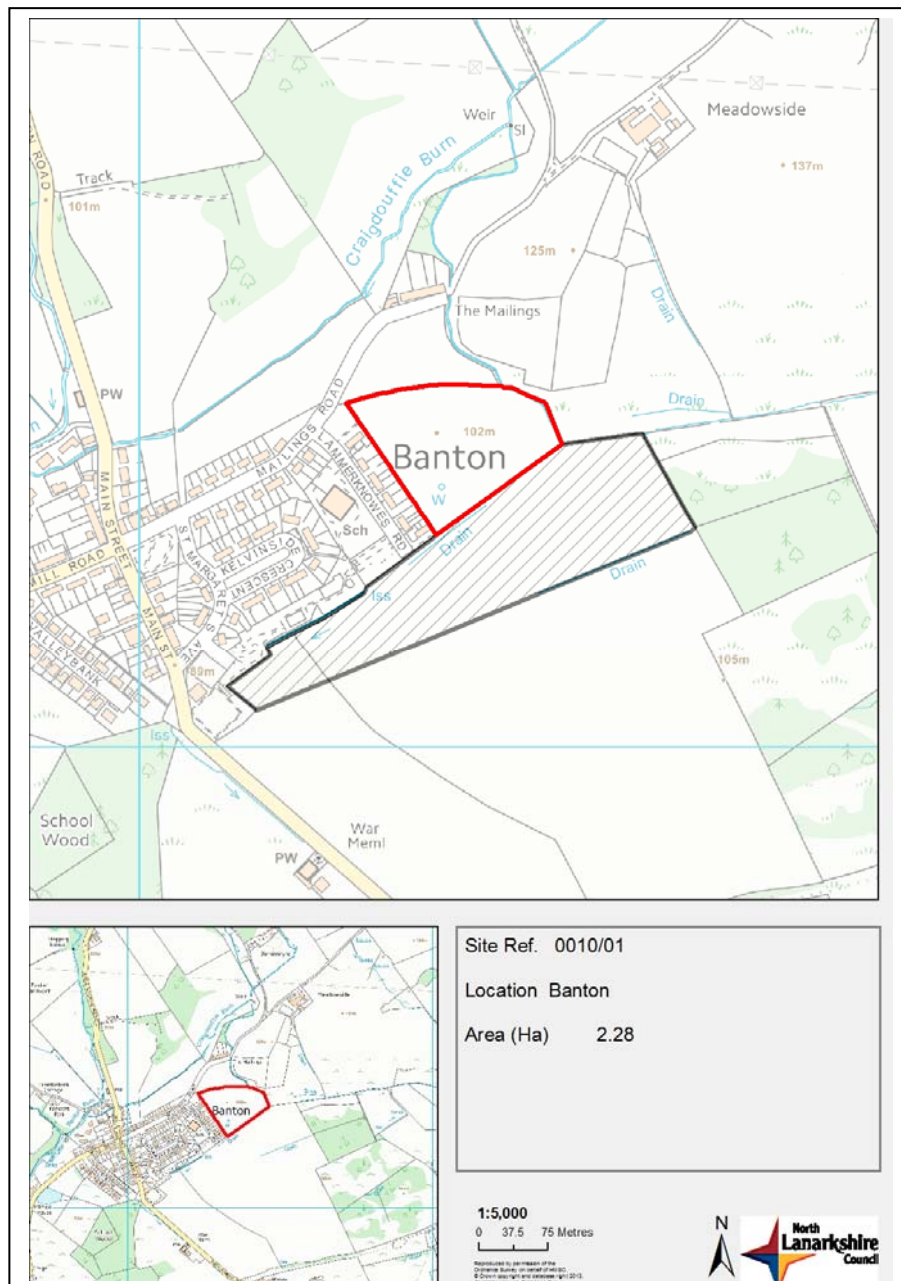
Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	Use	Part Site
0010/01	±	✓	×	✓	±	✓	×	×	±	±	×	×	×	±	×	Housing	✓
0009/02	±	×	×	±	×	✓	±	±	±	±	±	±	×	×	✓	Housing	
0004/05	±	✓	×	×	×	×	×	×	±	±	±	±	✓	✓✓	×	Housing	
0010/05	±	✓✓	×	×	×	±	×	×	±	±	±	✓✓	✓	±	✓✓	Housing	
0018/05	±	✓	×	×	×	×	×	×	±	±	±	✓✓	×	✓	×	Housing	✓
0029/05	±	✓✓	×	×	×	±	×	×	±	±	±	✓	✓	±	✓✓	Housing	✓
0022/07	×	✓	×	±	×	±	×	±	±	±	±	×	✓✓	×	×	Housing	
0005/09	✓✓	✓✓	×	±	✓	✓	×	✓	±	✓	×	±	✓	×	±	Housing	
0006/09	±	✓✓	×	±	✓	✓	×	✓	±	✓	×	×	✓	×	✓	Housing	
0004/10	✓	±	×	×	±	✓	×	✓	✓	✓	×	✓	✓	×	±	Housing	
0007/11	±	✓	×	±	±	±	×	×	×	✓✓	×	×	✓	±	±	Housing	
0005/12	±	✓✓	×	±	±	±	×	✓	±	±	×	±	✓	✓	±	Housing	✓
0014/12	±	✓✓	×	±	×	✓	±	×	±	±	×	✓	✓	±	×	Housing	✓
0002/14	±	✓	×	×	×	±	×	±	✓	✓✓	±	✓	✓✓	✓✓	✓	Housing	✓
0004/19	±	✓✓	×	±	×	✓	×	×	×	±	±	✓	×	×	×	Housing	
0022/19	±	✓	×	±	×	✓	×	×	±	✓✓	±	×	×	×	×	Housing	
0025/19	±	×	×	±	±	✓	×	×	✓	±	±	✓	✓	✓	±	Housing	
0026/19	±	×	×	±	✓	✓	±	✓	×	±	×	×	×	×	±	Housing	
0028/19	±	×	×	±	✓	✓	±	✓	±	±	×	±	×	×	±	Housing	
0002/20	±	✓✓	×	×	×	±	×	×	±	✓✓	±	✓	×	✓✓	×	Housing	
0007/20	±	±	×	±	✓	✓	±	✓✓	±	×	±	×	×	×	×	Housing	

Potential business development sites

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	Use	Part Site
0002/10	✓	✓	×	±	×	✓	×	×	×	±	±	✓	✓✓	×	✓✓	Business	
0003/19	✓	×	×	±	×	±	×	×	±	±	×	✓✓	±	✓✓	✓✓	Leisure	

Potential regeneration development sites

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	Use	Part Site
0002/13	✓	✓✓	×	✓	×	×	×	±	±	✓	±	±	✓✓	±	✓	Regen	
0007/19	✓✓	±	×	×	×	±	×	±	✓	✓✓	✓	×	±	✓✓	±	Regen	



10/01 (P) East of St Margaret's Avenue, Banton

Description

2.28 Ha site Agricultural land in a rural location on the eastern edge of settlement of Banton proposed for housing development.

The site is within a greenfield location fully within the existing greenbelt designation and is currently used for grazing livestock. It is on the edge of the existing urban boundary of the settlement of Banton and is bounded to the north, south and east by agricultural fields and to the west by local authority housing fronting Lammerknowes Road which pre-date the 1960's.

Summary

The proposal is to provide a residential housing development which would be consistent with the adjacent land use within the settlement and aims to deliver and identified need in the area. The submission proposed the release of a 7ha site, which has been reduced to 2.28ha following assessment and has the potential to provide 57 units on 25 per hectare basis.

There are potential significant positive impacts from the designation of this partial site as an urban location. It would ensure a supply of quality land appropriate to the scale of Banton and help to maintain the on-going viability of the local school.

There are, however, potential negative impacts anticipated in relation the release of the whole proposed site to aquatic environment, landscape and visual, communities, ecology and cultural and heritage due to the topography of the site, the presence of an environmental designation within it, and effect the site may have on an historic designation (Battlefield).

There are also 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.

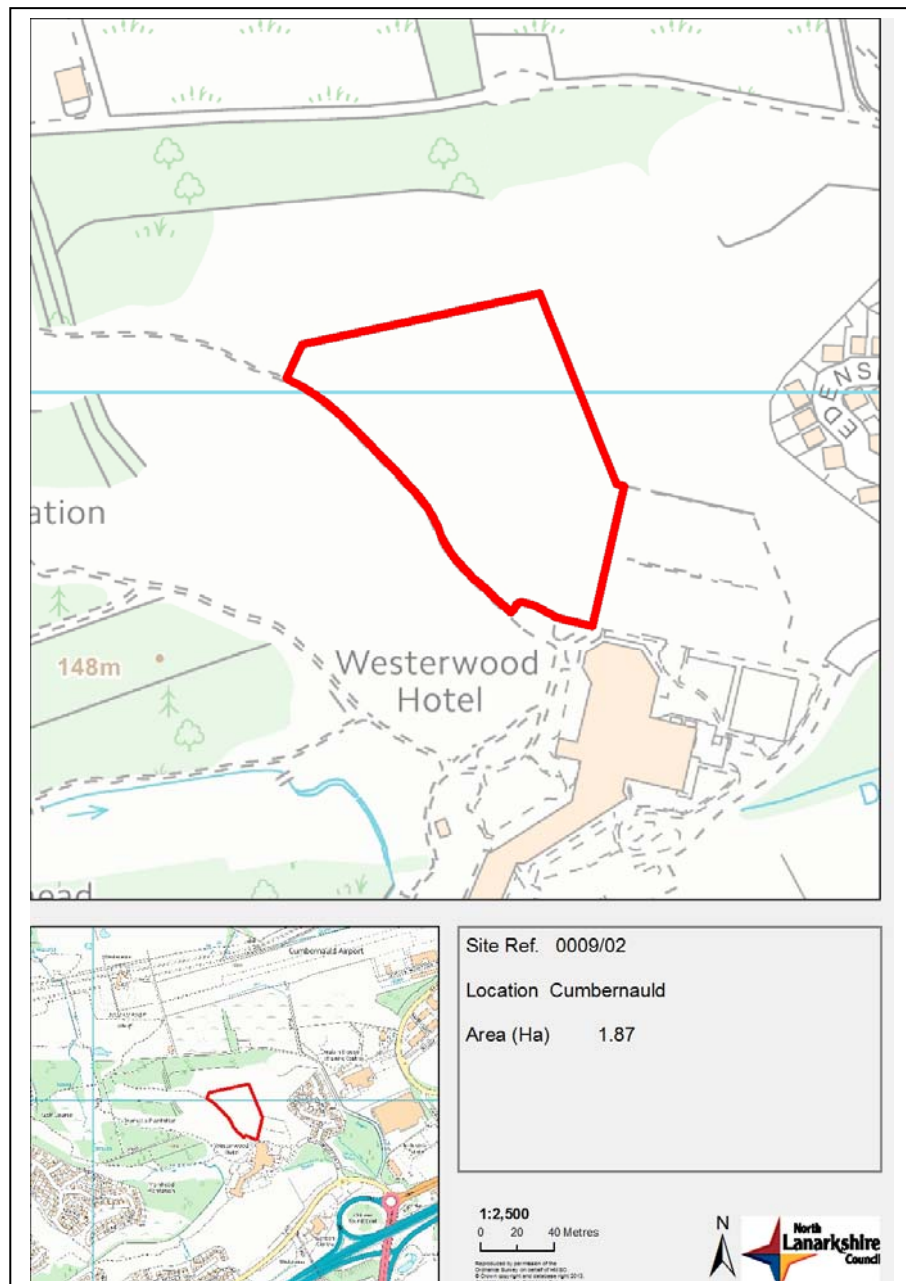
These adverse impacts are minimised by the reducing the scale of the area of land released for development and it is therefore appropriate to form part of the long-term defensible urban boundary of Banton towards the burn, even though the SINC designation does encroach into the site.

Mitigation

Only part of the site will be released of an originally larger site (See hatched area in map above to identify area removed) for development so that its scale is in-keeping with the existing small rural settlement and minimise the loss of large area of countryside and the effect on other factors.

Minor watercourses with culverted sections flow along site boundary, 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 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

Both direct and indirect negative impacts on the historic or natural environment will need to be considered and development be sympathetic to the existing topography of the site as part of any planning application and boundary treatment will be required to minimise the visual effect of the development on the surrounding landscape.



09/02

Westerwood, Cumbernauld**Description**

The site is rough grassland associated with Westerwood golf course that was previously used as golf driving range / practice area. It is adjacent to existing housing in Cumbernauld and is proposed for housing development.

The site is considered open space due to it being associated with the golf course and is within its grounds. It is within the existing urban area of Cumbernauld and is designated as community facilities; this is a legacy from Cumbernauld New Town era where large areas within New Town remained open space. It is on the north eastern edge of the golf course which bounds the site to the west. The site is also bounded to the north and east by a currently developed residential development and to the south by the Westerwood hotel car park. There is a SINC designation to the north of the site though it is not directly adjacent to the site boundary, and there is no flood risk apparent

Summary

The site is 1.87 Ha in size and has potential to accommodate 47 housing units on the basis of 25 per hectare. The proposal is to provide a residential housing development which would be consistent with the adjacent developed land use.

There are potential significant positive impacts in terms of land use and communities from the designation of this site as an urban location as it would create a logical extension to the urban boundary and provide affordable housing in the area.

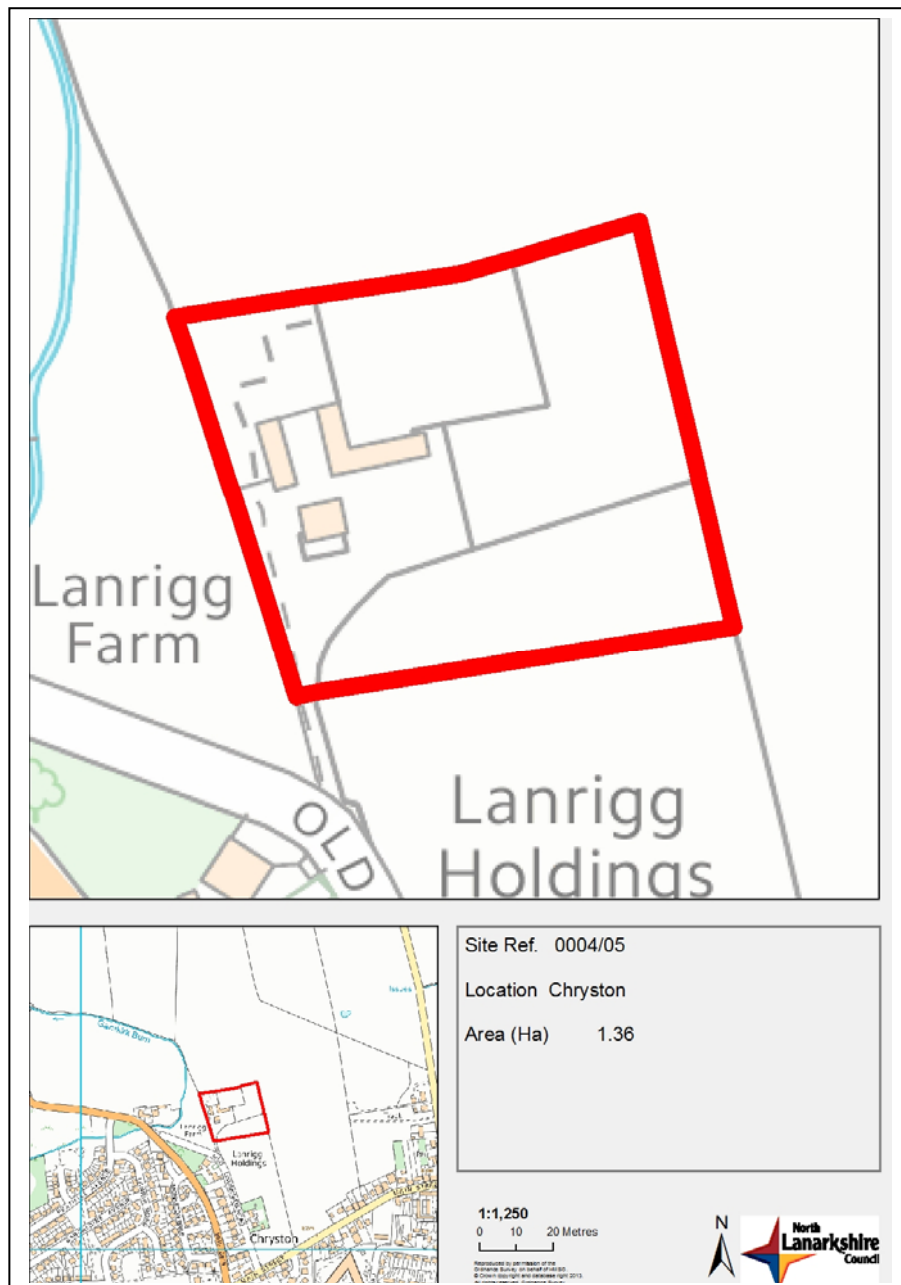
There are adverse significant impacts anticipated on geology and soils as release of the site would result in development on a Greenfield site however as there releases of this type are required to create a logical and defensible urban boundary edge.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of Cumbernauld Airport.

Mitigation

There are potential adverse impacts anticipated in relation to and noise due to the proximity of to the airport and neighbouring industrial uses, 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. However a housing development adjacent the site has mitigated such issues.

Any conflict between the golf course and proposed housing will require to be assessed at planning application stage and screening may require to be provided.



04/05 Lanrigg Holding Old Lindsaybeg Road, Chryston

Description

1.36 Ha site located on the edge of the settlement of Chryston proposed for residential development.

The site is within a greenfield location currently designated as greenbelt on the edge of the exiting urban area of Chryston, is currently an operational farm and is in close proximity to existing road infrastructure.

It is to the north of the settlement of Chryston, while the site's neighbouring land uses are at present predominantly agricultural open space to the north-west, north, and north-east of the site. It is bounded on all sides by sites designated for residential development and with within the Housing Land Supply. To the south is NLSK1106 79 Units (nearing completion), while to the east and north is NLSK1046 101 Units beyond which to the east is NLSK1107 90 units and to the north are open fields and to the west is NLSK1039 11 Units.

There are a number of farm buildings on the site in addition to the residential farm building with a strong tree belt on the northern boundary. The site is 100% grade 3.2 agricultural land classification.

Summary

This small site incongruously defined as green belt surrounded on all sides by residential development opportunities. The site has been identified as part of the urban boundary review and would the proposal would create a residential development of 34 units at 25 per hectare.

The site is no longer required as farm use and is considered suitable for development given its current isolated greenbelt status in planning terms and does not function as this given its proposed surrounding uses. The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing thus proving for a required need in the area.

This area is a greenfield location in the green belt, its green belt status is incongruous given it is bounded by roads infrastructure and existing and proposed residential urban development. The site would be more rationally designated part of the urban area, without impacting on environmental or other valuable protected designations.

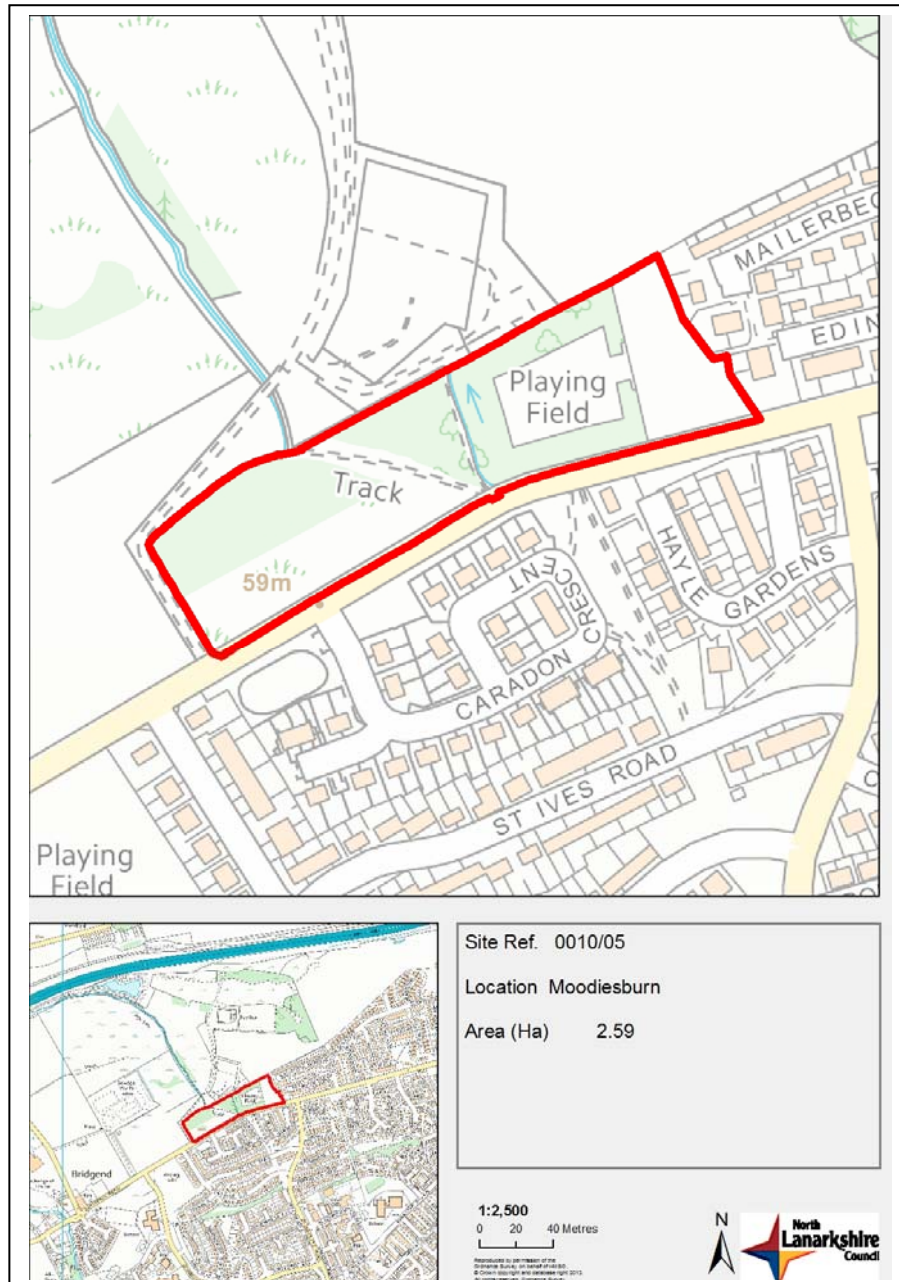
There are no protected designations or other environmental implications related to this site. The urban review in relation to this site is an outer urban boundary review but the potential change in status to general urban classification to correct an incongruous green belt definition and there are no significant environmental implications.

The proposal will have positive benefits in terms of land use/landscape and visual and through creating a logical defensible boundary, as it presents the opportunity together with an adjacent current development and other releases to the site will form a logical extension to the urban area of Chryston for a use that is consistent with the adjacent land uses.

There are potential negative impacts in relation to the Aquatic Environment

Mitigation

Proposed development will result in an increase in vulnerability and lies adjacent to the 1:200 year flood extent of the Garnkirk Burn and further information in the form of a Flood Risk Assessment is required to ascertain the developable amount of the site.



10/05

Gartferry Road, Moodiesburn**Description**

2.59 Ha site located in the northern area of the settlement of Moodiesburn proposed for residential development.

The site is within a greenfield location currently designated as Greenbelt to the north of the settlement of Moodiesburn, the area is mainly agricultural land and recreational ground, both formal and informal and is adjacent to existing road infrastructure.

The site is bounded to the south by Gartferry Road beyond which is recently developed residential area of the settlement, to the east is further residential area. To the north and east are predominantly open rural fields which have is a site designated for residential development and are in the Councils housing land supply NLSK0441 for 300 units. In the north-west corner there is a water course that runs up to the M80.

The site is flat and predominately rural open fields, and featuring some sporadic woodland across the central area of the site, there is also a functioning football pitch and an area of maintained open space used for passive recreation purposes. A claimed right of way dissects the site and 100% is classified as grade 3.2 agricultural land.

Summary

The site is incongruously defined as green belt surrounded on all sides by residential development opportunities and existing residential urban area. It has been identified as part of the urban boundary review and would the proposal would create a residential development of 65 units at 25 per hectare, the site is considered suitable for development given its current isolated greenbelt status in planning terms and does not function as this given its proposed surrounding uses. Development of the site would result in the loss of a football pitch and as it is within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing thus proving for a required need in the area.

This area is a greenfield location in the green belt. Its green belt status is incongruous given it is bounded by roads infrastructure and existing and proposed residential urban development. The site would be more rationally designated part of the urban area, without impacting on environmental or other valuable protected designations.

There are no protected designations or other environmental implications related to this site. The urban review in relation to this site is an outer urban boundary review but the potential change in status to general urban classification to correct an incongruous green belt definition and there are no significant environmental implications.

The proposal will have positive benefits in terms of land use/landscape and visual and through creating a logical defendable boundary, as it presents the opportunity together with an adjacent current development and other releases to the site will form a logical extension to the urban area of Chryston for a use that is consistent with the adjacent land uses.

While there are no significant environmental implications there are adverse impacts anticipated on geology and soils as release of the site may result in the future development on a greenfield site if there is a required need. However releases of this type are identified to create a logical and defensible urban boundary edge.

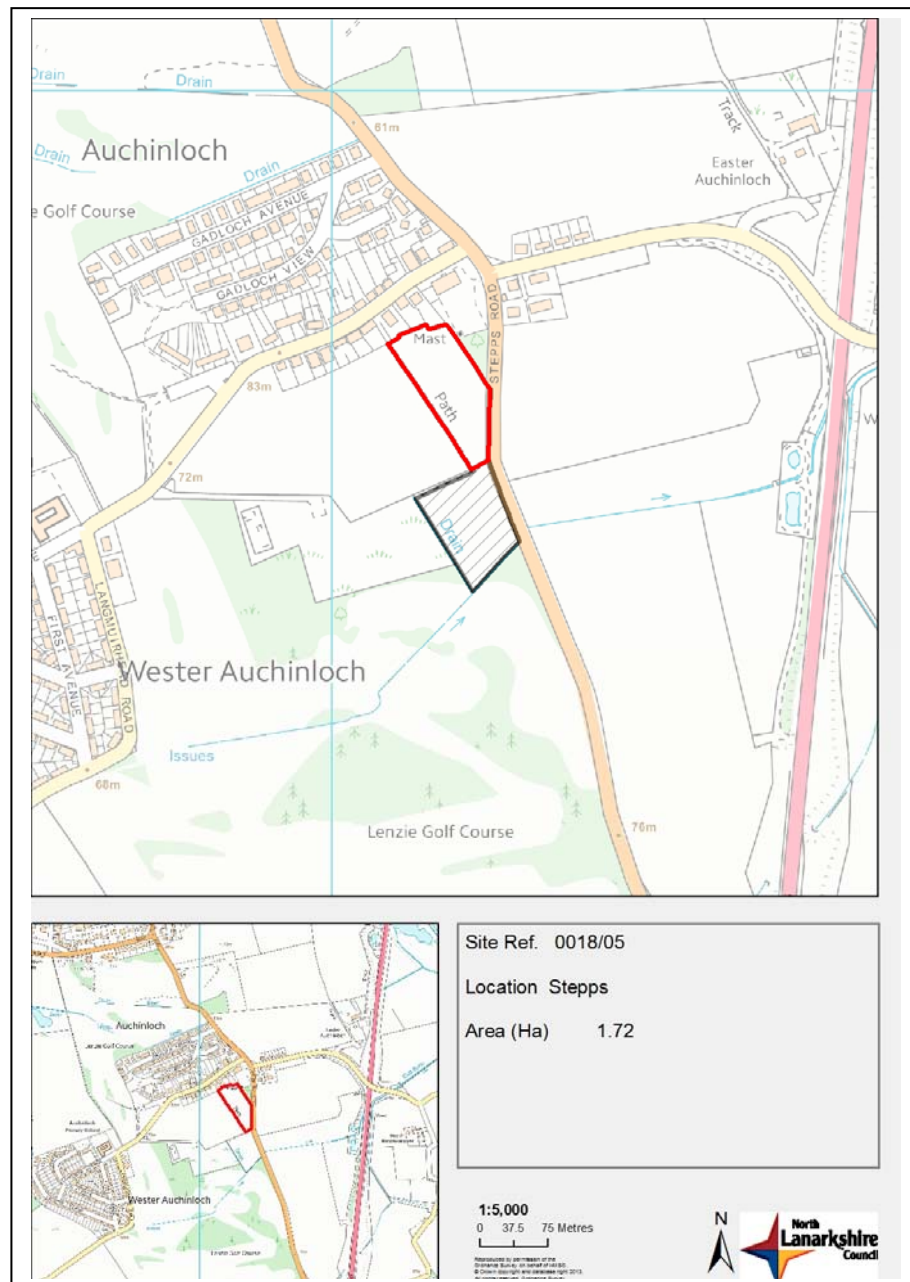
There are negative impacts in terms of In terms of the aquatic environment there are potential flooding issues, and communities in relation to the loss of a football pitch.

Mitigation

Minor watercourses with potentially culverted sections flow through the site, 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 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.

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.



18/05 (P) The Neuk, Auchinloch

1.72 Ha Greenfield on the boundary of the settlement of Auchinloch proposed for residential development

The site is within a Greenfield location on the boundary of the settlement of the village of Auchinloch, it is currently designated as Greenbelt (Policy NBE 3 A which is utilised for agricultural land and is adjacent to existing road infrastructure.

While the site is surrounded largely by similar areas of open space and agricultural land it is bound to the immediate east by Steps Road which is the main approach road to Auchinloch from the south. To the north however, lies the settlement of Auchinloch which is primarily residential urban area and to the south Lenzie Golf Course. To the west lies an area of rough pasture land allocated for housing development (NLCN1045).

The site slopes north to south differing in height from 80m to 65m, it is 100% grade 3.2 agricultural land classification and has hedges around its boundary.

The proposal will create a residential development of 42 units at 25 per hectare and presents the opportunity to provision of affordable housing in the area, as the site is within the Cumbernauld Sub-Market Area where Affordable Housing Policy HCF3 applies.

This site has been added due to the urban review however the size of the site is to be reduced from original submission of 1.7 Ha to a site extending 0.91 Ha. This not a significant outer urban boundary review but a potential change in status to general urban classification to round of the urban boundary.

By restricting the extent of the site to only the northern part in relation to this site it will make it more appropriate in terms of scale to the size of the village and create a logical rounding off to the urban boundary that will be easily defensible and be less intrusive visually along the southern approach to the village.

As a result reducing the size of the site will have a positive effect on SEA objectives in terms of Land Use, Landscape and visual and Communities and there are no protected designations or other environmental implications related to this site so it will have no effect on ecology.

There are still negative effects on SEA objectives aquatic environment though these can be mitigated against and geology and soils which are accepted as in relation to the site being a green belt release. There are potential negative impacts on ecology objectives due to protected species being present on the site.

Mitigation

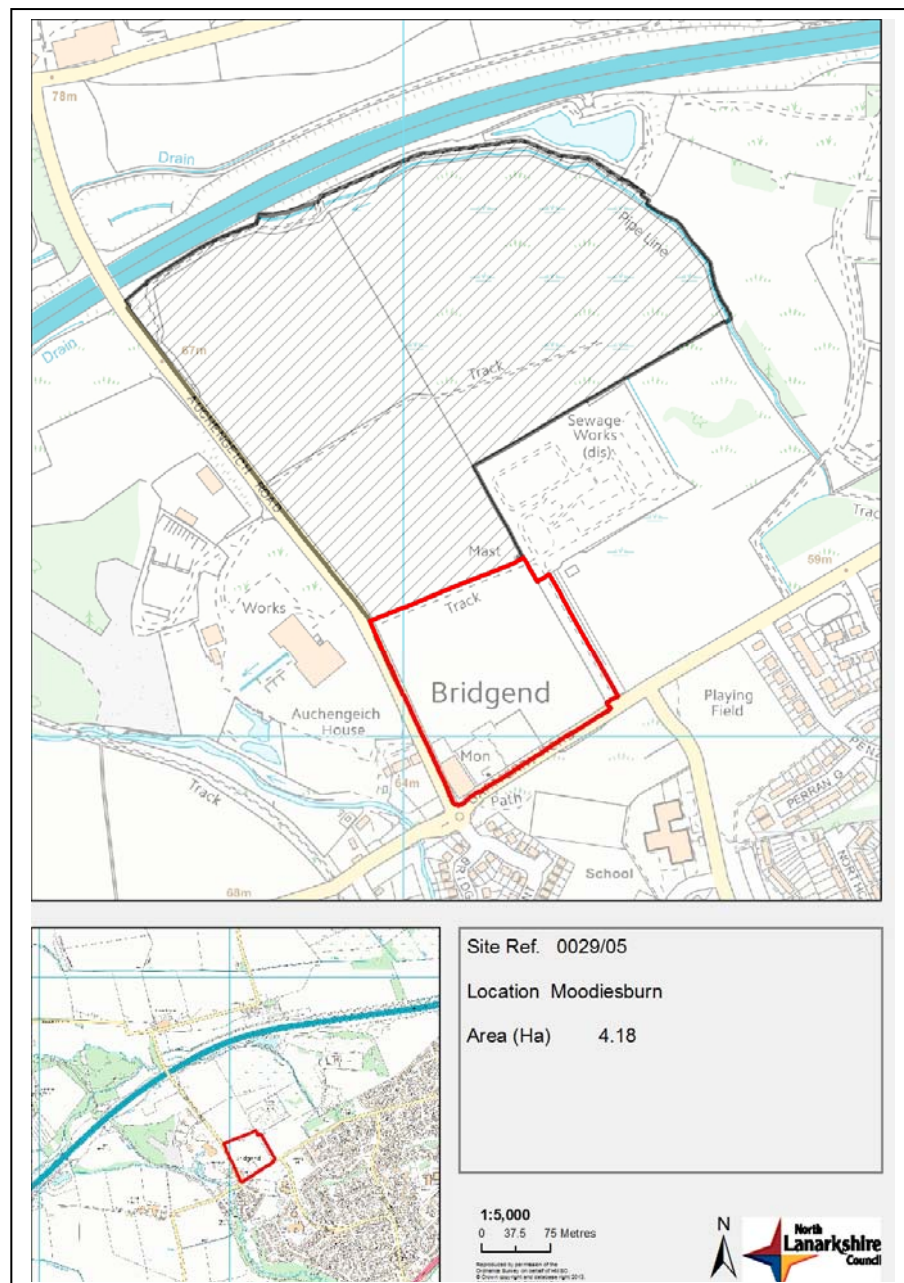
Only part of the site will be released (See hatched area in map above to identify area removed) for development so that its scale is in-keeping with the existing small rural settlement and better round off the existing proposed urban boundary.

Comments relate to the whole site as identified above

A Minor water course runs along site boundary and a 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.

There are water vole habitats on the site that require too be retained and fully protected, it is proposed that these are enhanced and appropriate buffers and mitigation will be required.

This has been taken into account by reducing the site.



29/05 (P) East of Auchengeich Road, Moodiesburn

Description

4.18 Ha greenfield site to the north of the settlement of Moodiesburn proposed for residential development

The site is within a greenfield location currently designated as Greenbelt on the edge of the exiting urban area of Moodiesburn which is utilised for agricultural purposes (grazing) 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 Glenmanor Primary School and associated grounds and open space designated as community facilities and the existing residential urban area of Moodiesburn. There is also an area of vacant and derelict land relating to Auchengeich Sewage Treatment Works adjacent to the site and to the north of the road. To the west the site is bounded by Auchengeich Road beyond which there is residential properties, an area with an SINC environmental designation and aggregate recycling works. 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 east is a site on the housing land assessment NLSK0441 allocated for short term housing with a capacity of 300 units.

The site is generally flat with open fields and scrubland and is classified as 26% of the site is grade 3.2. agricultural land classification, 74% is grade 4 and 5% grade 5 classification. There is little other vegetation other than avenue of trees to the south-east of the site along the entry to the sewage works. It also includes a Miners Welfare Social Club and associated grounds including a miner's memorial and two (now unused) Bowling Green's.

Summary

The original proposal would create a residential development of 575 units at 25 per hectare and presents the opportunity to provide residential development which would extend the boundary of the urban area as far as the M80 in an area where there is not an identified need. The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).

There are no significant environmental implications as there are no protected designations on the site.

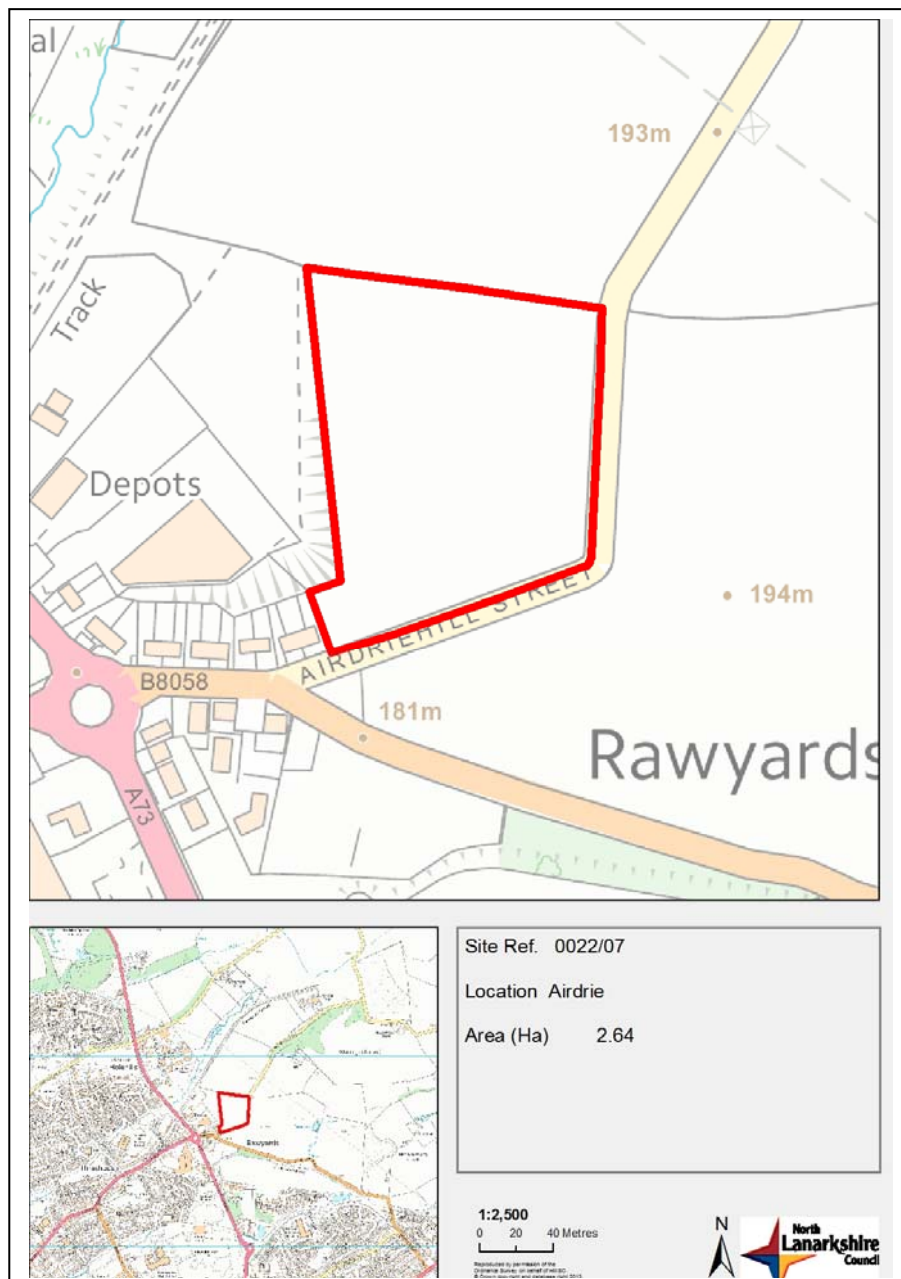
There are adverse impacts anticipated on geology and soils as release of the site would result in development on a greenfield site however releases of this type are required to create a logical and defensible urban boundary edge.

Mitigation

Only part of the site will be released reducing the number of units on the site to approximately 100 (See hatched area in map above to identify area removed) so that its scale is in-keeping with the surroundings as releasing the full site would result in excessive development for the size of the settlement and result in negative impacts due to its proximity to the motorway.

By restricting the extent of the site to only the southern fifth of the larger submission area (from 23Ha to 4.2Ha), the urban review in relation to this site is not a significant outer urban boundary review but a potential change in status to general urban classification to correct an otherwise incongruous green belt definition for a gap site.

Minor water course runs along site boundary, a 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. Further information required in the form of a Flood Risk Assessment to ascertain the developable amount of the site.



22/07 East of 26-28 Airdrie Hill Street, Airdrie

Description

2.64 Ha site located on the eastern edge of Airdrie proposed for residential development.

The site is within a greenfield location currently designated as greenbelt on the edge of the exiting urban area of Airdrie, is grassland and adjacent to existing road infrastructure.

It is to the east of the settlement of Airdrie in the area known as Rawyards and is bounded to the south and east by Airdrie Hill Street beyond which agricultural land similar to that of the site and the former Boots factory site which has been redeveloped for housing. To the west is an existing industrial area containing a different users and storage along with a number of residential properties within the settlement of Airdrie while to the north is open fields of better quality agricultural land.

The site slopes gently from west to east from Airdrie Hill Street towards the industrial area, and currently consists of a grassed area of open space with little vegetation apart from the hedge line along Airdrie Hill Street. The site benefits from an extant Outline Planning Consent for general industrial use (C/05/00811/OUT & 11/00208/AMD), and 12% of the site falls within LCA grade 4 while 88% falls within non-agricultural land.

Summary

The site has been identified as part of the urban boundary review and would the proposal would create a residential development of 66 units at 25 per hectare, given the fact it has planning permission for industrial use which has never been implemented it seem logical to allocate the area for alternate use that is complementary with the surrounding uses.

There are no protected designations or other environmental implications related to this site. Despite the site's green belt location adjacent to urban uses, there is a planning permission for industrial development. The location is not supported for business and industrial development in the Places for Business and Industry Charrette. It would therefore be more appropriate to

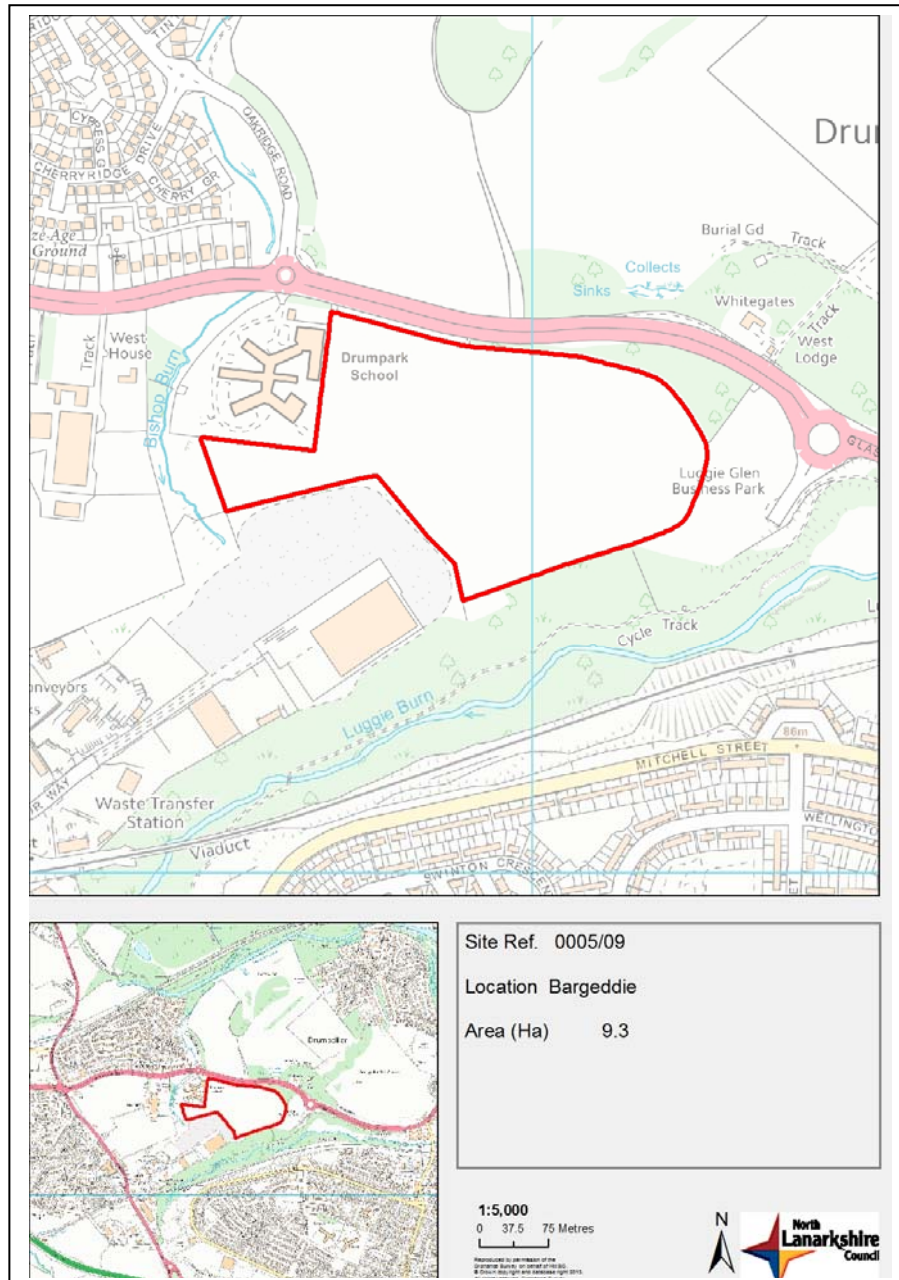
reflect its consented status by recognising the residential potential of the site contributing to the long term urban boundary.

There are potential positive impacts on Land Use objectives from the designation of this site as an urban location as it logically takes development out to existing roads infrastructure.

There are, however, potential negative impacts anticipated in relation the release of the proposed site to aquatic environment. There are also adverse impacts anticipated on geology and soils as release of the site would result in development on a greenfield site

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.



05/09 Drumpellier, Bargeddie

Description

9.3 Ha site of rough grassland in a rural setting between Bargeddie and Coatbridge proposed for residential development

The site is within a greenfield location fully within the existing greenbelt designation, it is an isolated site and is not adjacent to an existing settlement but is along the main western approach road into Coatbridge. It is bounded to the north by the A89/Coatbridge Road (beyond which is Drumpellier Golf Course), to the east by Drumpellier Business Park and to the west by the site of the former Drumpark School which is classified as vacant/derelict land and is proposed for housing development. While to the south is an industrial/commercial development (Viridor waste recycling centre) and the Luggie Glen (North) SINC consisting of dense tree and scrub vegetation of ancient semi-natural woodland which has been complemented by a woodland grant scheme.

The site has a slight gradient and slopes from east to west and is heavily vegetated greenfield land in nature, and consists primarily of non-agricultural rough grassland and scattered small trees, a pocket of more established woodland lies in the north east of the site which forms part of a Tree Preservation Order that runs along the full the northern boundary of the site.

Summary

The proposal will create a residential development of 233 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.

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 defensible 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.

There is a negative impact on Landscape objectives owing to the presence of the linear Tree Preservation Order along its northern border with the A89 main western approach road into Coatbridge.

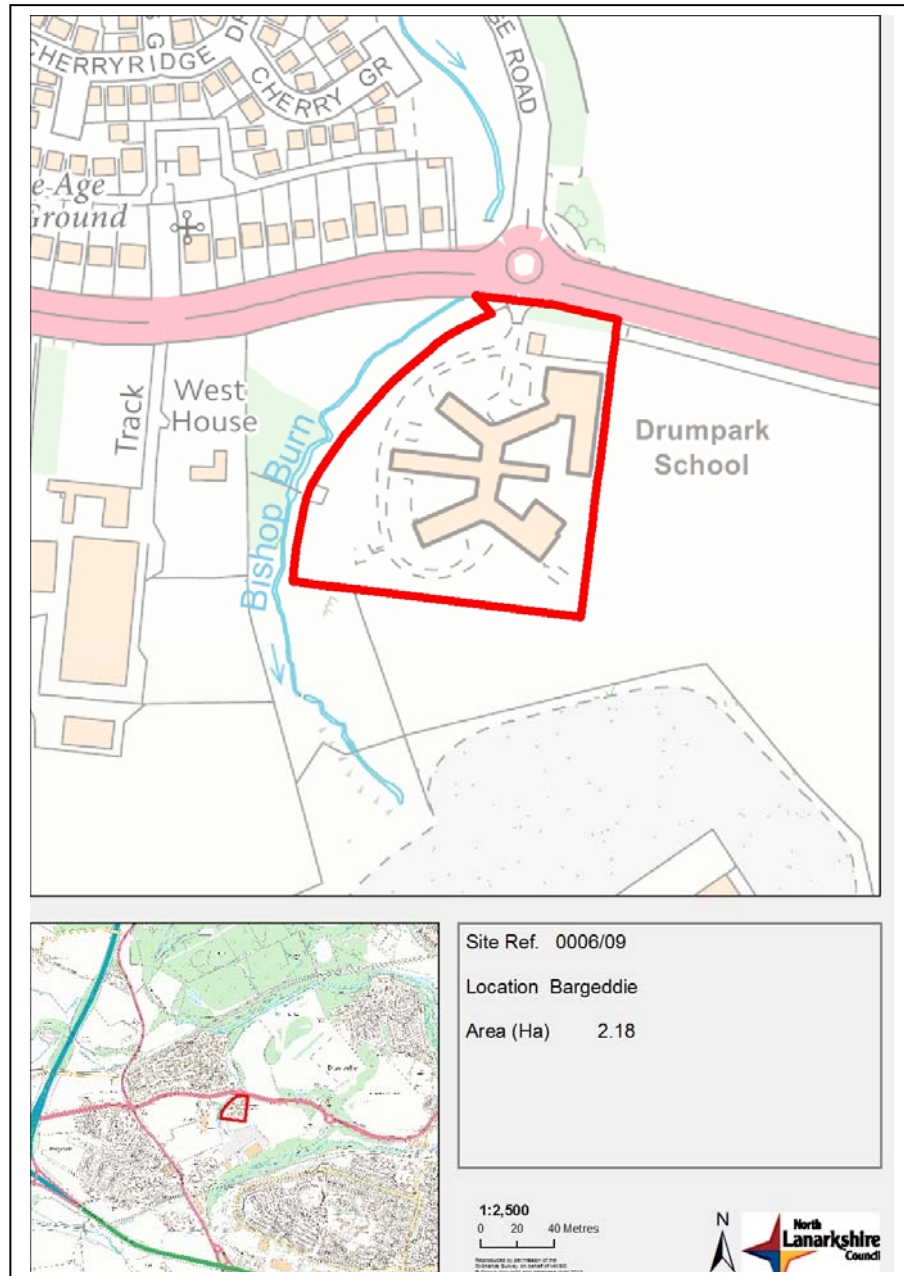
As the site will result in the development of a greenfield site there are adverse impacts anticipated on ecology, geology and soils and the aquatic environment as there are potential flooding issues however releases of this type create a logical and defensible urban boundary edge.

Mitigation

Following a resubmission of the site at the MIR stage which had an extended boundary that included the area covered by a Tree Preservation Order, the site will to be reduced to replicate the original Call for Sites submission so it excludes the TPO. Any future development of this would need to include sensitive management of the TPO through the development management process.

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.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the recycling commercial enterprise, Glasgow Road and the railway line to the south, 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.



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.

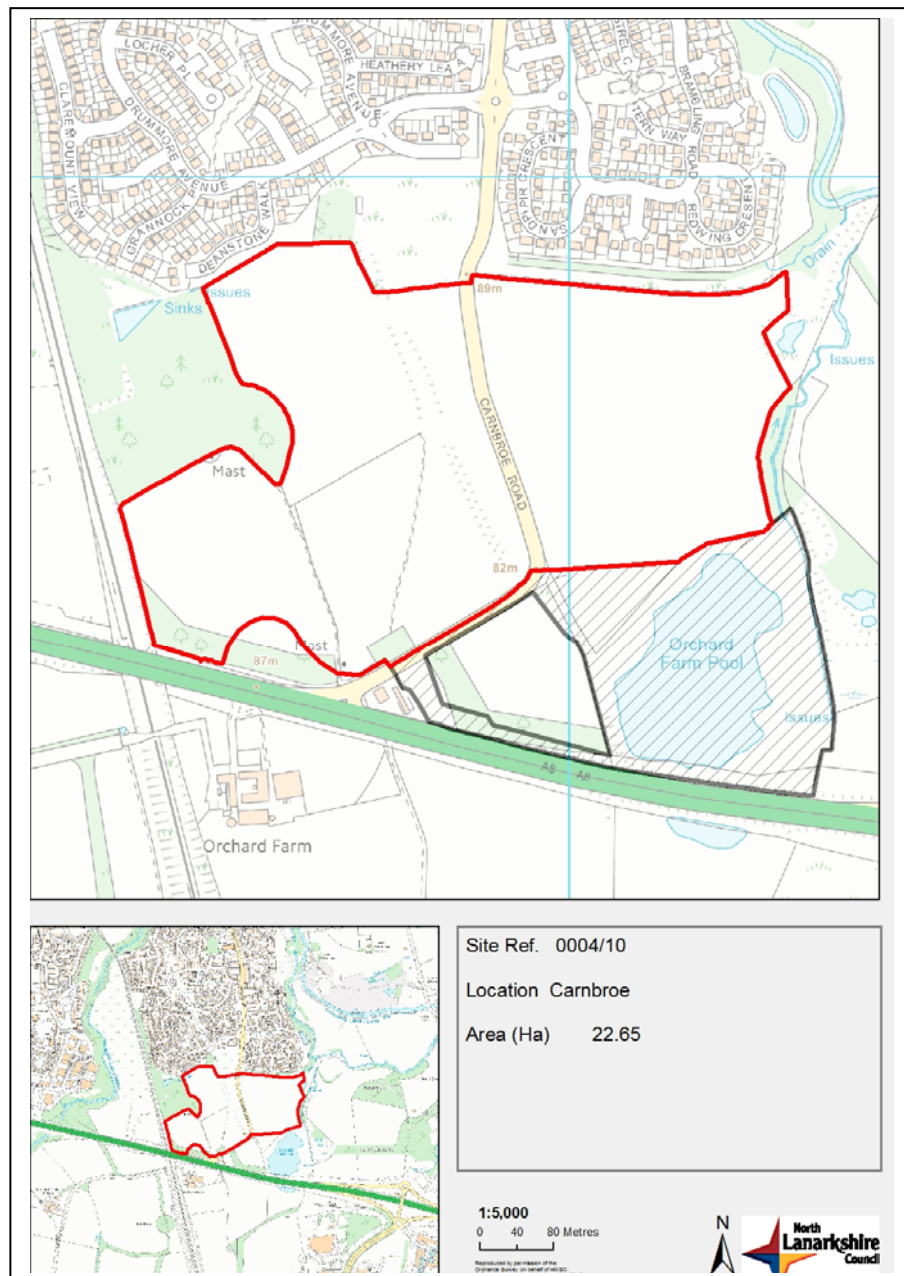
There is a negative impacts on visual objectives, as entire former school site is covered by a Tree Preservation Order linking in to the linear TPO designation along its northern border with the A89 main western approach road into Coatbridge. There are also potential negative impacts in relation to the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



04/10 (P) Carnbroe Estate, Coatbridge

Description

32.40 Ha greenfield site on the edge of the settlement of Carnbroe proposed for residential development and community facilities.

The site is within a greenfield location fully within the existing greenbelt designation, and predominantly contains open greenfield land used as agricultural land of mainly grade 3.2 classification and is on the edge of the exiting urban area of Carnbroe and adjacent to existing road infrastructure. There is existing residential development adjacent to the north-east and north-west while directly north is a LDP submission CfS 01/10 Sweethill Terrace/Deanston Place, Carnbroe for residential development. To the east of the site is woodland and the Motherwell-Coatbridge rail line while to the west is woodland associated with a minor water course and open greenfield land. To the north and northwest of the site the adjacent land is woodland (designated as a Tree Preservation Order and SINC). The south of the site is bounded by the A8 (Glasgow and Edinburgh Road).

The site is bisected by Carnbroe Road which travels from the southwest to the north through the middle of the site. There is a large water feature (Orchard Farm Pool) located in the southeast of the site and is surrounded by thin areas of woodland. There is a cluster and line of trees in the west of the site. The south of the site contains a small area of hard standing associated with adjacent existing residential development.

Summary

This area is a greenfield location in the green belt. It is bounded on two sides by major transport infrastructure routes as well as being bisected by the local main access road to the A8.

The proposal will create a residential development of 566 units at 25 per hectare and presents the opportunity for as potential future release for housing development. Together with other planned releases north of the site it would create a logical extension to the boundary of the settlement to the de-trunked

A8/M8 for a use that is consistent with the adjacent land uses and aims to deliver and identified need in the area.

There are negative impacts in terms of geology and soils as it is a greenfield location. In terms of air quality and noise there are issues relating to the proposed Shore Energy Plant and the adjacent railway line and the aquatic environment as there are potential flooding issues.

Mitigation

The site has been reduced from the original 30 Ha submission (see map above showing hatching) extent to exclude the Orchard farm Pool (Which is also a SINC designation) near the Eurocentral interchange on the M8, thereby avoiding potential significant impacts on water bodies and water courses. The site would contribute to long-term defensible urban boundary definition at the south east of Coatbridge, without impacting on environmental or other valuable protected designations.

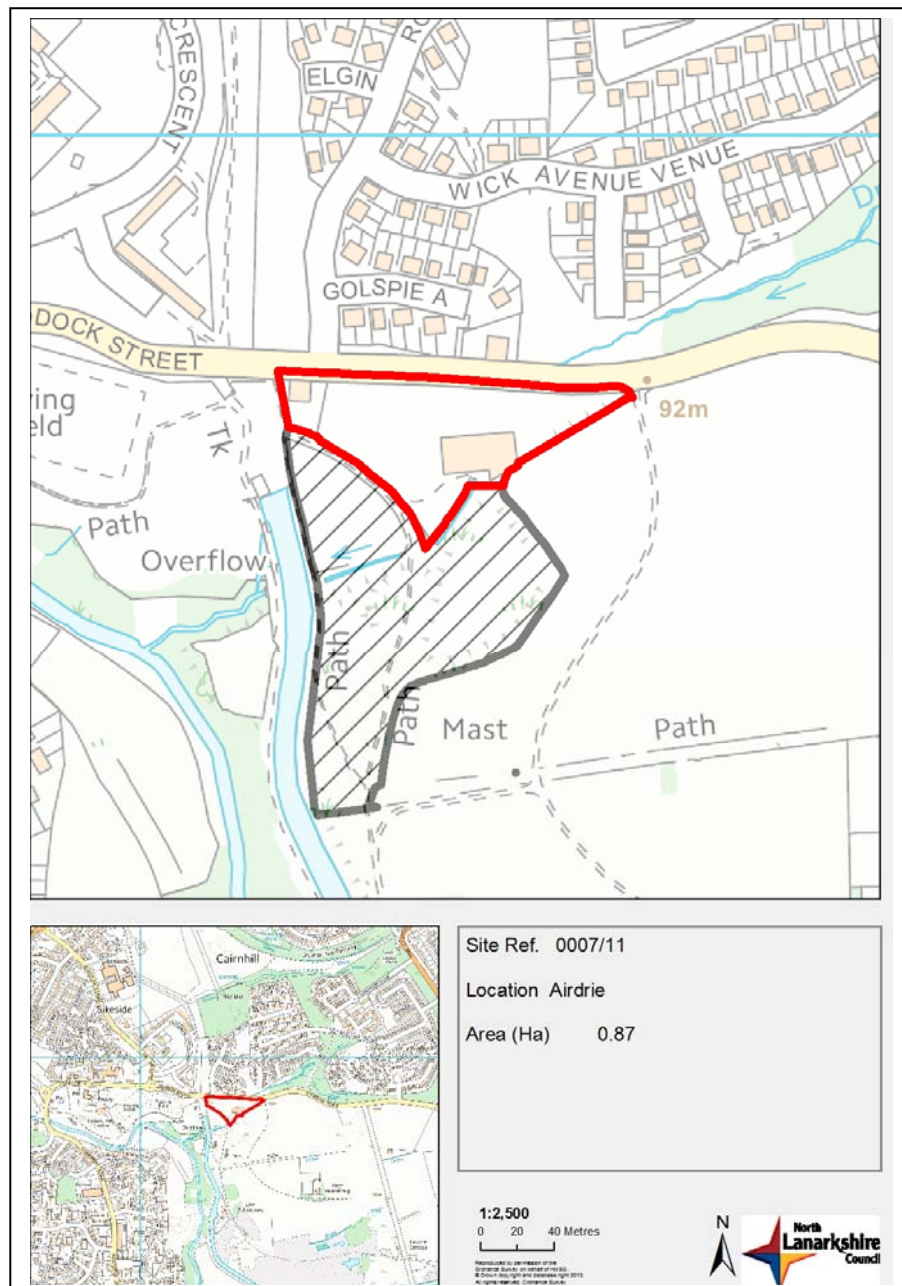
Comments relate to the original site boundary

There is a minor watercourse along site boundary and water body within 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 it is recommended that contact is made with the flood prevention officer. Further information in the form of a Flood Risk Assessment is required.

Site reduced with the removal of the standing water area so only effect is on the adjacent minor watercourse.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the Motorway and railway line. 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.

The site has also been reduced due to the fact the Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated.



07/11 (P) Sikeside Road, Airdrie

Description

0.87 Ha site located on the southern edge of Airdrie proposed for residential development.

The site is within an urban and greenfield location currently designated as existing industry and greenbelt on the edge of the exiting urban area of Airdrie Chapelhall, and is both brownfield due to it being an operational scrap yard and grassland, identified as agricultural and is adjacent to existing road infrastructure.

It is to the south of the settlement of Airdrie in the area known as Cairnhill and is bounded to the north by the Sykeside Road beyond which is a residential area and a SINC containing mature trees. The western boundary of the site is defined by the Monkland Canal, with woodland and open space extending beyond the other side of the canal. Agricultural land (arable) extends to the south and east of the site.

The site slopes from west to east towards the Monkland Canal with a height difference of 10m, and can be divided approximately into northern and southern sections regarding site characteristics. The northern section of the site can be generally characterised as commercial/work-yard land, the southern section is arable land and consists of woodland (designated SINC) to the south-western corner. The site is 66% grade 3.2 agricultural land classification and 34% of the site falls within non-agricultural land.

Summary

The site has been identified as part of the urban boundary review and would the proposal would create a residential development of 21 units at 25 per hectare, however given the nature of the site only the existing urban area is considered suitable for release/re-designation

There are no significant environmental implications as there are no protected designations on the site.

There would be adverse impacts anticipated on geology and soils and ecology as release of the site would result in development on a greenfield site and the proposal would encroach on a SINC designation and promote development adjacent to a Scheduled Ancient Monument which could have an adverse effect in terms of Cultural Heritage.

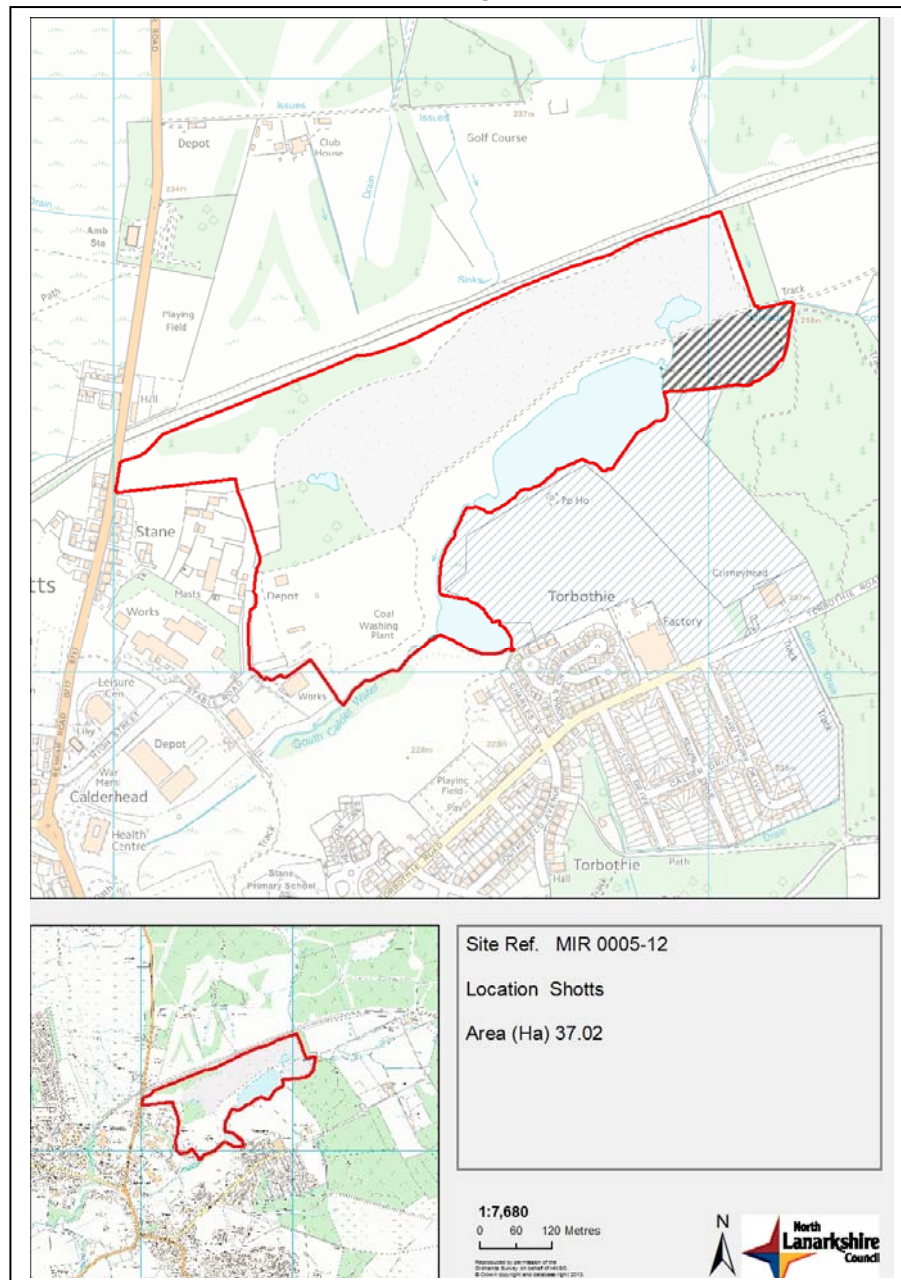
The original site extended to 2.45 Ha to the south of the partial site proposed to become part of the urban area of 61 units at 25 per hectare and did not score sufficiently to consider it as preferred site even though it is within an area of need. This release would have encroached into the existing greenbelt and a SINC designation.

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

Mitigation

The site is to be reduced (see hatching in map above) and restricted the site to that currently in use as a waste management scrap yard which is currently considered urban land. This will reduce potential implications for the Site of Importance for Nature Conservation and for the unculverted section of the Monkland Canal which is Scheduled Ancient Monument, located to the south and west are avoided.

Additional information in the form of a Flood Risk Assessment will require to be submitted to ascertain the developable extent of this site. This will need to consider the risk posed by the watercourse that runs adjacent to the site, and all relevant hydraulic constraints / culverts (as highlighted by the record of flooding held by SEPA). However it is considered the overflow from the canal is on the other side of the canal so this structure is not thought to pose a risk to the site.



05/12 (P) East of Benhar Road, Torbothie, Shotts

Description

32.02 Ha green belt site located to north-east of Shotts proposed for residential development.

The site is brownfield land in a within a greenfield location and predominantly currently designated as Rural Investment Area on the edge of the exiting urban area of Shotts which is scrubland and is identified as mainly vacant and derelict land and is in close proximity to existing road infrastructure.

It is bounded to the north by a railway line beyond which is Shotts Golf Course, to the west is an existing industrial area, to the east is open Greenfield, while to the south-east is further agricultural land and to the south-west is a residential area associated with the settlement and an area that is characterised as vacant and derelict land and is on the councils housing land supply NLMW0741 for 168 units and is currently being developed.

The site consists primarily of brownfield land which is classified as vacant/derelict associated with its former use of coal/mineral activity to the north and a brick works to the south west. Areas of the site have grassed over, however large areas of hard standing are present in the west of the site.

The topography of the site is influenced by a water body occupies land to the east of centre and the land falls down from the north-west and south-east towards this. A large area of the site is characterised as derelict land and is on the Councils vacant and derelict this amounts to 83% of the site and is in the northern section. As a result 87% of the site falls within non-agricultural land and only 4% has a grade 4 agricultural land classification even given its rural location. There is a SINC designation on the site that covers 15% of the site to its south-east and relates to an area of standing water known as the Voe

Summary

The site has been identified as part of the urban boundary review and would the proposal would create a residential development of 200 units over the medium to long term as identified by the developer, however given the nature

of the site and its brownfield nature extending the urban boundary is considered appropriate for release/re-designation to create a defensible urban boundary and substantially meet the housing development needs of the town.

The proposal has the potential to impact positively on a wide variety of SEA objectives in terms of land use and communities. This is by reducing the extent of the site the urban review would result in a significant local area of degraded land which is classified as a derelict site on the council's vacant and derelict land register being brought into productive use. This will meet a large proportion of the town's housing development needs over the medium to long term through expanding the urban boundary of the settlement.

There would be positive benefits from the re-use of the former mineral and coal washing works, with no significant impacts anticipated on any environmental protection sites or other valuable designations.

Mitigation

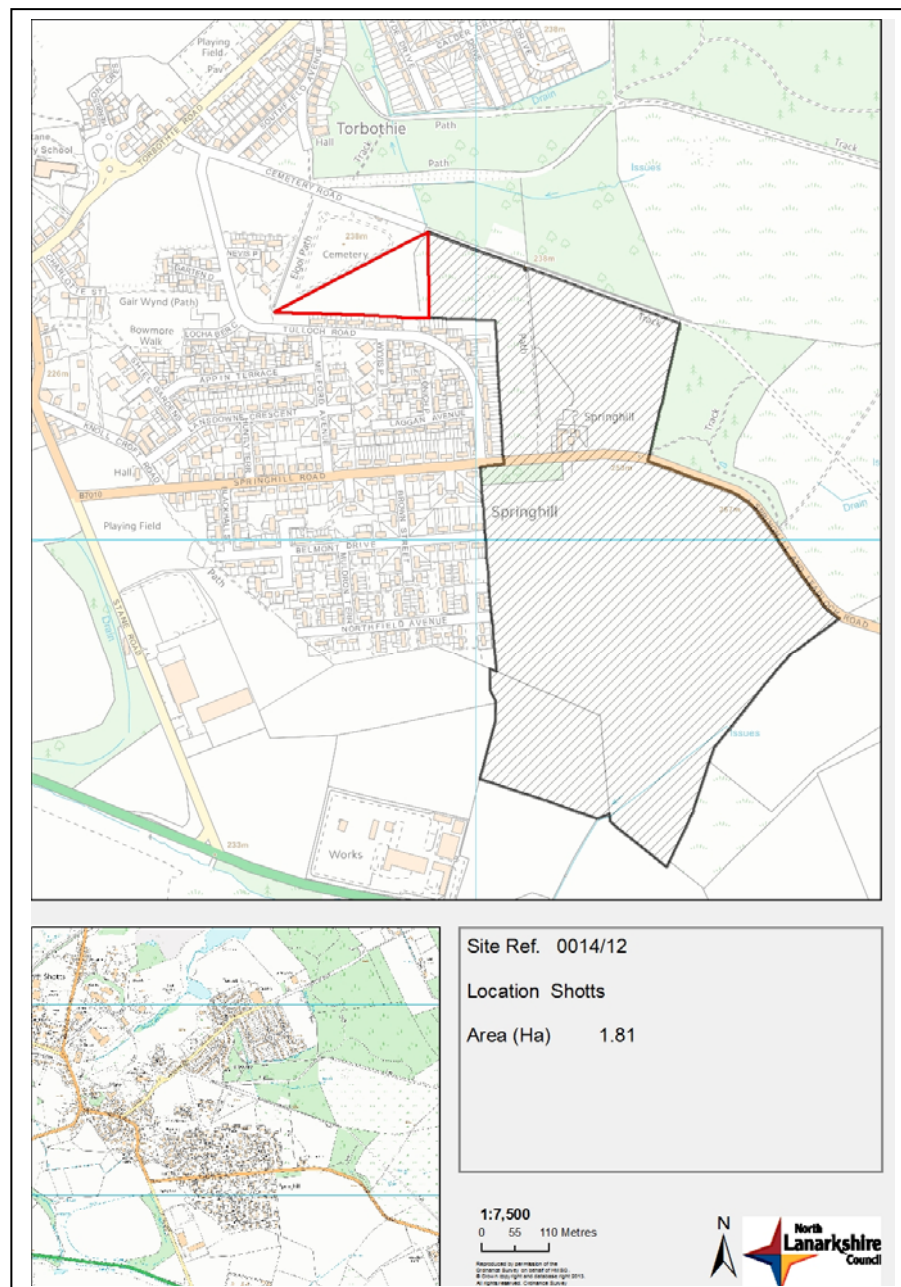
As represented in the map above the site has been reduced from its original submission during the Call for Sites (area of blue hatching to the north of Torbothie) following discussion with the council to that which was to its assessed site at the MIR stage. This has further been reduced by removing the black hatching.

The submission still encompasses a SINC water body (the Voe) this was to be removed as part of the assessment, however at request of developer it remains within the site boundary as it is considered to be interregional to Master Plan submission in the future and special consideration will be given to this as part of any development management submission.

There is potential flood risk from South Calder Water and the Voe. There are also, small water bodies located within site as well as potential issues associated with hydraulic structure (culvert) downstream as well as possible small watercourse entering site through culvert. Due to these factors further information in the form of a Flood Risk Assessment is required.

An area of the site effected by the South Calder Water to the south east of the site (see map above) due to flooding concerns as the area is low lying.

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



14/12 (P) Springhill Farm, Shotts

Description

1.81 Ha green belt site located to east of Shotts proposed for residential development.

The site is a greenfield location currently designated as Rural Investment Area on the edge of the exiting urban area of Shotts which is predominately rough grazing land, and is adjacent to existing road infrastructure.

It is bounded to the north-west by a cemetery and to the north an area of woodland, part of east of the site is bounded by Springhill and Leadloch Road which also bisects the site, beyond which is open greenfield land, this also bounds the rest of the site to the east. There is open greenfield land adjacent to the south and southwest of the site, while to the west is adjacent existing residential development within Shotts

The topography slopes from its highest point in the eastern section of the site adjacent to Springhill and Leadloch Road (255m) down towards the north-west (the cemetery 235m) and the residential area of Springhill (245m) to the south-west. The site is identified as “under-utilised” rough grazing land and includes a derelict farmhouse and outbuildings these are identified for 4 housing units on the councils housing land supply NLMW0756 within its centre which is also classified as vacant/derelict land and amounts to 1% of the site.

The site is predominantly open greenfield land with a small cluster of trees in the middle of the site and a thin line of trees from the north to the middle of the site. There is a thin tree line along the north west of the site. The B7010 (Springhill Road) runs east to west across the middle of the site with two minor access road heading north and south from the road. The site is 80% Grade 4 Agricultural Land Classification and 20% non-agricultural land.

Summary

The site has been considered as part of the urban boundary review and the original proposal would create a residential development of 917 units at 25 per hectare, however release of a site of this scale would be considered excessive

for an area in a rural location and numbers have been reduced to 45 units. However extending the urban boundary adjacent to the existing cemetery is considered appropriate for release to create a defensible urban boundary and substantially meet the housing development needs of the town.

There are no protected designations or other environmental implications related to this site. By restricting the extent of the site to only that bounded by the cemetery and existing housing area, the urban review in relation to this site is not a significant outer urban boundary review but a potential change in status to general urban classification to provide an appropriate defensible green belt definition for that part of Shotts.

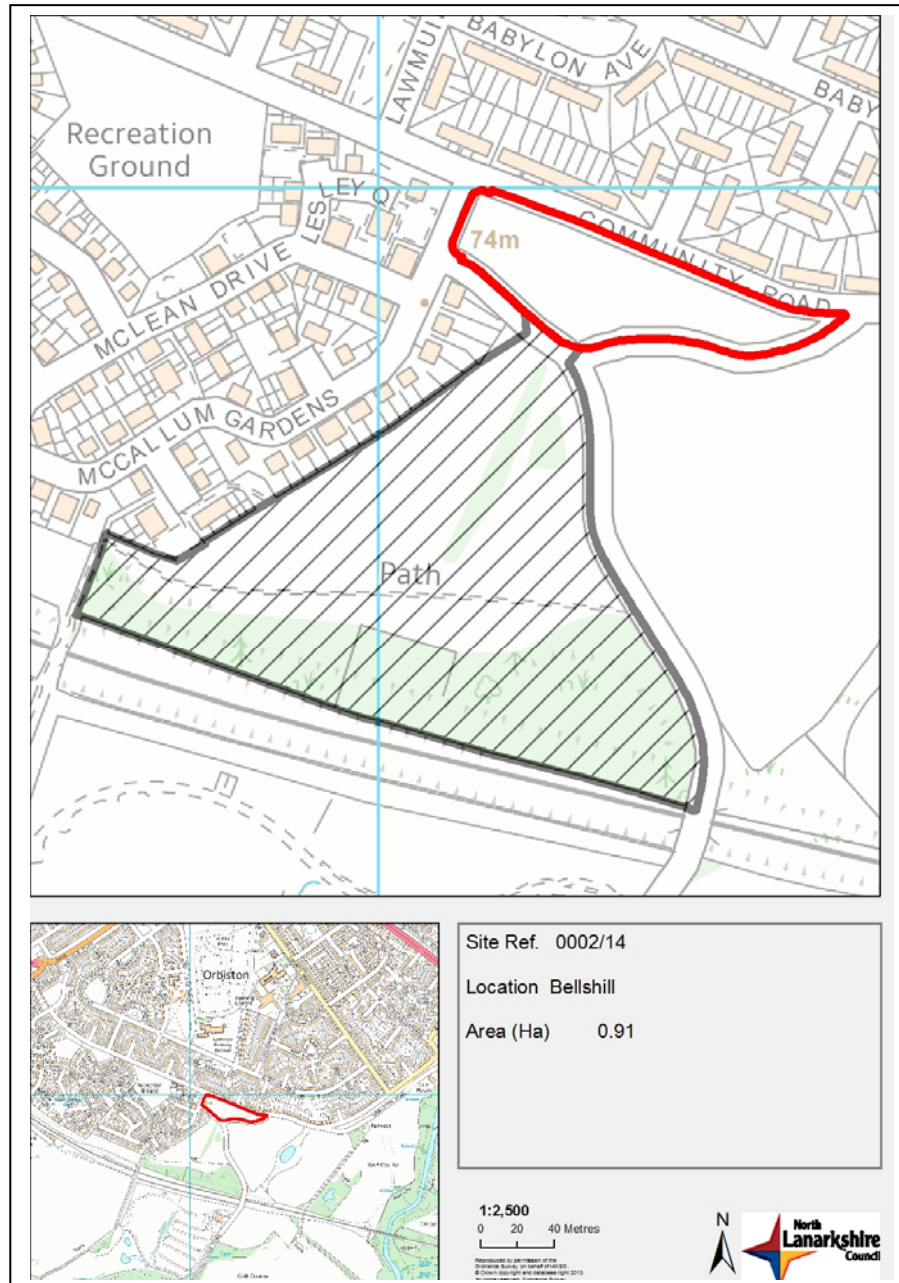
There are no significant environmental implications, however in SEA terms there are potential effects in terms of Aquatic Environment..

Mitigation

Only part of the site will be released and it has been reduced to 1.81 Ha from its original submission extending over 36 Ha (See hatched area in map above to identify area removed to the west of Springhill). This is so development of scale is more in-keeping with its rural surroundings as releasing the full site would result in excessive development and result in negatives impacts substantial loss of countryside.

Potential flooding comments relate to the full site above

Due to there being a minor watercourse flowing through site, and the presence of a small watercourse to north of it, further information in the form of Flood Risk Assessment will be required - *The site has been reduced as a result of these concerns.*

**02/14 (P) Community Road, Bellshill****Description**

0.91 Ha greenfield site to the south of the settlement of Bellside proposed for residential development.

The site is within a greenfield location currently designated as Greenbelt on the edge of the exiting urban area of Bellshill which is mainly woodland and is identified as non-agricultural and is adjacent to existing road infrastructure.

It is to the south of the settlement of Bellside in the Orbiston area of the town, and is bounded to the north by Community Road beyond which is traditional terraced council housing stock, while to the south is a railway line beyond which is Bothwellhaugh Cemetery. The northeast of the site is adjacent to an unnamed road/track and to the east is Bothwellhaugh Road beyond which is Bellshill Golf Course, while to the west is adjacent existing residential development

The site is generally flat sloping gently from south to north, it is split into two sections by Bothwellhaugh Road, the north is an area of maintained open space and has 3 car parking areas and the south is mainly covered by dense woodland with a strip of open land along the west of the site, as there is a large amount of woodland on this site, the Control of Woodland Removal Policy would apply. There is an existing track which travels along the south of the site and is 100% non- agricultural land.

Summary

The site has been identified as part of the urban boundary review and the proposal would create a residential development of 22 units at 25 per hectare.

The original proposal could have created a residential development of up to 131 units at 25 per hectare, however release of a site of this scale would be considered excessive for an area where there is no required need and result in the removal of a substantial area of woodland.

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.

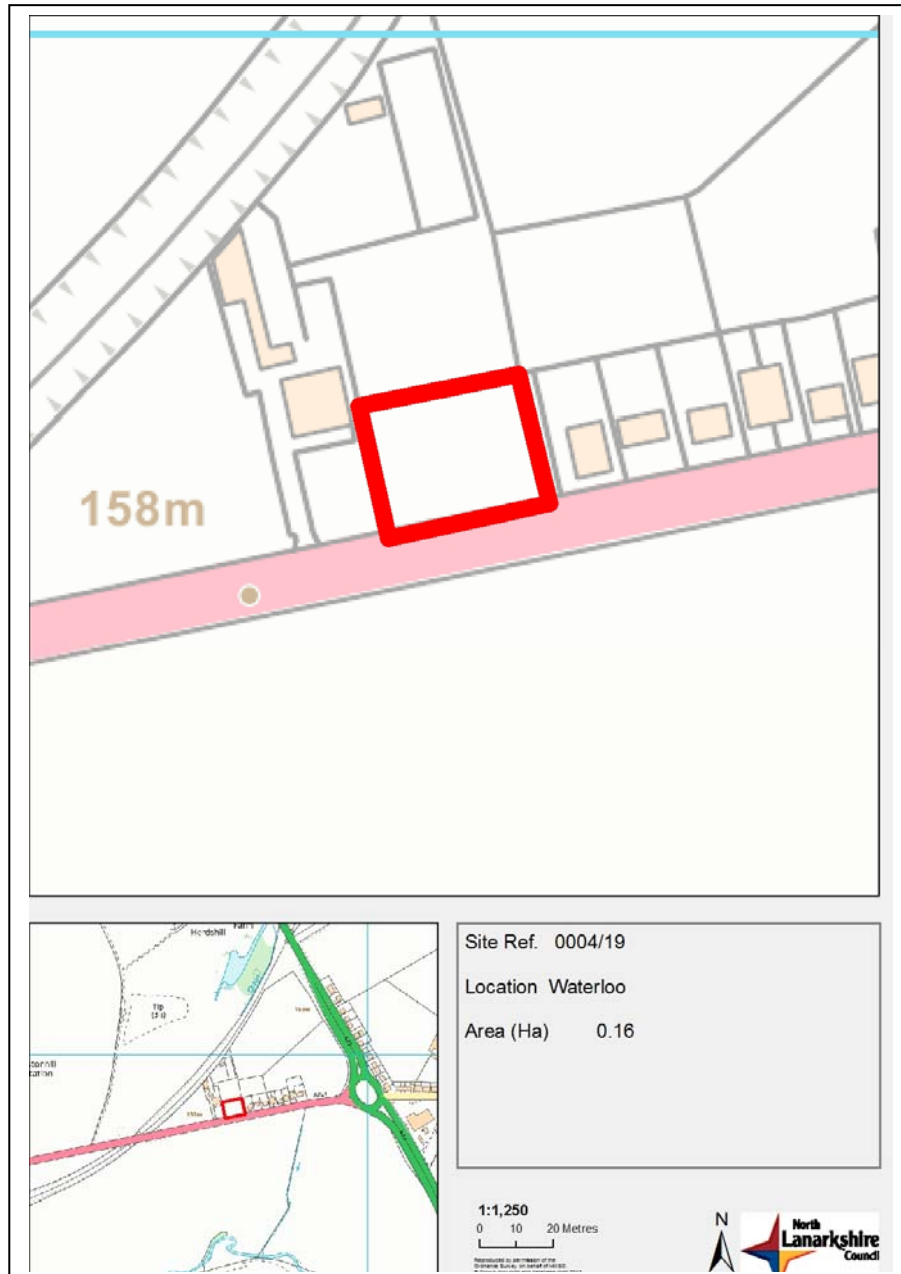
There are negative impacts in terms of landscape due to the proposed removal of mature group of trees. There are also potential negative impacts in relation to the Aquatic Environment

Mitigation

Only part of the site will be released and it has been reduced to 0.91 Ha from its original submission 5.26 Ha (See hatched area in map above to identify area removed to south of the site). This will result in the retention of a large area of mature trees within a greenbelt designation and negate impacts through the loss of the countryside.

Despite the site's green belt designation the partial site is bounded to the south by an existing road in the otherwise residential location. It would therefore be more appropriate to recognise the residential potential of the site contributing to the long term urban boundary. By extend the urban boundary to include the area of open space to the north of Bothwellhaugh Road to create a defendable urban boundary. This will result in there being no protected designations or other environmental implications related to this 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 it is recommended that contact is made with the flood prevention officer and water resilient measures are recommended.



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.

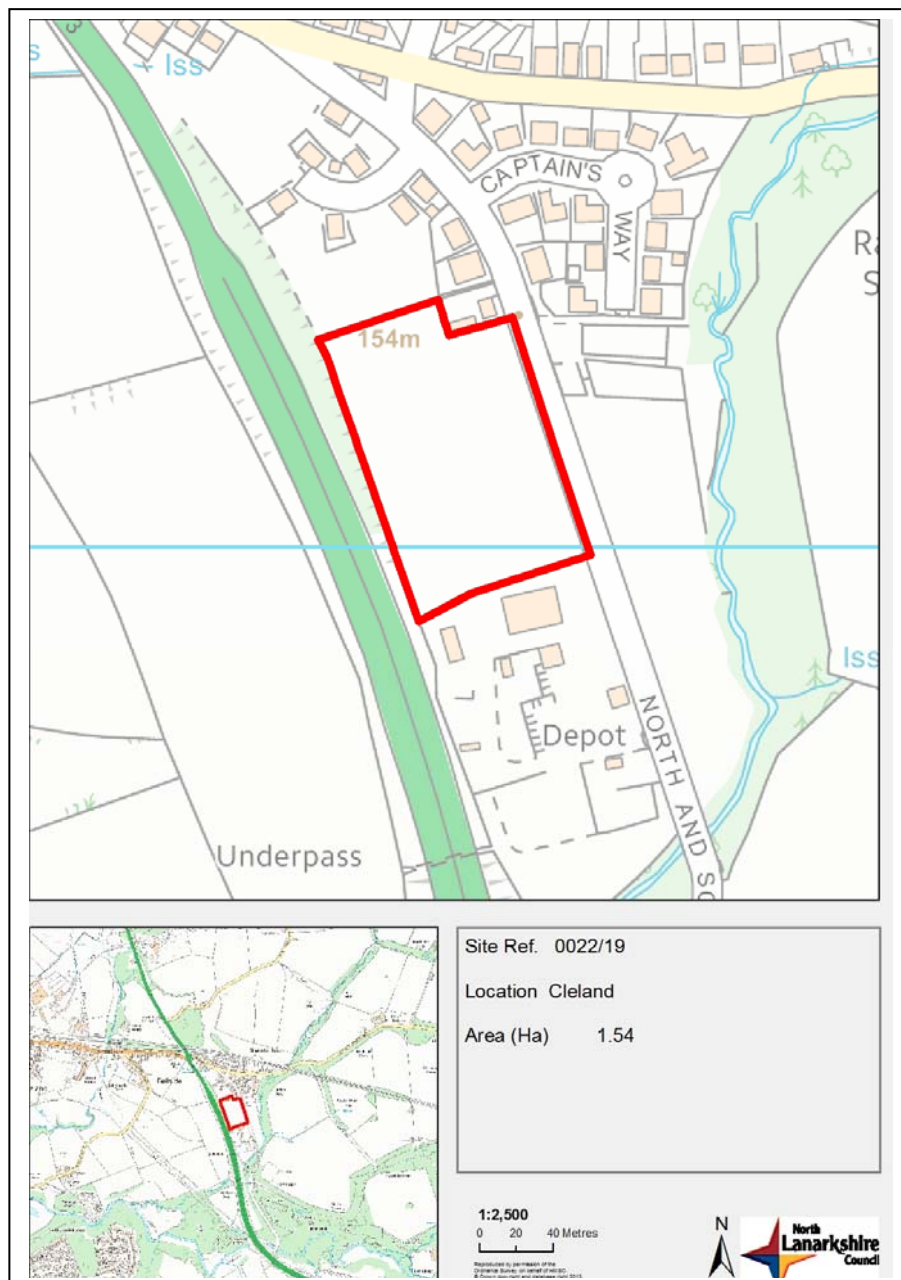
In terms of planning merit, is not of a significant size in terms of offering a significant contribution to alternative South Wishaw Community Growth Area locations. It has subsequently been considered an appropriate addition to the

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.

Mitigation

None



22/19 North and South Road, Bellside

Description

1.55Ha greenfield site to the south of the settlement of Bellside proposed for residential development.

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

It is to the south of the settlement of Bellside and is bounded to the west by the A73 beyond which are agricultural fields and to the east by North and South Road beyond which are two sites being promoted for housing within the Local Development Plan for residential development (26/19 & 28/19). While to the south is an existing industrial/business land (Bellside Building and Timber Supplies) and to the north is an existing housing land site NLMW0682 with a capacity of 32 units that is currently being developed which is the existing boundary of the settlement.

The site slopes gently from north to south with a height difference of 10m and is one open field with little vegetation apart from hedges and trees along the boundary and is classified as 100% grade 4 Agricultural Land, and there are no flood risk apparent.

Summary

The proposal will create a residential development of 39 units at 25 per hectare and presents the opportunity to provide residential development which would extend the boundary of the urban area to the timber yard, creating a logical new boundary.

This area is a greenfield location in the green belt. Its green belt status is incongruous given it is bounded by roads infrastructure to the east and west. With an existing industrial use to the south and a residential development which is currently under construction to the north. The site would be more rationally designated part of the urban area, without impacting on environmental or other valuable protected designations.

There are potential significant positive impacts from the designation of this site as an urban location. It is therefore appropriate for the site to form part of the long-term defensible urban boundary by linking the housing to the north with the timber yard to the south.

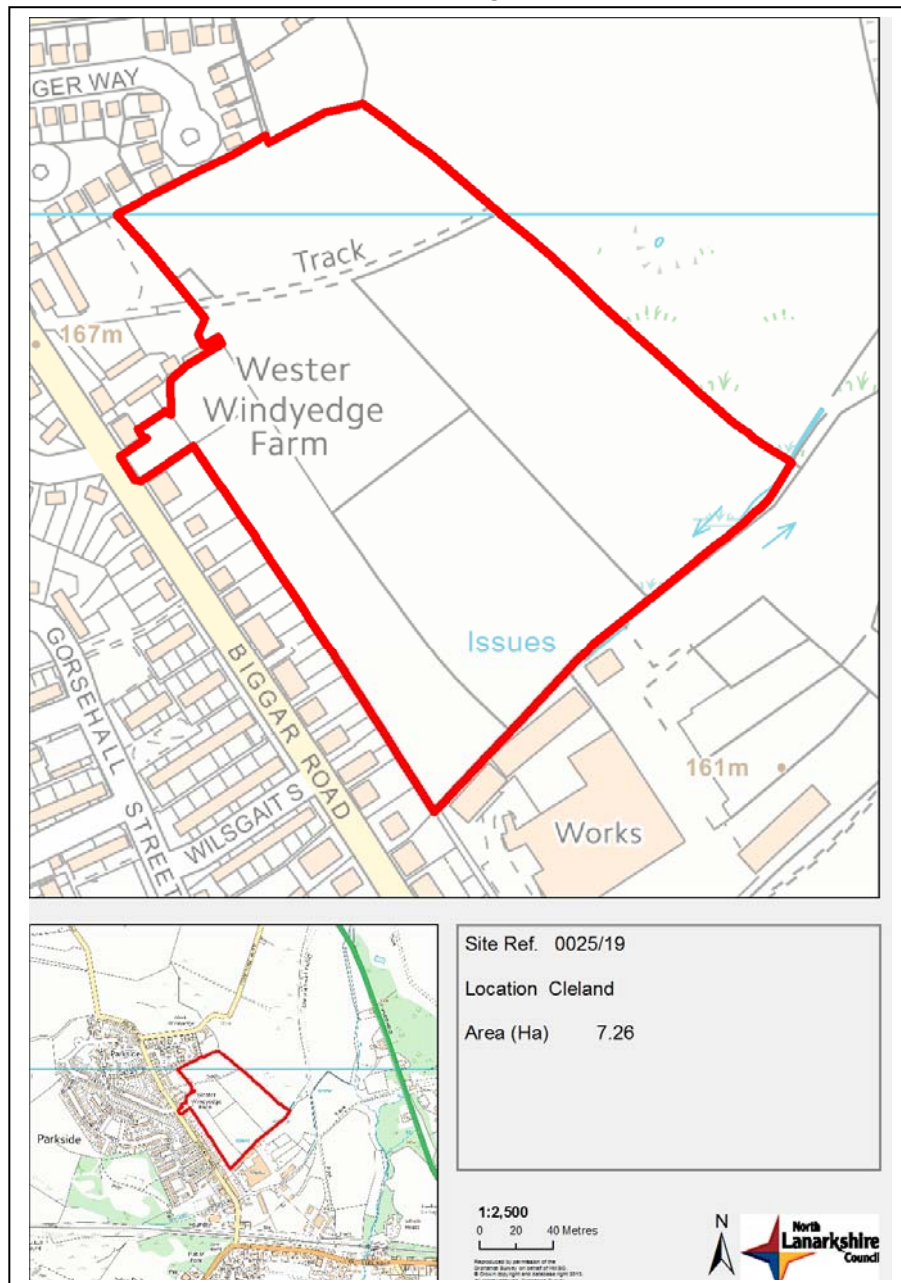
There are no protected designations or other environmental implications related to this site. The urban review in relation to this site is an outer urban boundary review but the potential change in status to general urban classification to correct an incongruous green belt definition and there are no significant environmental implications.

The proposal will have positive benefits in terms of land use /landscape and visual and through creating a logical defensible boundary, as it presents the opportunity together with an adjacent current development and other releases to the site will form a logical extension to the urban area of Bellside for a use that is consistent with the adjacent land uses.

There are adverse impacts anticipated on geology and soils as release of the site may result in the future development on a greenfield site if there is a required need, however as releases of this type are required to create a logical and defensible urban boundary edge.

Mitigation

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the A71 dual carriageway and the neighbouring timber yard. 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.



25/19 Biggar Road, Cleland

Description

7.26 Ha greenfield site to the south of the settlement of Cleland proposed for residential development.

The site is within a greenfield location currently designated as Greenbelt on the edge of the exiting urban area of Cleland which is grassland and is identified as agricultural and is adjacent to existing road infrastructure. The site is located in the Parkside area i.e. the northern portion (north of the rail line) of the settlement of Cleland. It is bounded to the north and west edges by residential development, while to the south is a large area of commercial/industrial land consisting a number of Class 4 uses which also extends to the south eastern site boundary and to the east is further agricultural land the same as the site.

The site slopes gently from north to south with a height difference of 10m and contains a number of open field with little vegetation apart from hedges dividing these and scattered trees long the boundary. The site consists of Agricultural land (pastoral), split into separate fields while the south eastern corner consists of bog/marshland. The site is 88% grade 4 agricultural land classification and 12% of the site falls within non-agricultural land.

Summary

The proposal will create a residential development of 181 units at 25 per hectare and presents the opportunity to provide residential development which would extend the boundary of the urban area to reflect the housing to the industrial area, creating a logical new boundary.

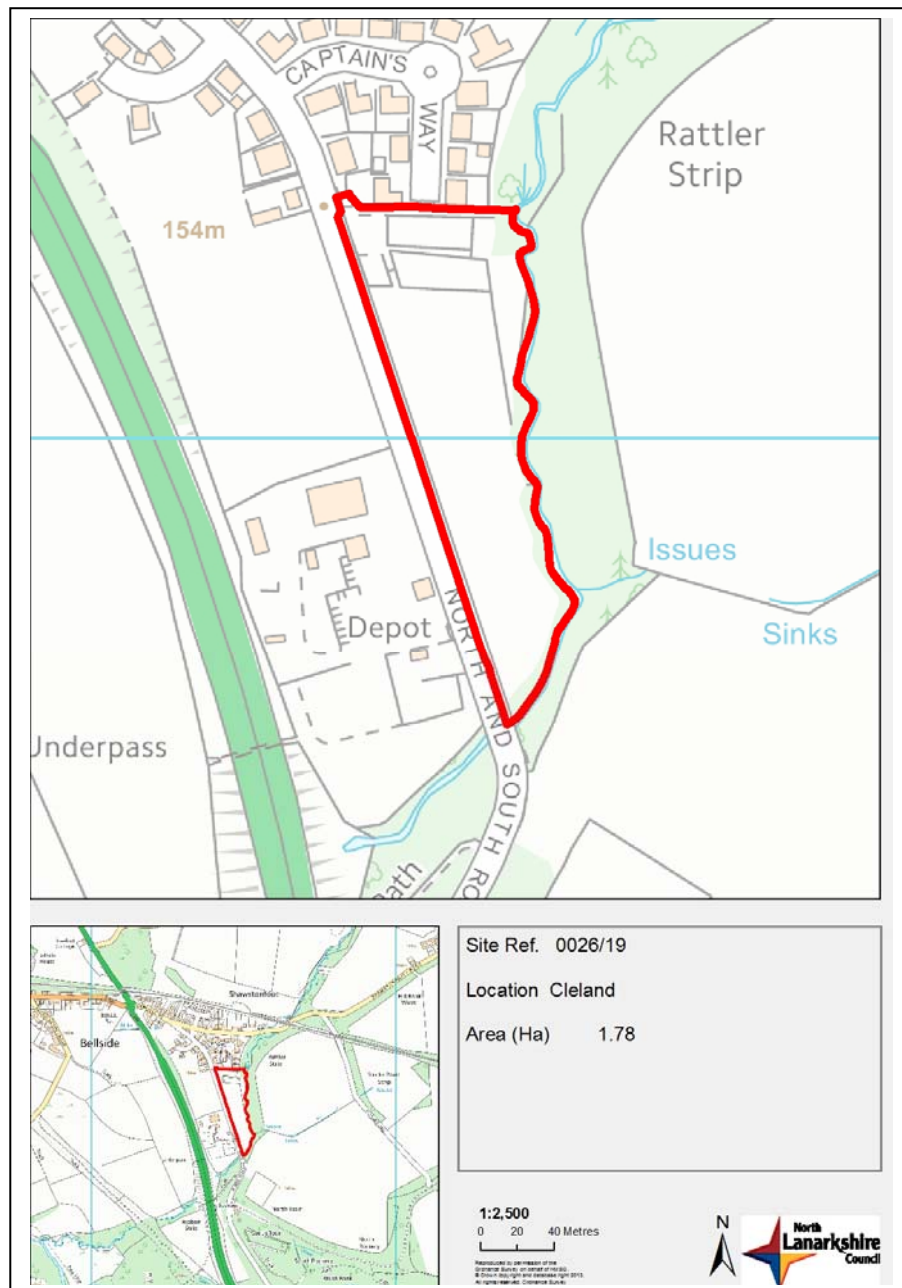
There are potential significant positive impacts from the designation of this site as an urban location. It would ensure a supply of land appropriate to the scale of the area. There are no adverse significant impacts anticipated as there are no protected designations in the vicinity. It is therefore appropriate for the site to form part of the long-term defensible urban boundary.

However there are potential negative impacts in relation to Air Quality and Noise.

Mitigation

As there is a small watercourse that runs adjacent to the SE edge of the site, additional information in the form of a Flood Risk Assessment will need to be submitted to ascertain the developable extent of this site.

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.



26/19 North and South Road, Bellside

Description

Vacant 1.78 Ha site to the south of the settlement of Bellside proposed for residential development.

This mainly Greenfield site incorporates vacant bownfield site to the north (MIR 28/19) is currently designated as Greenbelt on the edge of the exiting urban area of Bellside. The northern section was formally used as stables, while the area to the south is agricultural land, and the site is adjacent to existing road infrastructure.

It is to the south of the settlement of Bellside and is bounded to the west by North and South Road beyond which is a site being promoted for housing within the Local Development Plan for residential development (22/19) and an existing industrial/business use (Bellside Building and Timber Supplies). To the north is an existing residential area of the settlement while to the east is woodland beyond which is agricultural land which also characterises the land to the south.

The site slopes gently from north to south with a height difference of 10m and is primarily greenfield in nature, characterised by grassland apart from the northern section is one open field with little vegetation apart from strong tree line associated with a water course to the east. The northern section is an area is a disused stable and is classified as derelict land on the councils vacant/derelict land register. The remainder of the site is 100% grade 4 agricultural land classification.

Summary

The proposal will create a residential development of 44 units at 25 per hectare and presents the opportunity to provide residential development which would extend the boundary of the urban area south, to reflect the presence of the existing timber yard, creating a logical new settlement boundary.

This area is a greenfield location in the green belt. Its green belt status is incongruous given it is bounded by roads infrastructure to the west beyond which is an existing industrial use, while to the north is a residential

development. The site would be more rationally designated part of the urban area, without impacting on environmental or other valuable protected designations.

There are potential significant positive impacts from the designation of this site as an urban location. It is therefore appropriate for the site to form part of the long-term defensible urban boundary by linking the housing to the north with the timber yard to the south.

There are no protected designations or other environmental implications related to this site. Though there is a SINC to the east of the site, the urban review in relation to this site is an outer urban boundary review but the potential change in status to urban classification to form a defensible urban boundary, resulting in no significant environmental implications.

The proposal will have positive benefits in terms of land use/landscape and visual and through creating a logical defensible boundary, as it presents the opportunity together with an adjacent current development and other releases to the site will form a logical extension to the urban area of Bellside for a use that is consistent with the adjacent land uses.

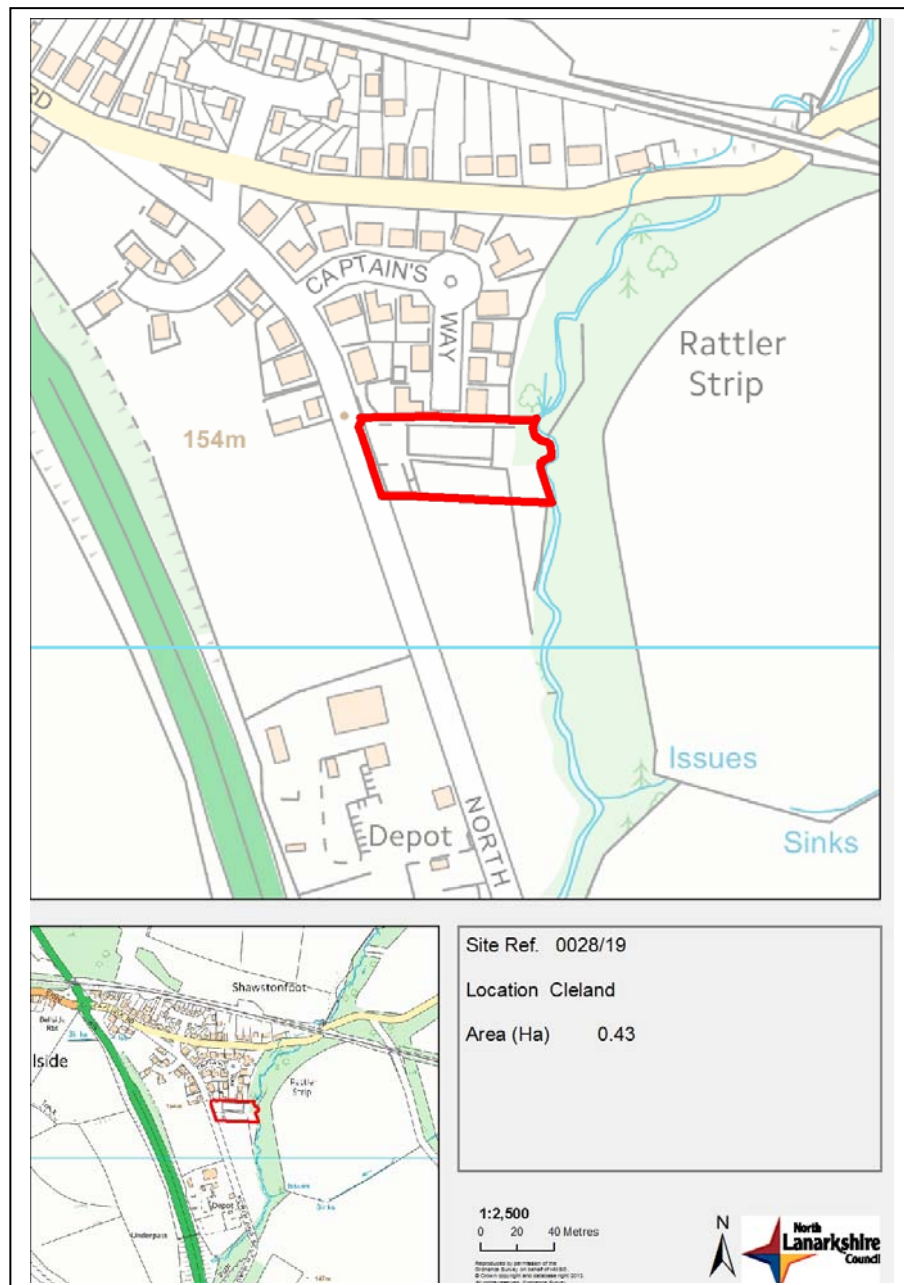
There are adverse impacts anticipated on geology and soils as release of the site may result in the future development on a greenfield site if there is a required need, however as releases of this type are required to create a logical and defensible urban boundary edge.

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

Mitigation

Due to there being a considered risk posed by the small watercourse that runs adjacent to the site, additional information in the form of a Flood Risk Assessment will need to be submitted to ascertain the developable extent of this site. However it is felt a downstream culvert might act as a hydraulic control to some extent.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the A71 dual carriageway and the neighbouring timber yard. 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.



28/19 Land adjacent to North/South Road Bellside

Description

Vacant 0.45 Ha site to the south of the settlement of Bellside proposed for residential development.

This vacant bownfield site is currently designated as Greenbelt on the edge of the exiting urban area of Bellside which was formally used as stables and is identified as non-agricultural and is adjacent to existing road infrastructure. It is to the south of the settlement of Bellside and is bounded to the west by North and South Road beyond which is a site being promoted for housing within the Local Development Plan for residential development (22/19). To the south is another promoted for housing within the LDP for residential development (26/19) while to the north is the existing residential area of the settlement and to the east is woodland beyond which is agricultural land.

The site is flat and is mainly greenfield in nature being characterised by grassland and woodland to the east. There is also a large central area of hard standing present which was last used as stables, paddocks and riding area, it has been vacated by the occupiers and has fallen into a state of disrepair and results in 41% of the site being on the Councils vacant/derelict land register and is classified as derelict land.

Summary

The proposal will create a residential development of 11 units at 25 per hectare and presents the opportunity to provide residential development which would extend the boundary of the urban area south, to reflect the presence of the existing the timber yard, creating a logical new settlement boundary.

This area is a brownfield location in the green belt. Its green belt status is incongruous given it is bounded by roads infrastructure to the west beyond which is an existing industrial use, while to the north is a residential development. The site would be more rationally designated part of the urban area, without impacting on environmental or other valuable protected designations.

There are potential significant positive impacts from the designation of this site as an urban location. It is therefore appropriate for the site to form part of the long-term defensible urban boundary by linking the settlement of Bellside to the north with the timber yard to the south.

There are no protected designations or other environmental implications related to this site. Though there is a SINC to the east of the site, the urban review in relation to this site is an outer urban boundary review but the potential change in status to urban classification to form a defensible urban boundary, results in no significant environmental implications.

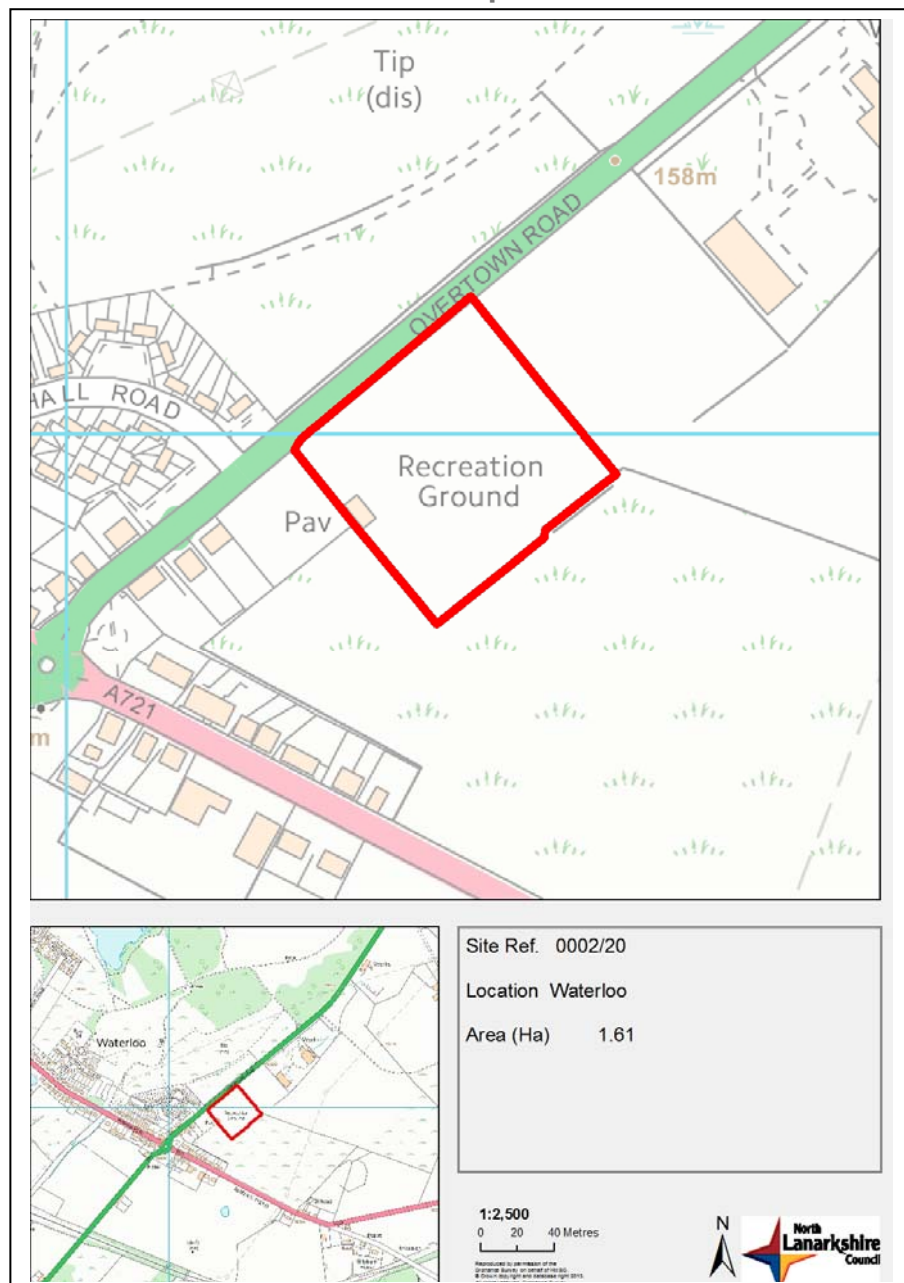
The proposal will have positive benefits in terms of land use /landscape and visual and through creating a logical defensible boundary, as it presents the opportunity together with an adjacent current development and other releases to the site will form a logical extension to the urban area of Bellside for a use that is consistent with the adjacent land uses.

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

Mitigation

Due to there being a considered risk posed by the small watercourse that runs adjacent to the site, additional information in the form of a Flood Risk Assessment will need to be submitted to ascertain the developable extent of this site. However it is felt a downstream culvert might act as a hydraulic control to some extent.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the A71 dual carriageway and the neighbouring timber yard. 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.

**02/20 Overtown Road, Waterloo****Designation**

1.61 Ha site located outside the settlement of Waterloo proposed for residential development.

The site is within a greenfield location currently designated as Greenbelt to the north of the settlement of Waterloo, the area is used as a recreation ground and football pitch and is adjacent to existing road infrastructure.

The site is bounded to the north-west beyond which is, Greenhead Moss Local Nature Reserve and a Site of importance for Nature Conservation, and to the south-west is a residential area of the settlement, and a vacant site that previously housed a school building which has since been demolished and is an existing housing land site NLMW1088 for 20 units. To the north is agricultural field beyond which is an industrial use (Miller Fabrications) while surrounding the site to the east and south are open fields.

The site is flat and used as leisure and recreation, and is open field in mature with a small tree line to the east and to the north/northwest where it adjoins the road. The site is 100% grade 4 agricultural Land classification.

Summary

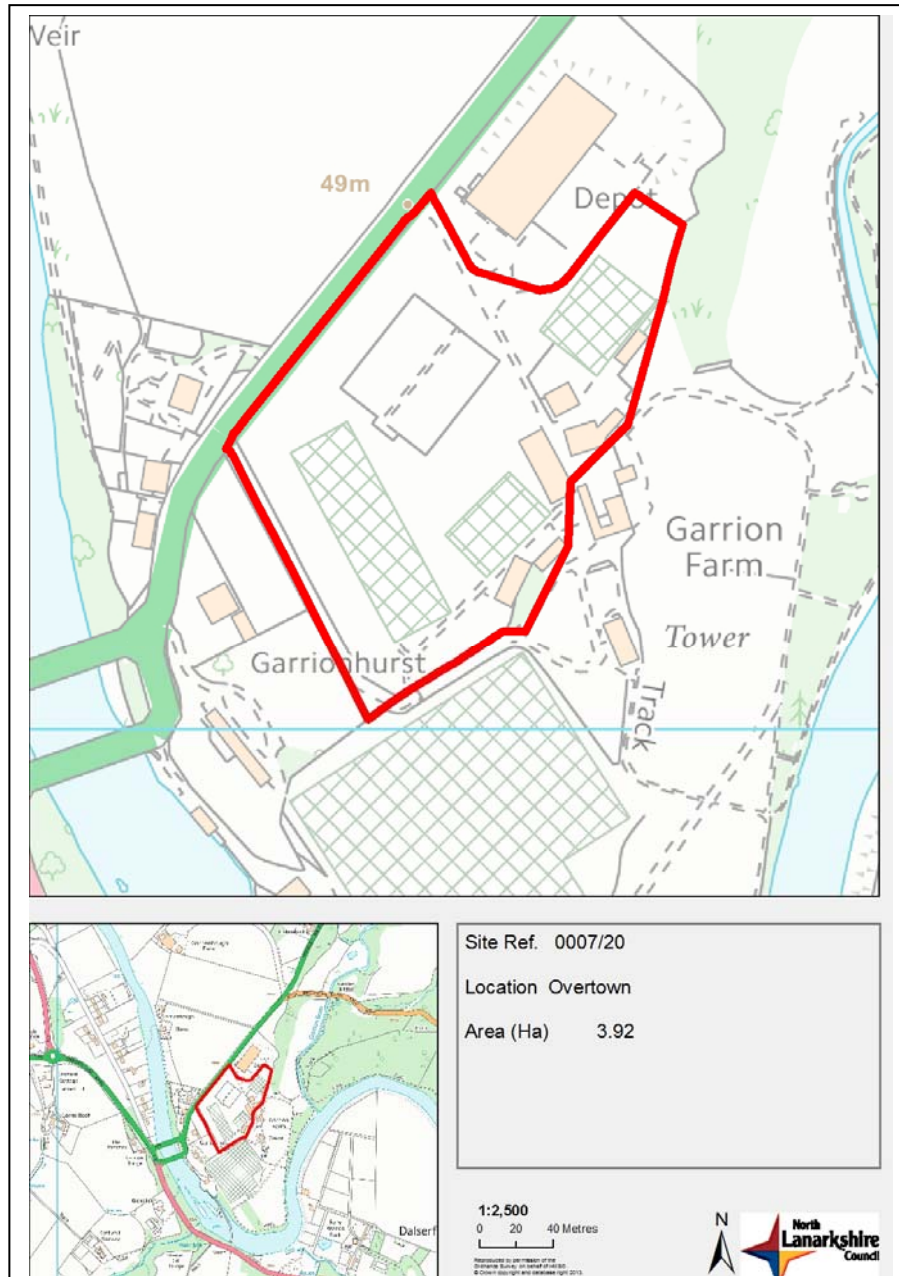
The proposal will create a residential development of 40 units at 25 per hectare, and presents the opportunity to provide residential development which would extend the boundary of the urban area south, to reflect the presence of the existing timber yard, creating a logical new settlement boundary.

There are potential significant positive impacts from the designation of this site as an urban location. It would ensure a supply of land appropriate to the scale of the area. There are no adverse significant impacts anticipated as any protected designations are located further to the east of the area. It is therefore appropriate for the site to form part of the long-term defensible urban boundary.

Mitigation

The proposal is on the site of a recreation ground with a used football park. The site is to be developed for Council Housing and the pitch will be relocated.

within the site and its retention will be required as part of Action Plan for the site.



07/20 Garrion Farm, Overtown

Description

Vacant 3.92 Ha site outwith a settlement at the boundary with South Lanarkshire known as Garrion Farm proposed for residential development.

The site is flat and is brownfield currently designated as Greenbelt outwith an existing exiting urban area which was previously used as industrial green houses interspersed with grassed areas and is adjacent to existing road infrastructure. The site is bounded to the north-west by Horsley Brae beyond which is agricultural land, adjacent to the site to the north-east and the east is existing residential development. To the south is an existing housing land site NLMW0791 with a capacity of 16 units which also used to house greenhouses. To the east is a commercial enterprise which consists of a garden centre and antic sales, along with vacant residential properties beyond which is open scrub and grass land. The site is on the Councils Vacant and Derelict Land register and is classified as derelict land, the site is also in close proximity to the River Clyde and the Garrion Bridges that connect the site with South Lanarkshire.

Summary

The proposal will create a residential development of 98 units at 25 per hectare and presents the opportunity to provide residential development which would expand the boundary of the urban area around the Garrion Farm.

There are potential significant positive impacts from the designation of this site as an urban location. It would ensure a supply of land appropriate to the scale of the area.

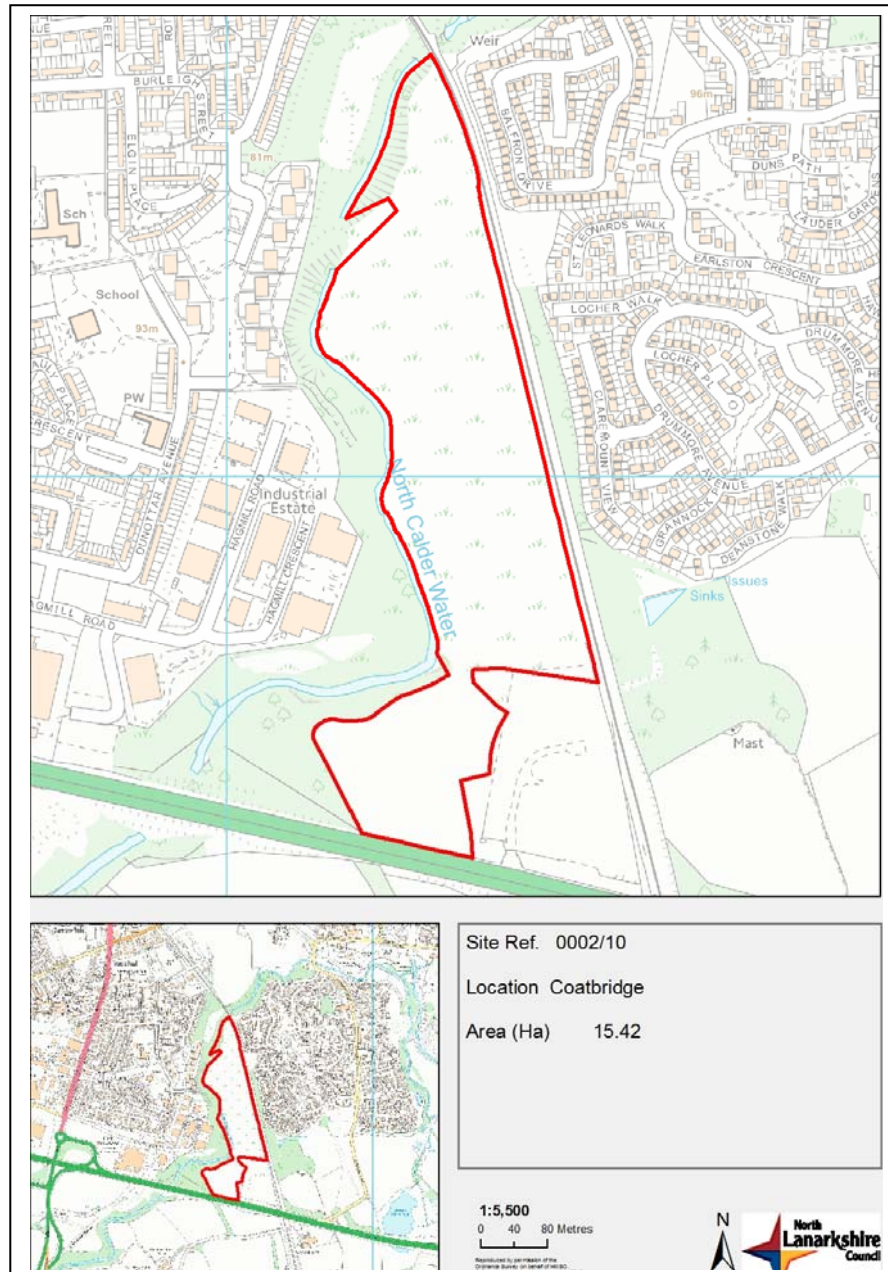
There are no adverse significant impacts anticipated as there are no protected designations in the vicinity, however there are potential negative impacts in relation to the Aquatic Environment.

It is therefore appropriate for the site to form part of the long-term defensible urban boundary recognising the redevelopment character of 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 an urban boundary which reflects the urban structure of the location

Mitigation

The site is adjacent to the fluvial extent of River Clyde. 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, further information in the form of a Flood Impact Assessment is required.



02/10 Carnbroe, Coatbridge

Description

A former landfill site of 15.42 Ha site located in the urban area of Coatbridge proposed for business use.

The site is in an inner edge of an urban location, currently mainly designated as Community Facilities (Policy HCF 1 B1) as an area of open space and 1/5 as Promoting Industrial and Business Sites (Policy EDI 2 A). It is within the exiting urban area to south of Coatbridge and adjacent to an existing industrial area and the current A8.

The west and north of the site is bounded by woodland and the North Calder Water, beyond which is an industrial area and residential area, while the east of the site is bounded by an existing Motherwell to Coatbridge rail line, beyond which is the residential area of Carnbroe and to the south-east by open land that has been proposed for residential development through the Local Development Plan (04/10). The south it is bounded by the A8 (Glasgow and Edinburgh Road), beyond which is open countryside which is being partially redeveloped as transport infrastructure through the provision of a new M8 Motorway and associated access roads, while to the southeast is adjacent to existing development of an industrial nature (works).

The topography of the site is generally flat though the western side slopes steeply down to the North Calder Water. The site was previously used as a slag heap associated with mine workings and the site is now open land with little vegetation apart from a strong tree belt/woodland area along the western boundary and a thin tree line along the east and south borders. The southeast of the site is brownfield land with existing hard standing and is of an industrial/commercial nature. This area of land is classified as derelict land on the councils vacant and derelict land register and amounts to 18% of the site, the remainder of the site is 100% Grade 3.2 Agricultural Land Classification. As an area of open space identified as in the current Local Plan the site is inaccessible.

Summary

The proposal is for a business use and the surrounding land uses render the area a landlocked and an inaccessible urban pocket. Giving the area a designation for development within its urban zoning with potential to augment the existing and proposed business development areas would result in a more appropriate urban boundary definition for the area long term.

In SEA terms there are potential positive impacts from the designation of this site for an urban use in relation to sub-objectives in land use, landscape and visual and communities objectives as it an existing brownfield site on the councils vacant and derelict land register and reinforces urban boundary which reflects the urban structure of the location

There are potential impacts to Ecology and Landscape due to there being environmental designations on the site as a small section of the south-west corner has a Tree Preservation Order designation. While to the west of the site running along the North Calder Water is SINC that encroaches into the site.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the A8 Motorway and the railway line. However these should be reduced with the de-trunking of the Motorway due to the M8 upgrade and the proposed used being for business as opposed to residential.

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

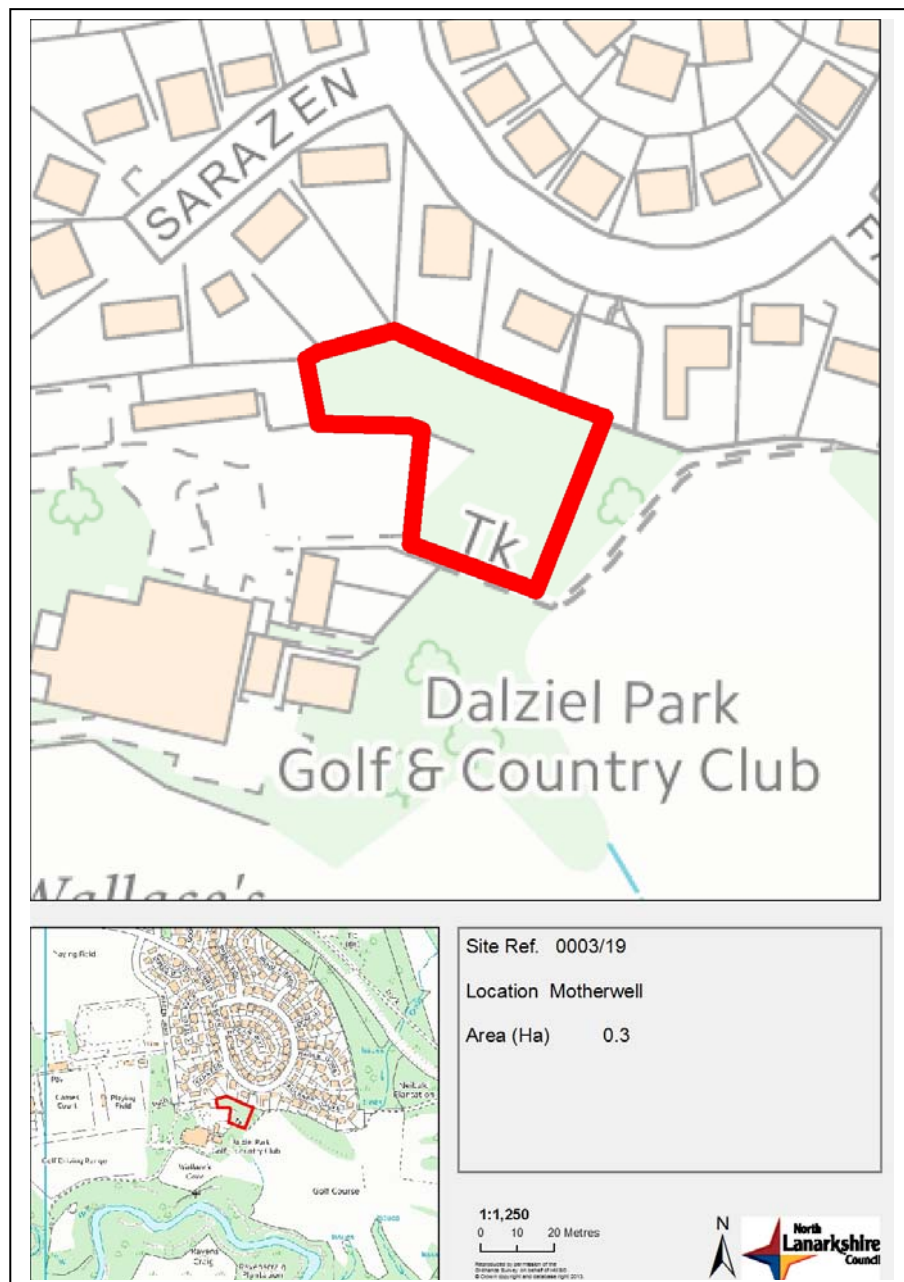
Mitigation

There is a potential flood risk from the North Calder Water that flows along site boundary. There are potential issues associated with culverts and other hydraulic structures up and downstream of site. These should be investigated further and it is recommended that contact is made with the SEPA flood prevention officer. Further information will be required in the form of a Flood Risk Assessment.

Due to the linear Tree preservation Order and Site of Importance for Nature Conservation running along the western boundary at the area associated with the incised North Calder Water any future development of this site would need

to include sensitive management of these through the development management process.

Development would require to be considered against appropriate noise air quality regulation levels as part of the planning process.



03/19 Dalziel Park Hotel, Cleland

Description

0.30 Ha site located in the rural area to the south of Dalziel Park, Cleland proposed for leisure use.

This Greenfield site is currently designated as Greenbelt (NBE 3A) is on the edge of an existing isolated urban area created through the residential development of an area of land between Motherwell and Cleland known as Dalziel Park, and is served by existing road infrastructure associated with Dalziel Park Hotel and Golf Club and is in the grounds associated with this.

It is bounded to the north by existing residential development and to the south-west by the Dalziel Park Hotel and Golf Club facility buildings and to the east by the golf course which extends to the south of the site beyond which is mature woodland and the South Calder Water.

The site is flat and part of the Dalziel Park Hotel and Country Club complex, and is identified as open ground and existing woodland, here two areas of trees and these are designated as TPOs. The forestry Commission states the woodland on this site would require Control of Woodland Removal Policy should be taken into account, but this is superseded by the TPO designation. The site is 100% grade 3.2 agricultural land classification and no flood risk apparent.

Summary

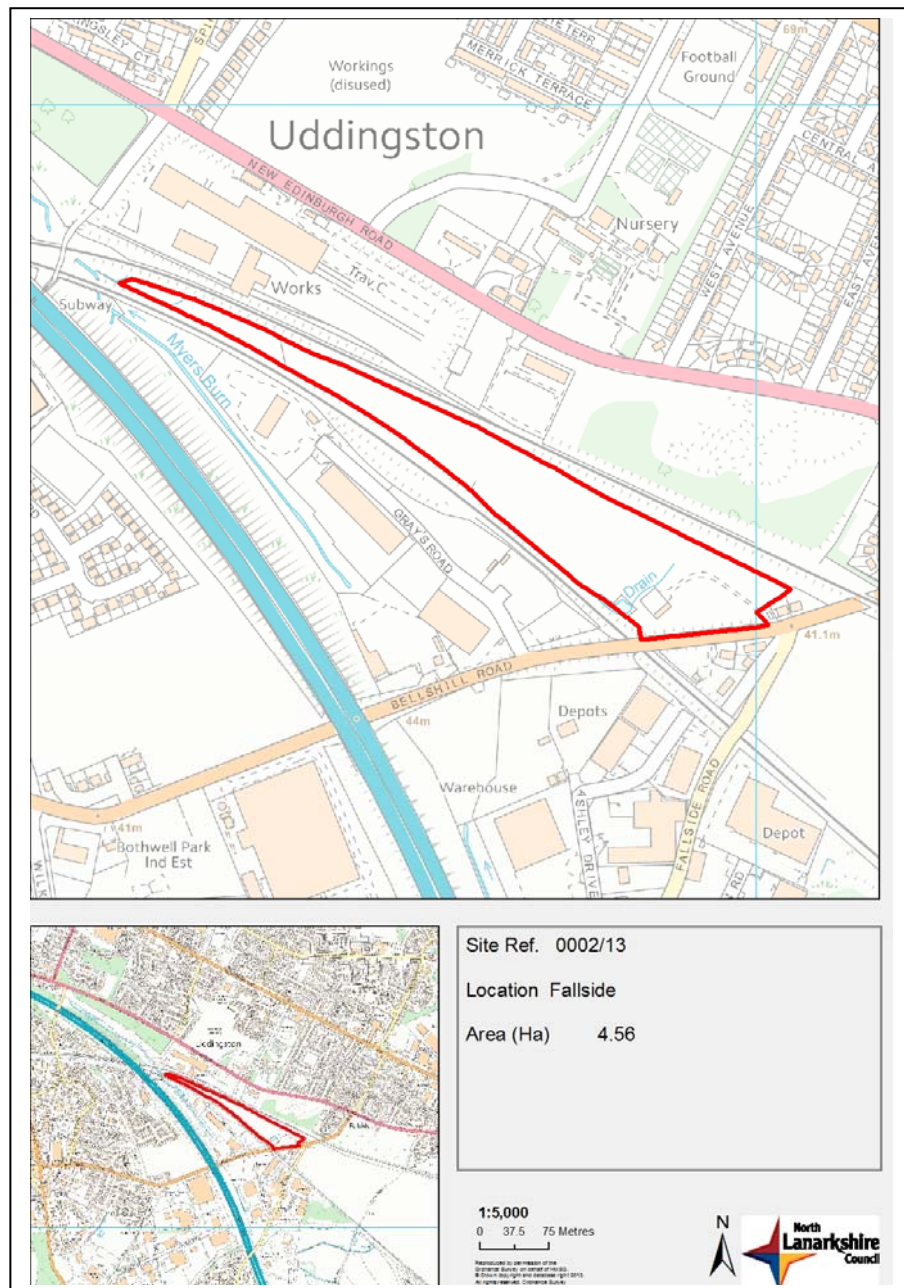
The proposal is for an additional country club leisure facility immediately adjacent to the existing housing area.

In SEA terms the site has a number of negative impacts on Air Quality and Noise and Ecology as it is isolated and not connected to existing sustainable transport or existing links and would result in the removal of mature trees covered by a TPO designation.

Even though the site is covered by a TPO designation, the proposed use as a country club facility is an appropriate development for the location and there is little other opportunity for expansion.

Mitigation

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



02/13 Adjacent to 121 Bellshill Road, Uddingston

Description

5.40Ha greenfield site to the south of the settlement of Uddingston proposed for residential development.

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

It is to the south of the settlement of Uddingston and is bounded to the north and south by railway lines to the north and south of the site and by Bellshill Road. Beyond the south of the site is the South Lanarkshire area and a light industrial use and the M74 Motorway, while beyond to the north is an industrial use Bison Manufacturing and an area of woodland. While to the east is by Bellshill Road and two existing residential properties (121 and 123 Bellshill Road).

The sites topography is generally undulating and slopes steeply to the north where the railway line is at an elevated position and is one open area with a dense area of wooded vegetation to the north-west corner little vegetation and a mature line of trees to the north and south along the boundary adjacent to the railway lines and is classified 100% non-agricultural land and there has historically been a Spoil Heap on the site that has naturalised

Summary

The proposal will create a regeneration site with a variety of potential uses with the aim of contributing to regenerative development in the area.

The site is an incongruous triangular designation of green belt serving no purpose. There are no environmental designations or other assets of valued protection in the vicinity. Including this site within the urban area would contribute to the establishment of a more coherent long term defensible urban boundary

The proposal is allocate the site for regeneration due to site constraints meaning additional studies will require to be provided to support a proposed use.

The surrounding land uses render the area a landlocked and an inaccessible urban pocket giving the area a designation for development within its urban zoning with potential to augment the existing surrounding business development would result in a more appropriate urban boundary definition for the area long term.

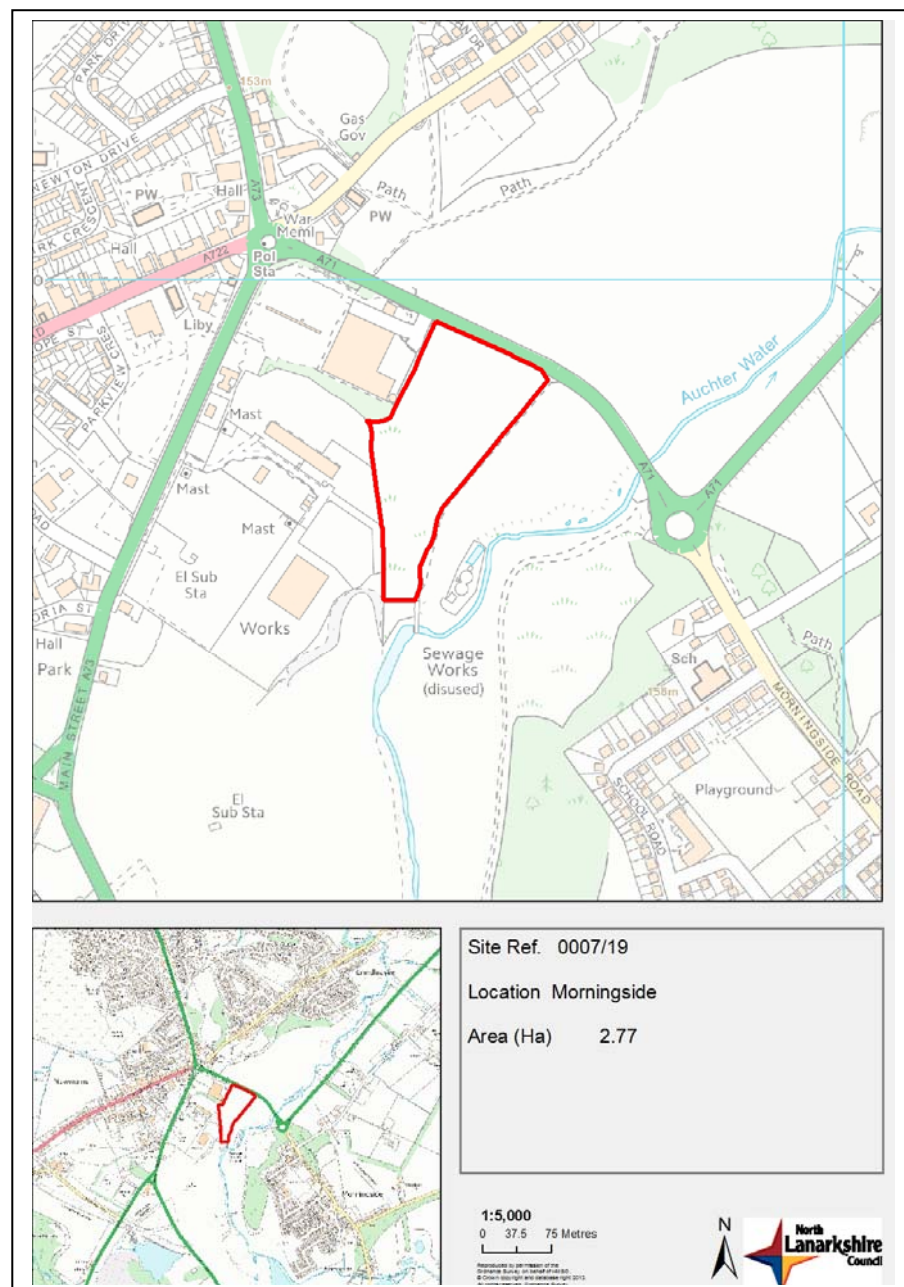
In SEA terms there are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of the railway line and the M74 Motorway. However these should be reduced by designating this as a regeneration site.

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

Mitigation

There Potential flood risk from Myer's Burn, 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 and it is recommended that contact is made with the SEPA flood prevention officer. Further information in the form of a Flood Risk Assessment will be required.

Development would require to be considered against appropriate noise air quality regulation levels as part of the planning process.



07/19 Land south of Asda, Newmains

Description

2.77 Ha brownfield site located on the eastern edge of Newmains proposed for mixed use

The site is within a greenfield location currently designated as Greenbelt on the edge of the exiting urban area of Newmains and is naturalised grassland, identified as non-agricultural and is adjacent to existing road infrastructure.

It is to the east of the settlement of Newmains and is bounded to the north of the site by the A71 beyond which is Crindledyke Community Park, to the west by existing industrial land and to the north-west by an ASDA Superstore which is part of the local Neighbourhood centre. To the south-east is a mixture of woodland and open land and a water course (Auchter Water) going down towards the Morningside Roundabout, while to the south is land that is designated as derelict on the Councils register and a part of site that is on the council housing land supply NLMW0717 allocated for 300 units.

The site is brownfield due to previous Gas works, miners cottages and associated workings but has naturalised and is generally flat sloping gently from west to east and is open land with a tree belt and cluster to the south and southwest, as there is woodland on this site so the Control of Woodland Removal Policy would apply, 100% of the site falls with non-agricultural land.

Summary

The site is promoted as a regeneration opportunity that has the potential to contribute to regenerative development in the area and would create an appropriate logical extension to the urban boundary

In SEA terms the site has a number of negative impacts on Ecology as it may result in the removal of existing trees, however there are no environmental designations or other assets of valued protection in the vicinity. There are also issues relating to Air Quality and Noise and Aquatic environment due to surrounding industrial uses and the proximity of a water course

There are positive benefits in terms of land use and landscape objectives as the site is an incongruous isolated designation of green belt serving no purpose. Including this site within the urban area would contribute to the establishment of a more coherent long term defensible urban boundary

Mitigation

The site is adjacent to the fluvial extent of the Auchter Water, further information in the form of a Flood Risk Assessment is required.

There are potential adverse impacts anticipated in relation to air quality and noise due to the proximity of neighbouring industrial and commercial 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.

Site Mitigation

As part of the site selection process sites have been assessed using the Site Sustainability and Deliverability Matrix and this has informed mitigation measures either undertaken or required in the future.

A number of sites areas have already been reduced in response to issues identified through this assessment and one site has been removed from consideration due to a requirement to access the site through an AQMA. However, there will be a requirement for mitigation requirements to be further investigated in more detail as part of the Development Management Process.

It is acknowledged that further investigation will be required as part of this process and there are general issues that have been identified as required for mitigation that fall into general categories. There are however more site specific issues that have been identified on an individual basis below.

General Mitigation

Given the need for additional development land there are unavoidable impacts of development of Greenfield sites in relation to Geology and Soils however as the identification of sites was needs based this cannot be mitigated however these are in accordance with the principles of the plan and in identified areas of need where there is not enough brownfield land to meet this need.

A number of sites have been identified as a Potential Development Sites which are considered to have potential to be developed in the future to meet housing need through the urban boundary review. These are adjacent to the urban area and result in the long term defensible boundary, these are not sites being promoted as a preferred sites in this Plan thus reducing the potential for development.

A number of these have been identified in the urban area and where this involves the regenerating of brownfield sites or where the green belt status is incongruous, resulting from releases through the examination of the North Lanarkshire Local Plan there is a given greater potential for development of these sites.

All Proposed or Potential Development Sites identified in this plan will also require Planning Permission and will therefore be further considered against the policies in the plan. This further more detailed consideration of the environmental matters is only currently achievable through the Planning Application process

As area as a former mining area, there is also a standard requirement for the investigation of ground conditions on many sites and where mine working have been identified these are included in the assessment matrix.

A number of sites are adjacent or in close proximity to existing industrial uses/railway lines/busy road networks, as a result, a precautionary requirement to investigate the requirement for mitigation of noise and air quality issues have been identified where this is the case. Where these issues are considered of particular note or impacts are likely to be greater they have been identified below.

A review of 1 in 200 year flood map has been undertaken for each site to assess potential flooding risk. Where further assessment is required or water resilient measures recommended these have been identified. These will be required to ascertain the developable amount of the site and areas may be reduced as a future mitigation.

There may be instances where a proposal with have a direct or indirect effect on an environmental designation due to it being adjacent to a site. In instances like this there will be precautionary principle of ensuring any potential impact is mitigated through development management process.

Where advised through consultation and assessment there is an indication of a requirement for ecological surveys on certain sites as part of any application for planning permission, this is also the case when a proposal will result in the loss of a piece of open space.

A number of mitigation measures will require to be assessed through the development management process and instances of this are acknowledged below

Site specific mitigation measures identified

Part Sites

14/02 (P) Tollpark Road Castlecary, Cumbernauld

Site reduced to avoid impacts on the heritage asset of the Antonine Wall

04/20 (P) Castlehill Farm, Wishaw

Site reduced to remove the area outwith the scope of the Charrette and also that contained in the Special Landscape Area designation.

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

Site reduced to mitigate against the SINC, TPO and ancient woodland that overlaps the site and retain substantial tree covering to the south of the proposed site.

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

Site reduced substantially to reduce effect in SINC designation that covers the site by excluding tree belts and wetland areas. There are a number of mine workings on the overall site, however developer has advised promoted area is deliverable

29/07(P) Roughrigg Road, Longriggend

Site reduced to that occupying a gap site within the existing urban area

10/01 (P) East of St Margaret's Avenue, Banton

Site reduced to a scale in-keeping with a small rural settlement, and negates topographic issues. Direct and indirect negative impacts on battlefield historic designation to the east of the site to be assessed as part of any planning application.

18/05 (P) The Neuk, Auchinloch

Site reduced to a scale in-keeping with a small rural settlement, consider water vole habitats on the site and reflect existing urban boundary.

29/05 (P) East of Auchengeich Road, Moodiesburn

Site reduced to a scale in-keeping with the surroundings and prevent excessive development and impacts of proximity to the motorway.

04/10 (P) Carnbroe Estate, Coatbridge

Site reduced to exclude the Orchard farm Pool (standing water body with a SINC designation) and presence of mine entries.

07/11 (P) Sikeside Road, Airdrie

Site reduced to reflect existing urban boundary and reduce potential implications for the Site of Importance for Nature Conservation and for the Monkland Canal Scheduled Ancient Monument

05/12 (P) East of Benhar Road, Torbothie, Shotts

Site reduced following discussions with Council officials, further area excluded due wetland and potential flooding issues. SINC water body (the Voe) retained in promoted site as it is considered to be interregional to Master Plan submission, with special consideration will be given as part of any planning application.

14/12 (P) Springhill Farm, Shotts

Site substantially reduced to a scale is more in-keeping with its rural surroundings to prevent excessive development and substantial loss of open countryside.

02/14 (P) Community Road, Bellshill

Site reduced to only existing area of open space to the north excluded area with substantial tree coverage.

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

Only part of the site promoted to reflect adjacent industrial planning permission which was part of the original submission. Permission negates logical reasons to exclude housing element of the proposal.

Potential impact on the SINC assets and potentially protected species to be mitigated through development management process.

20/19 West Morningside/Torbush, Newmains

Site reduced to reflect its original Call for Sites submission as considered to have this had less environmental impact.

Specific Air and Noise quality issues

01/02 Oki Way Wardpark, Cumbernauld

Potential effects of adjacent Cumbernauld Airport acknowledged and to be assessed as part of the planning application process.

Site designated as a regeneration site due to uncertainty of adverse effects on amenity of residents if promoted for housing development

12/02 28 Napier Road, Cumbernauld

Potential effects of adjacent Cumbernauld Airport and M80 acknowledged and to be assessed as part of the planning application process.

05/02 72-74 Napier Road, Cumbernauld

Potential effects of adjacent Cumbernauld Airport and M80 acknowledged and to be assessed as part of the planning application process.

01/10 Sweethill Terrace/Deanston Place, Carnbroe

Further investigations required in relation to adjacent proposed Shore Energy Plant to be assessed as part of the planning application process.

Masterplanning

13/02 Orchardton Woods, Cumbernauld

Residential element of site reduced to 150 units with area covered by a SINC to the south of the site expected to be excluded from development.

Designation as a Regeneration site

12/06 Gartsherrie Primary School, Coatbridge

Site designated as a regeneration site due to uncertainty of adverse effects on amenity of residents if promoted for housing development

Retention of the listed building should be considered through the action plan for the site.

Designation of adjacent sites to alternate uses

11/20 Netherton Road, Wishaw & 12/20 Netherton Road, Wishaw

Potential adverse impacts proximity of industrial uses negated by re-designation of adjacent sites to a residential use for amenity reasons

Mineral workings/ground condition issues

13/19 Land adjacent to Woodhall Rd, Newmains

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.

Sites including sports pitches

01/08 Leaend Road, Airdrie

Sport Scotland to advise on requirements regarding pitch removal and advise on appropriate mitigation which will be set out in Action Plan for the site

Precautionary principle of ensuring any potential impact on the adjacent mature woodland/SINC designation to be mitigated through development management process.

10/05 Gartferry Road, Moodiesburn

Sport Scotland to advise on requirements regarding pitch removal and required mitigation which will be set out in Action Plan for the site

03/02 Westfield, Cumbernauld

Sport Scotland to advise on requirements regarding pitch removal and required mitigation which will be set out in Action Plan for the site

02/20 Overtown Road, Waterloo

Existing football pitch to be retained but re-located in development by Council Housing and Enterprise Service, to be required as part of Action Plan for the site.

Tree protection

06/09 Drumpark School, Bargeddie

Requirement of sensitive management of the Tree Preservation Order on site through the development management process.

05/09 Drumpellier, Bargeddie

Promoted site to reflect CfS submission which excluded Tree Preservation Order designation, sensitive management of TPO required through the development management process.

02/18 St Matthews Primary School, Craigneuk

Tree protection measures to be incorporated to ensure trees on the site which are considered ancient woodland are protected

Conflict between the golf course and proposed housing acknowledged and screening required to be retained.

03/19 Dalziel Park Hotel, Cleland

Requirement of sensitive management of the Tree Preservation Order on site through the development management process

02/10 Carnbroe, Coatbridge

Linear Tree preservation Order and Site of Importance for Nature Conservation running along the western boundary associated with North Calder Water with sensitive management expected through the development management process

Conflict with golf course

09/02 Westerwood, Cumbernauld

Any conflict between the golf course and proposed housing acknowledged and required to be assessed at planning application stage.

Air Quality Management Area

05/11 Nisbett Street, Chapelhall

Site removed from Plan due to its proximity to the Chapelhall Air Quality Management Area (26m) and considered negative effects.