

# Environmental Report

## SEA Site Sustainability Assessment

# Stage 1a

Stage 1a - Sites with Planning Permission will be automatically included either in the Plan or the attached site lists as existing or proposed sites.  
 Site submitted during Call for Sites and Main Issue Report which have existing Planning Permission are listed in the Plan

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

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

**Site Reference** 0012-06  
**Location** Gartsherrie Primary School  
**Site Area** 0.65 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31150>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 19m. There are 8 bus stops within a 5 minute walk. Distance to a core path is 6m. Distance to the nearest cycle route is 1049m. Distance to green network is 155m.	✓✓
E3 – Existing and new Transport Links	Blairhill is the nearest railway station by foot at 298m. Blairhill is the nearest station by car at 323m. Distance to the nearest road is 2m.	✓✓
E4 – Service Provision	Scottish Water state: Waste Water - Daldowie WwTW currently has capacity. A drainage impact assessment may be required to determine impact on existing network. Water - Balmore WTW currently has capacity A Water impact assessment may be required to determine impact on existing network.	±
E5 – Site Constraints	Distance to opencast coal extraction area 6691m. Distance to existing mineral extraction site 9973m. 70% of the site overlaps with Coal Authority standing advice area. 30% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 502m. Distance to potentially contaminated land 31m.  Distance to an AQMA 1853m.	✓
E6 – Deliverability	Site in existing residential location but in close proximity to the Gartsherrie Freight Terminal which may compromise residential amenity.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps HCF1 B1 community facilities.	✗
N2 – Site Characteristics (incl. current use and management of land)	The site is that of the former Gartsherrie Primary School (closed in 2011), in the north of Coatbridge. The site wholly consists of the school building and its associated hardstanding. 100% of the site overlaps vacant/derelict land.  The site is 100% non-agricultural land.	✓✓
N3- Neighbouring Land Uses	The site is bordered 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 a rail yard, a commercial/community development occupies the land adjacent to the western boundary of the site.	±
N4 – Landscape/ Open Space Designations	Distance to a town or community park is 862m. Distance to a regional scenic area is 11912m. Distance to Area of Great Landscape Value is 9679m. Distance to nearest country park is 339m. Distance to canal corridors is 581m.	✓
N5 – Ecological Designations	Distance to green infrastructure is 339m. Distance to the nearest SSSI is 1503m. Distance to the nearest LNR is 2016m. Distance to the nearest SINCS is 526m. Distance to the nearest country park is 339m. Distance to an ancient woodland is 821m. Distance to nearest TPO is 799m.	✗
N6 – Historical Designations	Distance to nearest SAM is 467m. Distance to nearest garden/designated landscape is 8015m. Distance to the nearest battlefield is 7647m. Distance to nearest conservation area is 414m. Distance to Antonine Wall is 10201m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 1204m on foot, and the same by car. The nearest commercial centre (Location 6) is 2339m by foot, and 2424m by car. The nearest neighbourhood/local centre (Coatbridge - Gartsherrie) is 42m by foot, and the same by car.  The nearest hospital is Monklands District General Hospital which is 3593m by car.  Primary School - St. Bartholomew's Primary School (denominational) is 910m by foot, and 955m by car. Townhead Primary School (non-denominational) is 1316m by foot, driving distance to a non-denominated primary school (Townhead Primary School) is 1329m.  Secondary School - St. Ambrose High School (denominational) is 730m by foot and the same by car. Coatbridge High School (non-denominational) is 2248m by car and 2201m by foot.	✓✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Coatbridge). Distance to rural investment area is 4995m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (The Time Capsule) is 1209m. Driving distance to sports facility (Coatbridge Golf Course) is 1218m. Walking distance to community centre/hall or community education centre (Townhead Community Centre) is 402m. Driving distance to community centre/hall or community education centre (Townhead Community Centre) is 402m. Walking distance to library (Coatbridge Library) is 1334m. Driving distance to library (Coatbridge Library) is 1398m.  Within Coatbridge, 1.5km from town centre.	✓✓

**Site Reference** 0001/07  
**Location** Land adjacent to Stirling Road (A73), Stand, Airdrie  
**Site Area** 37.57 ha  
**Proposed use** Industry  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 47m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 367m. Distance to the nearest cycle route is 3789m. Distance to green network is 3339m.	✓✓
E3 – Existing and new Transport Links	Airdrie is the nearest railway station by foot at 4116m. Airdrie is the nearest station by car at 4271m. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Waste Water - Daldowie WwTW currently has capacity. A drainage impact assessment may be required to determine impact on existing network. Water - Further investigation is required to ascertain what works are required for development to go ahead.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 3% overlap. Surface flooding 'low' probability (200 years + climate change) 4% overlap.  Distance to opencast coal extraction area 1138m. Distance to existing mineral extraction site 4992m. 11% of the site overlaps with Coal Authority standing advice area. 89% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 44. Distance to waste site 526m.  Distance to potentially contaminated land 0m. 0% of the site overlaps with potentially contaminated land. Distance to an AQMA 5020m.	±
E6 – Deliverability		
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	Distance to vacant/derelict land 18m. 49% of the site overlaps green belt.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is 51% grade 4 and 49% grade 5 agricultural land. The site is characterised by open space with some woodland planting. A number of tracks and derelict land (former opencast workings) are present to the south of the site. Part of the eastern section of the site is designated as a SINC.	×
N3- Neighbouring Land Uses	A small residential settlement is located immediately to west of the site, while the north (opposite Greengairs Road) and west (beyond small settlement) is largely characterised by open space with some agricultural use. An existing industrial installation (Bartlett factory) is located to the south-west. The south of the site is characterised by open space, derelict land and access tracks which indicates previous industrial uses. The area of open space to the east is a designated SINC.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2686m. Distance to a town or community park is 3540m. Distance to a regional scenic area is 10176m. Distance to Area of Great Landscape Value is 12638m. Distance to nearest country park is 2686m. Distance to canal corridors is 4969m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 2042m. Distance to the nearest LNR is 4651m. 16% of the site overlaps a SINC. Distance to the nearest country park is 2686m. 2% of the site overlaps an ancient woodland. Distance to nearest TPO is 1224m.	×
N6 – Historical Designations	Distance to nearest listed building is 1209m. Distance to nearest SAM is 1331m. Distance to nearest garden/designated landscape is 11720m. Distance to the nearest battlefield is 7889m. Distance to nearest conservation area is 2574m. Distance to Antonine Wall is 7730m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 3446m by car (3418m on foot). The nearest commercial centre (Airdrie Retail park) is 4172m (4426m on foot). The nearest neighbourhood/local centre (Glenmavis) is 1966m by car or foot.  The nearest hospital is Monklands General Hospital which is 4802m by car.  Primary School - St Serf's (denominational) is 2587m by car and 1989m by foot. Greengairs (non-denominational) is 1305 by foot, New Monkland Primary School is 1589m by car.  Secondary School - St Margarets High School (denominational) is 1589m by car and 3120m by foot. Airdrie Academy (non-denominational) is 2785m by car or foot.	±
S2 – Strengthening existing places	3% of the site overlaps a settlement. 51% of the site overlaps rural investment area.	✓
S3 – Community Facilities	Walking distance to sports facility (Airdrie Leisure Centre) is 2955m. Driving distance to sports facility (Airdrie Leisure Centre) is 3517m. Walking distance to community centre/hall or community education centre (Greengairs Community Centre) is 1618m. Driving distance to community centre/hall or community education centre (Greengairs Community Centre) is 1976m. Walking distance to library (Airdrie Library) is 3855m. Driving distance to library (Airdrie Library) is 3884m.  Site is located next to existing factory and would create local jobs.	✓✓

# Stage 1b

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

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



**Site Reference** 0003/01  
**Location** Parkfoot Street, Kilsyth  
**Site Area** 0.31 ha  
**Proposed use** Housing & Retail  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31146>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	The proposal is for mixed use with residential and some retail uses, which would provide long term jobs. The site is within the settlement of Kilsyth.	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 14m. There are 9 bus stops within a 5 minute walk. Distance to a core path is 188m. Distance to the nearest cycle route is 1427m. Distance to green network is 609m.	✓✓
E3 – Existing and new Transport Links	Croy is the nearest railway station by foot at 3582m. Croy is the nearest station by car at 3570m. Distance to the nearest road is 1m. Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service. <i>NLC Roads &amp; Transportation state that the site does not lend itself to retail use and there is unlikely to be sufficient space in terms of parking requirements for retail and residential. It is not contiguous with the main shopping area in the town and would not benefit from town centre parking for the retail element.</i>	xx
E4 – Service Provision	Scottish Water would require a Drainage Impact Assessment to determine impact on existing network also there is a combined sewer running through the site that may need to be diverted. In relation to water, small development shouldn't have an impact.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 28% overlap. Surface flooding 'med' probability (200 years) 38% overlap. Surface flooding 'low' probability (200 years + climate change) 43% overlap. Distance to opencast coal extraction area 7987m. Distance to existing mineral extraction site 1125m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 324m. 17% of the site overlaps with potentially contaminated land, Historical mineral railway on site and within 20m of area of historical mining and unknown filled ground. Within 24m of area of historical railway marshalling and Electrical sub stations within 15,35 and 110m and fuel tank within 80m. Distance to an AQMA 1924m. Noise constraints - Traffic noise from Parkfoot Street/ Airdrie Road within 10m and adjacent residential receptors. Site investigations would be required and Contaminated Land Constraints report is available.	x
E6 – Deliverability	Site has not been developed because of possible risks/costs on site constraints, despite a strong location in the town. May become marketable if constraints are mitigated.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is designated as a Residential Area (Policy HCF 1 A) and within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	±
N2 – Site Characteristics (incl. current use and management of land)	Site is currently vacant brownfield land (former police station). The site is 100% non-agricultural land.	✓✓
N3- Neighbouring Land Uses	Surroundings are urban and would be compatible for proposed use. Site is 165m from vacant and/or derelict land.	✓✓
N4 – Landscape/ Open Space Designations	99% of the site overlaps green belt. 1% of the site overlaps HCF1 A residential areas. 100% of the site overlaps with HCF3 affordable housing.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 2272m. Distance to the nearest LNR is 586m. Distance to the nearest SINC is 389m. Distance to an ancient woodland is 375m. Distance to nearest TPO is 16m. <i>NLC Biodiversity state that ecological surveys should be included with planning application.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 206m. Distance to nearest SAM is 1164m. Distance to nearest garden/designated landscape is 20191m. Distance to the nearest battlefield is 1158m. Distance to nearest conservation area is 103m. Distance to Antonine Wall is 1836m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Kilsyth Town Centre is 87m by car or on foot. The nearest commercial centre (Auchenkilns) is 5447m by car (5384m on foot). The nearest neighbourhood/local centre (Kilsyth - Balmalloch) is 622m by car or by foot.  The nearest hospital is Monklands District General Hospital which is 15,883m by car.  <b>Primary School</b> - St Patrick's (denominational) is 605m by car and 624m by foot. Balmalloch (non-denominational) is 557m by car or by foot.  <b>Secondary School</b> - St Maurice's High School (denominational) is <b>5269m</b> by car and <b>5181m</b> by foot. Kilsyth Academy (non-denominational) is 1147m by car and 1104m by foot.	✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Kilsyth), site is over 500m from Greenbelt so will not encroach. Distance to Rural Investment area is 8019m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Kilsyth Swimming Pool) is 99m. Driving distance to sports facility (Kilsyth Swimming Pool) is 166m. Walking distance to community centre/hall or community education centre (Garrell Vale Community Education Centre) is 468m. Driving distance to community centre/hall or community education centre (Garrell Vale Community Education Centre) is 468m. Walking distance to library (Kilsyth Library) is 511m. Driving distance to library (Kilsyth Library) is 511m.  Close to Kilsyth town centre and other community facilities.	✓✓



Site Reference

Location

Site Area

Proposed use

Submission Info

0014/02

Land at junction of Tollpark Road Castlecary Road and Garnhall Farm Road, Castlecary, Cumbernauld

2.51 ha

Housing

<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31147>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 20m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 442m. Distance to the nearest cycle route is 1620m. Distance to green network is 413m.	✓✓
E3 – Existing and new Transport Links	Cumbernauld is the nearest railway station by foot at 5217m. Cumbernauld is the nearest station by car at 5081m. Distance to the nearest road is 4m. Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service. <i>NLC Roads &amp; Transportation state that there is no viable access to this site for residential purposes. The Council has a position that residential and industry cannot share accesses. This means that no access to the site can be taken from Tollpark Road. Garnhall Farm Road is private and unsuitable in any case. This would leave Castlecary Road and the junction spacing requirements cannot be achieved. The free frontage onto Castlecary Road is approx. 60m and the minimum junction spacing would be 100m.</i>	×
E4 – Service Provision	Scottish Water state Dunnswood WWTW has currently got capacity. There are separate foul & surface sewers within site. They add small development shouldn't have an impact with regards to water.	✓
E5 – Site Constraints	Surface flooding 'low' probability (200 years + climate change) 2% overlap. Distance to opencast coal extraction area 5687m. 0% of the site overlaps with opencast coal extraction search area. Distance to existing mineral extraction site 4346m. 58% of the site overlaps with Coal Authority standing advice area. 42% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 1104m. Distance to potentially contaminated land 0m (site on former factory/works). 7% of the site overlaps with potentially contaminated land. Distance to an AQMA 4834m. Noise constraints - adjacent to Castlecary Road and 90m from M80. Contaminated Land Constraints report is available	×
E6 – Deliverability	Some remediation likely, particularly with contaminated land. Site may be a bit too far removed form main population centres and community facilities.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is designated as 80% residential areas (Policy HCF 1 A) and 20% community facilities (Policy HCF1 B1). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	±
N2 – Site Characteristics (incl. current use and management of land)	Site includes existing business development to the west and housing to the south and east. The landscape is open in part although with the existing development around could be built on and blended. Site does include substantial wooded areas. The site is 100% grade 4 agricultural land classification.	±
N3 - Neighbouring Land Uses	Site is largely compatible with neighbouring uses. Some openness of countryside to the north would be lost, a site boundary alteration could alleviate this.Site is 308m from vacant and/or derelict land.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 3380m. Distance to a town or community park is 1801m. Distance to a regional scenic area is 2788m. Distance to Area of Great Landscape Value is 21903m. Distance to nearest country park is 3380m. Distance to canal corridors is 482m.	±
N5 – Ecological Designations	The site is aproximtely 3.1km from a Natura 2000 site; 4.6km from an SAC and 3.1km from an SPA. Distance to the nearest SSSI is 1003m. Distance to the nearest LNR is 4984m. Distance to the nearest SINC is 199m. Distance to the nearest country park is 3380m. Distance to an ancient woodland is 222m. Distance to nearest TPO is 0m. 0% of the site overlaps an TPO.  <i>NLC Biodiversity state that ecological surveys would be required with any planning application and existing woodland should be retained with appropriate buffers.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 389m. Distance to nearest garden/designated landscape is 20565m. Distance to the nearest battlefield is 1651m. 0% of the site overlaps with a battlefield. Distance to nearest conservation area is 1892m. Distance to Antonine Wall is 0m. 20% of the site overlaps Antonine Wall (SAM).  <i>Historic Scotland stated that the allocation is located within the Scheduled Area of the Antonine Wall, Wyndford Road to Castecary (AM 90012) and the AW Buffer Zone. Although there may be some scope for the development of the southern part of the site, the northern part contains part of the Scheduled section of the Antonine Wall Wold Heritage Site and it is likely we would object.</i>	××
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 3766m by car and 3573m by foot. The nearest commercial centre (Cumbernauld - Westway Retail Park) is 609m by car or on foot. The nearest neighbourhood/local centre (Cumbernauld - The Village) is 2639m by car or 2639m by foot. The nearest hospital is Monklands District General Hospital which is 15,576m by car.  Primary School - St Lucy's (denominational) is 3893m by car and 3566m by foot. Whitelees (non-denominational) is 2720m by car or 2734m by foot.  Secondary School - Our Lady's High School (denominational) is 5423m by car or 5293m by foot. Abronhill High School (non-denominational) is 4287m by car and 4234m by foot.	××
S2 – Strengthening existing places	Site overlaps 94% with an existing settlement (Cumbernauld) . Distance to rural investment area is 5118m.	±
S3 – Community Facilities	Walking distance to sports facility (Tryst Sports Centre) is 4394m. Driving distance to sports facility (Tryst Sports Centre) is 4338m. Walking distance to community centre/hall or community education centre (Village Community Hall) is 2257m. Driving distance to community centre/hall or community education centre (Village Community Hall) is 2561m. Walking distance to library (Abronhill Library) is 3782m. Driving distance to library (Abronhill Library) is 3965m.  Distant from Cumbernauld town centre (4.5km) but in established community (Castlecary).	✓

Site Reference 0015/05  
Location Johnstone Farm, Gartcosh  
Site Area 3.50 ha  
Proposed use Housing & Other  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31149>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 9m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 490m. Distance to the nearest cycle route is 4854m. Distance to green network is 1305m.	✓✓
E3 – Existing and new Transport Links	Gartcosh is the nearest railway station by foot at 1428m. Gartcosh is the nearest station by car at 2161m. Distance to the nearest road is 4m. <i>NLC Roads&amp; Transportation state that this site would be unable to achieve junction spacing standards given the layout shows that the existing farm building is to be retained. The road is semi rural and although lit and within a 30 mph zone, does not have a footway link on the south side into Gartcosh.</i>	×
E4 – Service Provision	Scottish Water states that a drainage impact assessment is required. Additionally a water impact assessment may also be required. There is a 525mm combined sewer running through bottom part of site - depending on developer's proposals this may need diverted. Water - A Water impact assessment may be required to determine impact on existing network.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 7% overlap. Surface flooding 'med' probability (200 years) 12% overlap. Surface flooding 'low' probability (200 years + climate change) 14% overlap. Distance to opencast coal extraction area 6.7km. Distance to existing mineral extraction site 9.6km. 87% of the site overlaps with Coal Authority standing advice area. 13% of the site overlaps with Coal Authority referral area. Distance to waste site 635m. Distance to potentially contaminated land 24m. Noise and air quality constraints as site adjacent to M73. Site investigations would be required and contaminated land report is available.	×
E6 – Deliverability	Well connected site and existing residential use, but site constraints would need to be investigated before could be considered marketable.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as a location for(medium- term) housing development (Policy HCF 2 B) with 7% of the site designated as Greenbelt (Policy NBE 3 A). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	±
N2 – Site Characteristics (incl. current use and management of land)	The site is predominantly open space with a large farmhouse occupying the central northern area of the site. The northern part of the site is connected to a main road via a short access road. The site is 100% grade 3.2. agricultural land classification.	×
N3- Neighbouring Land Uses	The site is bordered by main roads to the south, north and east, there are open fields to the west of the site which border the residential area of Gartcosh.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 63m. Distance to a town or community park is 989m. Distance to a regional scenic area is 8775m. Distance to Area of Great Landscape Value is 12632m. Distance to nearest country park is 1414m. Distance to canal corridors is 3171m.	✓✓
N5 – Ecological Designations	Distance to the nearest SSSI is 1242m.. Distance to the nearest LNR is 63m. Distance to the nearest SINC is 62m. Distance to the nearest country park is 1414m. Distance to an ancient woodland is 1241m. 0% of the site overlaps an ancient woodland. Distance to nearest TPO is 16m. <i>NLC Biodiversity state that ecological surveys would be required with planning application and existing ecological features including the woodland strip should be retained and enhanced with appropriate buffers.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 526m. Distance to nearest SAM is 3164m. Distance to nearest garden/designated landscape is 10672m. Distance to the nearest battlefield is 9201m. Distance to nearest conservation area is 3499m. Distance to Antonine Wall is 7644m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 5956m by car and 5920m by foot. The nearest commercial centre (Coatbridge - Showcase Cinema Complex) is 6013m by car (5891m on foot). The nearest neighbourhood/local centre (Glenboig) is 1860m by car or 1824m by foot.  The nearest hospital is Monklands District General Hospital which is 7780m by car.  <b>Primary School</b> - Our Lady & St Joseph's (denominational) is <b>1840m</b> by car and 1334m by foot. Gartcosh (non-denominational) is 1083m by car or 998m by foot.  <b>Secondary School</b> - St Ambrose High School (denominational) is <b>4463m</b> by car or <b>4354m</b> by foot. Chryston High School (non-denominational) is 3198m by car and 3107m by foot.	×
S2 – Strengthening existing places	100% of the site overlaps the settlement of Gartcosh. Distance to rural investment area is 6305m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Iain Nicolson Recreation Centre) is 3201m. Driving distance to sports facility (Iain Nicolson Recreation Centre) is 3201m. Walking distance to community centre/hall or community education centre (Glenboig Senior Citizens Centre) is 906m. Driving distance to community centre/hall or community education centre (Gartcosh Hall) is 1051m. Walking distance to library (Chryston Library) is 2891m. Driving distance to library (Chryston Library) is 2983m.  Close to edge of existing settlement 1km from Gartcosh village centre.	±

Site Reference 0030/05  
Location Stoneyetts Former Hospital, Gartfery Road, Moodiesburn  
Site Area 29.14 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31149>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 5m. There are 4 bus stops within a 5 minute walk. Distance to a core path is 7m. Distance to the nearest cycle route is 8038m. Distance to green network is 419m.	✓✓
E3 – Existing and new Transport Links	Lenzie is the nearest railway station by foot at 4755m. Lenzie is the nearest station by car at 4980m. Distance to the nearest road is 2m.  <i>NLC Roads&amp; Transportation state that this site should be looked at in conjunction with 0010/05, this may have a fairly major affect on the access strategy for the larger site. The site requires a Transport Assessment to review its connection to and impact on the road network. This should be considered along with all the other proposed sites in Moodiesburn/Chryston to ensure the road network can cope with all the development traffic.</i>	xx
E4 – Service Provision	Scottish Water have determined that a drainage impact assessment would be required to determine impact on existing network. Water impact assessment may also be required. Bottom of site is beside Auchengeich/Moodiesburn waste water treatment works. Water - There is capacity currently. There also is a 56" Trunk main and a stand off area of 15 meters either side - this can not be compromised by gardens or fences. Developer should contact our Service relocation team to discuss further.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 4% overlap. Surface flooding 'med' probability (200 years) 11% overlap. Surface flooding 'low' probability (200 years + climate change) 13% overlap. Distance to opencast coal extraction area 6573m.  Distance to existing mineral extraction site 7005m. 100% of the site overlaps with Coal Authority standing advice area. Distance to waste site 1612m. 100% of the site overlaps with potentially contaminated land - Site Investigations required. Methane gas site. Distance to an AQMA 777m. Noise and air quality constraints as site adjacent to M80. Site investigations would be required and contaminated land report is available.	x
E6 – Deliverability	Well connected site. However, there were need to be site investigations to assess remediation required, particularly contamination issues, and Green Belt designation would need to be removed.	x
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as 2% Greenbelt (Policy NBE 3 A.) and 98% designated as site for further locations for housing development (Policy HCF 2 BB). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3). Part of the site is also covered by a TPO designation (Policy NBE 1 A4d)	✓
N2 – Site Characteristics (incl. current use and management of land)	The site is currently a vacant area of grassed open space on a former hospital site, with some wooded areas. An existing bowling pavilion is located in the centre of the site. The site is bound to the north by the M80 motorway. 25% of the site overlaps vacant/derelict land. 49% of the site is grade 3.2. agricultural land classification, 51% is grade 4.	x
N3- Neighbouring Land Uses	The site is largely surrounded by areas of open space / agricultural land, other than to the south, where it adjoins the settlement of Moodiesburn.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2519m. Distance to a town or community park is 1998m. Distance to a regional scenic area is 5565m. Distance to Area of Great Landscape Value is 15460m. . Distance to nearest country park is 4147m. Distance to canal corridors is 5276m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 1104m. . Distance to the nearest LNR is 2519m. Distance to the nearest SINC is 259m. . Distance to the nearest country park is 4147m. Distance to an ancient woodland is 606m. Distance to nearest TPO is 0m. 49% of the site overlaps an TPO.  <i>NLC Biodiversity state that ecological surveys would be required with planning application and existing ecological features should be retained and enhanced with appropriate buffers.</i>	x
N6 – Historical Designations	Distance to nearest listed building is 965m. Distance to nearest SAM is 1270m. Distance to nearest garden/designated landscape is 13405m. Distance to the nearest battlefield is 6645m. . Distance to nearest conservation area is 2985m.. Distance to Antonine Wall is 4767m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 7482m by car and 6723m by foot. The nearest commercial centre (Auchenkilns) is 5619m by car or 5499m by foot. The nearest neighbourhood/local centre (Moodiesburn - Glenmanor) is 492m by car or by foot.  The nearest hospital is Monklands District General Hospital which is 10,855m by car.  <b>Primary School</b> - St Michael's (denominational) is 1106m by car and 943m by foot. Glenmanor (non-denominational) is 178m by car or by foot.  <b>Secondary School</b> - St Maurice's High School (denominational) is <b>4705m</b> by car or <b>4562m</b> by foot. Chryston High School (non-denominational) is 2009m by car and 2004m by foot.	✓
S2 – Strengthening existing places	36% of the site overlaps the settlement of Moodiesburn to the south. Distance to rural investment area is 6625m.	±
S3 – Community Facilities	Walking distance to sports facility (Iain Nicolson Recreation Centre) is 1719m. Driving distance to sports facility (Iain Nicolson Recreation Centre) is 1723m. Walking distance to community centre/hall or community education centre (Pivot Community Education Centre) is 423m. Driving distance to community centre/hall or community education centre (Pivot Community Education Centre) is 423m. Walking distance to library (Moodiesburn Library) is 422m.  Driving distance to library (Moodiesburn Library) is 422m.  1km from Moodiesburn neighbourhood centre, extension of existing residential neighbourhood.	✓✓

**Site Reference** 0035/05  
**Location** Off Johnston Road, Gartcosh  
**Site Area** 2.95 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31149>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 285m. There are 1 bus stops within a 5 minute walk. Distance to a core path is 1083m. Distance to the nearest cycle route is 5359m. Distance to green network is 1749m.	✓
E3 – Existing and new Transport Links	Gartcosh is the nearest railway station by foot at 1934m. Gartcosh is the nearest station by car at 2606m. Distance to the nearest road is 24m. <i>NLC Roads&amp; Transportation state that this site is peripheral to the Gartcosh and Glenoid Community Growth Area and as such should be included in any study which looks at the overall effect of the CGA. The principle of house building at the site has been established, however, the additional build should be assessed given the possible cumulative impact on the local road network.</i>	×
E4 – Service Provision	Scottish Water have determined that a drainage impact assessment would be required to determine impact on existing network. Water - A water impact assessment may be required. There is a 125mm HDPE water main south of site.	±
E5 – Site Constraints	River flooding 'high' probability (10years) 6% overlap. River flooding 'med' probability (200 years) 6% overlap. River flooding 'low' probability (200 years + climate change) 6% overlap. Surface flooding 'high' probability (10 years) 1% overlap. Surface flooding 'med' probability (200 years) 3% overlap. Surface flooding 'low' probability (200 years + climate change) 4% overlap.  Distance to opencast coal extraction area 6471m. Distance to existing mineral extraction site 9174m. 100% of the site overlaps with Coal Authority standing advice area. Distance to waste site 213m. Distance to potentially contaminated land 3m. Distance to an AQMA 1276m. Noise and air quality constraints as site adjacent to M73. Site investigations would be required and contaminated land report is available.	×
E6 – Deliverability	Some remediation issues, but may be of interest to developers building more secluded plots.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as a location for(medium- term) housing development (Policy HCF 2 B). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	✓
N2 – Site Characteristics (incl. current use and management of land)	The site is currently an area of open, grassed land however an access road has been constructed through the middle of the site indicating potential future residential construction. The site is bound to the east by the M73 motorway. The site is 100% grade 3.2. agricultural land classification.	✓
N3- Neighbouring Land Uses	A small number of residential properties lie to the south, and to the west lies an existing golf course (Mount Ellen). The dis-used Druncavel Quarry (now a SINC) is located directly to the north. Beyond the M73 to the east lies areas of open space and agricultural land. Distance to vacant/derelict land 377m.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 213m. Distance to a town or community park is 873m. Distance to a regional scenic area is 8424m. . Distance to Area of Great Landscape Value is 12939m. Distance to nearest country park is 1846m. Distance to canal corridors is 3495m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 1750m. Distance to the nearest LNR is 213m. . Distance to the nearest SINC is 0m. 0% of the site overlaps a SINC. Distance to the nearest country park is 1846m.. Distance to an ancient woodland is 1167m. Distance to nearest TPO is 0m. 0% of the site overlaps an TPO.  <i>NLC Biodiversity state that ecological surveys would be required with planning application and existing ecological features should be retained and enhanced. No development on SINC area and appropriate buffers and protection measures for the SINC should be included.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 1010m. Distance to nearest SAM is 2846m.Distance to nearest garden/designated landscape is 11047m. 0 Distance to the nearest battlefield is 8771m. . Distance to nearest conservation area is 3702m. . Distance to Antonine Wall is 7208m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 6202m by car and 6166m by foot. The nearest commercial centre (Auchenkilns) is 6360m by car or by foot. The nearest neighbourhood/local centre (Glenboig) is 2106m by car or 2070m by foot.  The nearest hospital is Monklands District General Hospital which is 8026m by car.  <b>Primary School</b> - Our Lady & St Joseph's (denominational) is <b>2086m</b> by car and 1580m by foot. Gartcosh (non-denominational) is 1528m by car or 1503m by foot.  <b>Secondary School</b> - St Ambrose High School (denominational) is <b>4909m</b> by car or <b>4860m</b> by foot. Chryston High School (non-denominational) is <b>3643m</b> by car and <b>3552m</b> by foot.	×
S2 – Strengthening existing places	Distance to nearest settlement (Gartcosh) is 135m to the south-west. . Distance to rural investment area is 6058m.	×
S3 – Community Facilities	Walking distance to sports facility (Iain Nicolson Recreation Centre) is 3646m. Driving distance to sports facility (Iain Nicolson Recreation Centre) is 3646m. Walking distance to community centre/hall or community education centre (Glenboig Senior Citizens Centre) is 1152m. Driving distance to community centre/hall or community education centre (Gartcosh Hall) is 1496m. Walking distance to library (Chryston Library) is 3336m. Driving distance to library (Chryston Library) is 3428m.  Rural site, 1.5km from neighbourhood facilities in Gartcosh	×

**Site Reference** 0040/05  
**Location** Land North of Main Street, Chryston  
**Site Area** 8.95 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31149>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 42m. There are 7 bus stops within a 5 minute walk. Distance to a core path is 9m. Distance to the nearest cycle route is 7230m. Distance to green network is 1012m.	✓✓
E3 – Existing and new Transport Links	Stepps is the nearest railway station by foot at 3296m. Stepps is the nearest station by car at 3340m. Distance to the nearest road is 3m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Dalmuir WwTW currently has capacity, A Drainage Impact assessment may be required to determine impact on existing network. A 750mm combined sewer runs through the site Developer should contact our Asset Impact team to discuss further. Water - Balmore WTW currently has capacity, a Water Impact assessment may be required to determine impact on existing network. There is a 56" trunk main to north of site - developer should contact our Asset Impact Team to discuss further.	×
E5 – Site Constraints	Distance to opencast coal extraction area 8143m. Distance to existing mineral extraction site 8912m. 99% of the site overlaps with Coal Authority standing advice area. 1% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 1518m. 100% of the site overlaps with potentially contaminated land.  Distance to an AQMA 978m.	✓
E6 – Deliverability	Site has potential land contamination issues which would need further investigation. The site has potential to deliver residential into an established residential settlement expanding the boundary to the north.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps HCF2 BB further locations for housing development. 100% of the site overlaps with HCF3 affordable housing.	✓✓
N2 – Site Characteristics (incl. current use and management of land)	The site is currently in use as arable agricultural land.  The site is 100% grade 3.2 agricultural land classification.	×
N3- Neighbouring Land Uses	The site lies immediately to the north of Chryston, and is separated from the main portion of the settlement by Main Street and a small number of residential properties. Agricultural land (pastoral and arable) surrounds the site to the north, east, and west. Distance to vacant/derelict land 800m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastrucutre is 2515m. Distance to a town or community park is 3143m. Distance to a regional scenic area is 6722m. Distance to Area of Great Landscape Value is 14729m. Distance to nearest country park is 3449m. Distance to canal corridors is 5223m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 2659m. Distance to the nearest LNR is 2515m. Distance to the nearest SINC is 386m. Distance to the nearest country park is 3449m. Distance to an ancient woodland is 660m. Distance to nearest TPO is 343m.	±
N6 – Historical Designations	Distance to nearest listed building is 264m. Distance to nearest SAM is 1908m. Distance to nearest garden/designated landscape is 8999m. Distance to the nearest battlefield is 8562m. Distance to nearest conservation area is 2575m. Distance to Antonine Wall is 6615m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 8731m on foot, and 8872m by car. The nearest commercial centre (Auchenkilns) is 7988m by foot, and 8063m by car. The nearest neighbourhood/local centre (Muirhead - Chryston) is 548m by foot, and the same distance by car.  The nearest hospital is Monklands District General Hospital which is 11261m by car.  Primary School - St. Barbara's Primary School (denominational) is 960m by foot, and 1052m by car. Chryston Primary School (non-denominational) is 413m by foot and is the same by car.  Secondary School - St. Ambrose High School (denominational) is 6730m by car, and 6871m by foot. Chryston High School (non-denominational) is 375m by car, and the same distance by foot.	✓
S2 – Strengthening existing places	21% of the site overlaps a settlement (Chryston). Distance to rural investment area is 7978m.	±
S3 – Community Facilities	Walking distance to sports facility (Iain Nicolson Recreation Centre) is 724m. Driving distance to sports facility (Iain Nicolson Recreation Centre) is 724m. Walking distance to community centre/hall or community education centre (Muirhead Hall) is 771m. Driving distance to community centre/hall or community education centre (Muirhead Hall) is 863m. Walking distance to library (Chryston Library) is 387m. Driving distance to library (Chryston Library) is 387m.  1-1.5km from Chryston shops, clinic and schools, extension of existing residential neighbourhood.	✓



**Site Reference** 0041/05  
**Location** Land at Heathfield Farm, Gartcosh  
**Site Area** 78.94 ha  
**Proposed use** Housing, Retail & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31149>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 0m. There are 10 bus stops within a 5 minute walk. Distance to a core path is 913m. Distance to the nearest cycle route is 4763m. Distance to green network is 0m.	±
E3 – Existing and new Transport Links	Gartcosh is the nearest railway station by foot at 1338m. Gartcosh is the nearest station by car at 2006m. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water- Dalmuir WwTW currently has capacity, A Drainage Impact assessment may be required to determine impact on existing network - 3" main to west of site. Water - Balmore WTW currently has capacity, a Water Impact assessment may be required to determine impact on existing network.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 3% overlap. Surface flooding 'low' probability (200 years + climate change) 3% overlap.  Distance to opencast coal extraction area 7372m. Distance to existing mineral extraction site 9603m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 1. Distance to waste site 457m.  The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>  Distance to an AQMA 308m.	±
E6 – Deliverability	Significant scale of site with the potential to deliver significant residential development with strong access to the motorway and rail networks.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	2% of the site overlaps green belt. 97% of the site overlaps DSAP3 community growth areas. 1% of the site overlaps ED11 A1 existing industrial and business areas. 97% of the site overlaps HCF2 B locations for medium term housing development. 100% of the site overlaps with HCF3 affordable housing.	✓
N2 – Site Characteristics (incl. current use and management of land)	The site is Greenfield in nature and consists primarily of agricultural (pastoral) space, there are also small areas of developed land within the site including farm buildings located centrally. An access road leads to this central area from the north of the site. The built area to the north of Johnston Loch falls within the site, part of the settlement of Muirhead also extends into the site from the north. The site is 100% grade 4 agricultural land classification.	×
N3- Neighbouring Land Uses	The settlement of Muirhead lies immediately to the north, the west borders upon a partially wooded area, Gartcosh lies to the east beyond agricultural land, and the southern boundary is formed by the rail line.  Distance to vacant/derelict land 607m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 835m. Distance to a town or community park is 1767m. Distance to a regional scenic area is 8104m. Distance to Area of Great Landscape Value is 12650m. Distance to nearest country park is 1421m. Distance to canal corridors is 3143m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 602m. Distance to the nearest LNR is 835m. 1% of the site overlaps a SINC. Distance to the nearest country park is 1421m. Distance to an ancient woodland is 452m. Distance to nearest TPO is 12m.	×
N6 – Historical Designations	Distance to nearest listed building is 344m. Distance to nearest SAM is 2949m. Distance to nearest garden/designated landscape is 8303m. Distance to the nearest battlefield is 9218m. Distance to nearest conservation area is 3721m. Distance to Antonine Wall is 7506m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 6264m on foot, and 6313m by car. The nearest commercial centre (Coatbridge - Showcase Cinema Complex) is 5800m by foot, and 5864m by car. The nearest neighbourhood/local centre (Muirhead - Chryston) is 738m by foot, and the same distance by car.  The nearest hospital is Monklands District General Hospital which is 8703m by car.  Primary School - St. Barbara's Primary School (denominational) is 409m by foot, and the same by car. Gartcosh Primary School (non-denominational) is 907m by foot and 931 by car.  Secondary School - St. Ambrose High School (denominational) is 4313m by car, and 4264m by foot. Chryston High School (non-denominational) is 1376m by car, and 1284m by foot.	✓
S2 – Strengthening existing places	2% of the site overlaps a settlement (Chryston/Muirhead). Distance to rural investment area is 6986m.	±
S3 – Community Facilities	Walking distance to sports facility (Iain Nicolson Recreation Centre) is 1378m. Driving distance to sports facility (Iain Nicolson Recreation Centre) is 1378m. Walking distance to community centre/hall or community education centre (Mount Ellen Hall) is 50m. Driving distance to community centre/hall or community education centre (Mount Ellen Hall) is 50m. Walking distance to library (Chryston Library) is 1069m. Driving distance to library (Chryston Library) is 1161m.  Adjacent to existing residential development and approximately 1km from Gartcosh village centre, if proposed community facilities are developed then the position of this site would strengthen.	✓

Site Reference 0005/06  
Location Former St Ambrose High School, Coatbridge  
Site Area 2.24 ha  
Proposed use Housing & Other  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31150>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 10m. There are 8 bus stops within a 5 minute walk. Distance to a core path is 7m. Distance to the nearest cycle route is 561m. Distance to green network is 11m.	✓✓
E3 – Existing and new Transport Links	Blairhill is the nearest railway station by foot at 40m. Blairhill is the nearest station by car at 40m. Distance to the nearest road is 2m.	✓✓
E4 – Service Provision	Scottish Water state that as this is entirely surface water discharge further investigation is required to determine if these additional flows will have an adverse effect to our existing Combined storm overflow (CSO). Water - There is current capacity. 6"CI main south of site combined sewer south of site.	±
E5 – Site Constraints	Surface flooding 'med' probability (200 years) 4% overlap. Surface flooding 'low' probability (200 years + climate change) 5% overlap. Distance to opencast coal extraction area 6540m. Distance to existing mineral extraction site 9982m. 18% of the site overlaps with Coal Authority standing advice area. 82% of the site overlaps with Coal Authority referral area. Distance to waste site 805m. Distance to potentially contaminated land 12m. Distance to an AQMA 1601m. Being adjacent to a railway line residential development may suffer from noise problems - Noise Impact Assessment will be required. Site investigations will be required and a Contaminated Land Constraint Report Available. Part of this site forms part of the functional floodplain. No development should be permitted on the functional floodplain. The site is located within Potentially Vulnerable Area 11/17.	✗
E6 – Deliverability	Some constraints, especially around closeness to contaminated land and noise issues, but very well situated in heart of Caotbridge, near Country Park, schools and other facilities. Would likely be developer interest.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as 97% Community Facilities (Policy HCF 1 B1) and 3% Residential Areas (Policy HCF 1 A). The land adjacent to the west of the site is currently designated as Greenbelt (Policy NBE 3 A).	✓
N2 – Site Characteristics (incl. current use and management of land)	Site is within a built up area of Coatbridge and contains existing development (currently a school) including buildings, hardstanding, car parks and recreational fields. There is a strong line of trees along north border and a cluster of trees in the southwest of the site. The site is 100% overlapping vacant/derelict land. The site is 100% non-agricultural land.	✓✓
N3- Neighbouring Land Uses	Site is bordered by residential development to the south and west. There is a railway station (Blairhill Station) located adjacent to the northeast of the site. A railway line borders the north of the site and roads border the south (Corsewall Street) and west (Blair Road). Development would be compatible with surrounding uses.	✓✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 14m. Distance to a town or community park is 461m. Distance to nearest country park is 14m. Distance to canal corridors is 226m.	✓✓
N5 – Ecological Designations	to the nearest SSSI is 1665m. Distance to the nearest LNR is 2259m. Distance to the nearest SINC is 223m. Distance to an ancient woodland is 626m. Distance to nearest TPO is 491m. <i>NLC Biodiversity state that tree protection measures should be incorporated.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 147m. Distance to nearest SAM is 221m. Distance to the nearest battlefield is 7247m. Distance to nearest conservation area is 19m.	✗
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 1113m by car and 1049m by foot. The nearest commercial centre (Coatbridge - B&Q) is 2111m by car (2099m on foot). The nearest neighbourhood/local centre (Coatbridge - Gartsherrie) is 283m by car or 237m by foot.  The nearest hospital is Monklands District General Hospital which is 3632m by car.  <b>Primary School</b> - St Augustine's (denominational) is 993m by car and by foot. Langloan (non-denominational) is 938m by car or by foot.  <b>Secondary School</b> - St Ambrose High School (denominational) is 907m by car or by foot. Coatbridge High School (non-denominational) is 2294m by car or 2244m by foot.	±
S2 – Strengthening existing places	The site is within the settlement boundary of Coatbridge with 100% of the site overlapping the settlement. The site is adjacent to Greenbelt land (0m). The distance to a rural investment area is 5070m.  <i>NLC Housing Services state their support for the site at the former St Ambrose High School (Ref: 0005/06) as these have been identified as potential sites for the Council New-build Programme. Justification for this is that St Ambrose is being proposed as a split development between Environmental Services (Roads) for the provision of a Park &amp; Ride car park to the north serving the Blairhill Train Station and the south of the site being developed for new-build housing to meet local housing need. This is within an existing urban / residential environment and would make best use of this now vacant site to benefit the local community by improving the amenity of the area while addressing local demand for affordable housing.</i>	✓✓
S3 – Community Facilities	Walking distance to sports facility (The Time Capsule) is 822m. Driving distance to sports facility (The Time Capsule) is 822m. Walking distance to community centre/hall or community education centre (Townhead Community Centre) is 578m. Driving distance to community centre/hall or community education centre (Townhead Community Centre) is 578m. Walking distance to library (Coatbridge Library) is 1251m. Driving distance to library (Coatbridge Library) is 1281m.  Within Coatbridge, 1.5km from town centre.	✓✓



**Site Reference** 0019/07  
**Location** 178-182 Main Street, Plains, Airdrie  
**Site Area** 0.23 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/opportunities	In the event that the site is not required for rail infrastructure, residential is proposed with community facilities. No long term employment proposed but construction employment would be generated from residential aspect of proposal.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 143m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 10m. Distance to the nearest cycle route is 9m. Distance to green network is 13m.	✓✓
E3 – Existing and new Transport Links	Drumgelloch is the nearest railway station by foot at 2969m. Drumgelloch is the nearest station by car at 2971m. Distance to the nearest road is 7m. Transport Scotland state as the site does not fall within 800m of a rail station there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure.  <i>NLC Roads and Infrastructure has advised that providing the site is developed as individual plots – no observations. Any form of junction would not be able to comply with junction spacing requirements.</i>	×
E4 – Service Provision	Scottish Water state small development should have no impact on Plains WWTW. There is current capacity in Balmore WTW. There is a 6"CI water main north of site.	✓
E5 – Site Constraints	No known flooding constraints. Distance to opencast coal extraction area 494m. Distance to existing mineral extraction site 2254m. 98% of the site overlaps with Coal Authority standing advice area. 2% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 2480m. 11% of the site overlaps with potentially contaminated land. Distance to an AQMA 4092m. A Noise Impact Assessment may be required as the site is in close proximity to existing industrial uses. Site investigations would be required and Contaminated Land Constraints report is available.	×
E6 – Deliverability	Well connected and located site near other residential, but some constraints would need investigated.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site falls within designation HCF 1 A Residential Areas.	✓✓
N2 – Site Characteristics (incl. current use and management of land)	The site was previously residential but is currently vacant land and may be required for rail infrastructure. 98% of the site overlaps vacant/derelict land. 98% of the site is vacant and/or derelict land. 100% of the site falls within LCA grade 4.	✓✓
N3 - Neighbouring Land Uses	The site is bound by the railway to the immediate south and by residential uses to the north and west (settlement of Plains). To the east of the site lies more open space/agricultural land uses.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 4618m. Distance to a town or community park is 3632m. Distance to a regional scenic area is 13441m. Distance to Area of Great Landscape Value is 11840m. Distance to nearest country park is 4618m. Distance to canal corridors is 5173m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 1699m. Distance to the nearest LNR is 8464m. Distance to the nearest SINC is 172m. Distance to an ancient woodland is 754m. Distance to nearest TPO is 1091m.	±
N6 – Historical Designations	Distance to nearest listed building is 833m. Distance to nearest SAM is 1649m. Distance to nearest garden/designated landscape is 9902m. Distance to the nearest battlefield is 11101m. Distance to nearest conservation area is 2536m. Distance to Antonine Wall is 10968m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 3904m by car or 3902m on foot. The nearest commercial centre (Airdrie Retail park) is 4291m by car (4278m on foot). The nearest neighbourhood/local centre (Airdrie - Katherine Park) is 1977m by car or by foot.  The nearest hospital is Monklands District General Hospital which is 5827m by car.  Primary School - St Davids (denominational) is 1004m by foot or by car. Plains (non-denominational) is 1004m by car or foot.  Secondary School - St Margarets High School (denominational) is 4415m by car and 3982m by foot. Caldervale (non-denominational) is 2903m by car or 2887m by foot.	✓
S2 – Strengthening existing places	The site is within the settlement of Plains in an established residential area (100% overlap). Site is on edge of Rural Investment Area.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Airdrie Leisure Centre) is 3537m. Driving distance to sports facility (Airdrie Leisure Centre) is 4414m. Walking distance to community centre/hall or community education centre (Plains Hall) is 188m. Driving distance to community centre/hall or community education centre (Plains Hall) is 188m. Walking distance to library (Petersburn Library) is 3749m. Driving distance to library (Petersburn Library) is 3872m.  0.5km from neighbourhood facilities in Plains, part of existing neighbourhood.	✓✓

**Site Reference** 0020/07  
**Location** 120-130 Main Street, Plains, Airdrie  
**Site Area** 0.19 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated from residential aspect of proposal.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 67m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 10m. Distance to the nearest cycle route is 7m. Distance to green network is 7m.	✓✓
E3 – Existing and new Transport Links	Drumgelloch is the nearest railway station by foot at 2745m. Drumgelloch is the nearest station by car at 2747m. Distance to the nearest road is 6m. Transport Scotland state as the site does not fall within 800m of a rail station there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure.  <i>NLC Roads and Infrastructure has advised that providing the site is developed as individual plots – no observations. Any form of junction would not be able to comply with junction spacing requirements.</i>	×
E4 – Service Provision	Scottish Water state small development should have no impact. Point of connection to be determined. Balmore WTW currently has capacity.	✓
E5 – Site Constraints	No known flooding constraints. Distance to opencast coal extraction area 529m. Distance to existing mineral extraction site 2522m. 100% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 2377m. 3% of the site overlaps with potentially contaminated land. Distance to an AQMA 3889m. Noise impact assessment may be required as properties would be adjacent to Airdrie-Bathgate railway. Site investigations would be required and Contaminated Land Constraints report is available.	×
E6 – Deliverability	Well connected and located site near other residential and few constraints. Should be developer interest.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	Site is 100% within designation HCF 1 A Residential Areas.	✓✓
N2 – Site Characteristics (incl. current use and management of land)	The site is currently vacant land with a small wooded area in the north. 100% of the site falls within LCA grade 4.	±
N3- Neighbouring Land Uses	The site is largely surrounded by residential properties (settlement of Plains). To the immediate south is the railway line and open space beyond. Site is 19m from vacant and/or derelict land.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 4736m. Distance to a town or community park is 3407m. Distance to a regional scenic area is 13484m. Distance to Area of Great Landscape Value is 11661m. Distance to nearest country park is 4736m. Distance to canal corridors is 4951m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 1681m. Distance to the nearest LNR is 8422m. Distance to the nearest SINC is 56m. Distance to an ancient woodland is 629m. Distance to nearest TPO is 899m.	±
N6 – Historical Designations	Distance to nearest listed building is 688m. Distance to nearest SAM is 1895m. Distance to nearest garden/designated landscape is 9863m. Distance to the nearest battlefield is 11150m. Distance to nearest conservation area is 2316m. Distance to Antonine Wall is 11029m.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 3680m by car or 3678m on foot. The nearest commercial centre (Airdrie Retail park) is 4067m by car (4054m on foot). The nearest neighbourhood/local centre (Airdrie - Katherine Park) is 1754m by car or by foot.  The nearest hospital is Monklands District General Hospital which is 5603m by car.  Primary School - St Davids (denominational) is 780m by foot or by car. Plains (non-denominational) is 780m by car or foot.  Secondary School - St Margarets High School (denominational) is 4191m by car and 3759m by foot. Caldervale (non-denominational) is 2679m by car or 2663m by foot.	✓
S2 – Strengthening existing places	The site is within the settlement of Plains in an established residential area (88% overlap with settlement). The site is on the edge of the Rural Investment area.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Airdrie Leisure Centre) is 3314m. Driving distance to sports facility (Airdrie Leisure Centre) is 4190m. Walking distance to community centre/hall or community education centre (Plains Hall) is 22m. Driving distance to community centre/hall or community education centre (Plains Hall) is 22m. Walking distance to library (Petersburn Library) is 3525m. Driving distance to library (Petersburn Library) is 3649m.  0.5km from neighbourhood facilities in Plains, part of existing neighbourhood.	✓✓

Site Reference 0004/08  
Location 53 - 57a Alexander Street, Airdrie  
Site Area 0.08 ha  
Proposed use Retail  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31145>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Currently conservation area and proposal is that the existing parade of shops is designated as a local centre under RTC 1 - Neighbourhood and Local Centre. It includes restaurant, café and grocery at ground floor with commercial office space above. Provides existing employment.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 53m. There are 4 bus stops within a 5 minute walk. Distance to a core path is 12m. Distance to the nearest cycle route is 1235m. Distance to green network is 1235m.	✓✓
E3 – Existing and new Transport Links	Airdrie is the nearest railway station by foot at 623m. Airdrie is the nearest station by car at 500m. Distance to the nearest road is 10m.	✓
E4 – Service Provision	Scottish water have stated that Doldowie currently has capacity. Balmore water system has capacity. There is a 9"CI main north of site.	✓
E5 – Site Constraints	No known flooding issues. Distance to opencast coal extraction area 3432m. Distance to existing mineral extraction site 6898m. . 100% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 826m. Distance to potentially contaminated land 40m. . Distance to an AQMA 1744m.  Noise constraints as there are residential properties nearby and Noise Impact Assessment may be required. Site investigations would be required and Contaminated Land Constraints report is available.	×
E6 – Deliverability	Site investigations required. Noise impact assessment required. May be suitable for retail/business use.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as residential areas (Policy HCF1A). The site is also within an area designated as a Conservation Area (Policy NBE 1 B3a).	×
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'Shop, restaurant and officers above'. The site contains existing development. The site is 100% non agricultural land.	✓
N3- Neighbouring Land Uses	The site is adjacent to existing residential/commercial development to the east and west. The South Burn, woodland and an existing railway is adjacent to the south of the site. The north of the site is bounded by the A89 (Alexander Street). The site is 479m from vacant and/or derelict land.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 3453m. Distance to a town or community park is 138m. Distance to a regional scenic area is 13885m. Distance to Area of Great Landscape Value is 9146m. Distance to nearest country park is 3453m. Distance to canal corridors is 1473m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 4776m. Distance to the nearest LNR is 5035m.Distance to the nearest SINC is 7m. Distance to the nearest country park is 3453m. Distance to an ancient woodland is 870m. Distance to nearest TPO is 736m.  <i>NLC Biodiversity state can progress with tree protection measures. If demolition necessary ecological surveys will be required.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 173m. Distance to nearest SAM is 1008m. Distance to nearest garden/designated landscape is 8273m. . Distance to the nearest battlefield is 8228m. Distance to nearest conservation area is 0m. 100% of the site overlaps a conservation area. Distance to Antonine Wall is 11302m.	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 155m by car or on foot. The nearest commercial centre (Airdrie Retail park) is 968m by car (939m on foot). The nearest neighbourhood/local centre (Coatdyke) is 856m by car or by foot.  The nearest hospital is Monklands District General Hospital which is 792m by car.  <b>Primary School</b> - St Andrews's (denominational) is the closest school by foot at 1186m and All Saint's is 1291m by car. Victoria (non-denominational) is 280m by car or by foot.  <b>Secondary School</b> - St Margarets High School (denominational) is 2164m by car and 1619m by foot. Airdrie Academy (non-denominational) is 1881m by car or by foot.	±
S2 – Strengthening existing places	The site is within the settlement boundary of Airdrie with 100% of the site overlapping the settlement. The distance to a rural investment area is 2667m	✓✓
S3 – Community Facilities	Walking distance to sports facility (John Smith Swimming Pool) is 349m. Driving distance to sports facility (John Smith Swimming Pool) is 349m. Walking distance to community centre/hall or community education centre (Sir John Wilson Town Hall) is 376m. Driving distance to community centre/hall or community education centre (Sir John Wilson Town Hall) is 376m. Walking distance to library (Airdrie Library) is 463m. Driving distance to library (Airdrie Library) is 783m.  Small site, unlikely to have a significant impact on Airdrie town centre. May help to create jobs on the site.	±

**Site Reference** 0003/18  
**Location** Wishaw Gas Holder Station, Netherton Street  
**Site Area** 0.67 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31157>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 64m. There are 6 bus stops within a 5 minute walk. Distance to a core path is 16m. Distance to the nearest cycle route is 10301m. Distance to green network is 2120m.	✓✓
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 1018m. Wishaw is the nearest station by car at 1281m. Distance to the nearest road is 11m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	No Scottish Water comments have been provided.	✓
E5 – Site Constraints	Surface flooding 'med' probability (200 years) 4% overlap. Surface flooding 'low' probability (200 years + climate change) 6% overlap. Distance to opencast coal extraction area 4022m. Distance to existing mineral extraction site 10652m. 100% of the site overlaps with Coal Authority standing advice area. Distance to waste site 254m. 8% of the site overlaps with potentially contaminated land.  The Coal Authority states: <i>The Coal Authority is keen to ensure that coal resources are not unnecessarily sterilised by new development. Where this may be the case, The Coal Authority would be seeking prior extraction of the coal where practical or feasible. Prior extraction of coal also has the benefit of removing any potential land instability problems in the process.</i>  Distance to an AQMA 2217m.	±
E6 – Deliverability	Site of former gas works on a railway line. Recent residential development surrounds the site with the housing to the west sharing the same railside amenity. This would support the location as being residentially viable, if commercially compromised, subject to further investigations.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps HCF1 A residential areas.	×
N2 – Site Characteristics (incl. current use and management of land)	This Brownfield site consists of a redundant gas works with associated buildings and hardstanding. 100% of the site falls within non-agricultural land.	✓
N3- Neighbouring Land Uses	The site is generally surrounded by residential development, however bound immediately to the south by the existing rail line, and to the east by Netherton Street. Distance to vacant/derelict land 31m.	✓✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructre is 959m. Distance to a town or community park is 1145m. Distance to a regional scenic area is 24534m. Distance to Area of Great Landscape Value is 798m. Distance to nearest country park is 4219m. Distance to canal corridors is 7957m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 2815m. Distance to the nearest LNR is 959m. Distance to the nearest SINC is 850m. Distance to the nearest country park is 4219m. Distance to an ancient woodland is 869m. Distance to nearest TPO is 852m.	±
N6 – Historical Designations	Distance to nearest listed building is 881m. Distance to nearest SAM is 4974m. Distance to nearest garden/designated landscape is 1786m. Distance to the nearest battlefield is 7184m. Distance to nearest conservation area is 3807m. Distance to Antonine Wall is 22150m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 803m by foot, and 803m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 1194m by foot, and 1198m by car. The nearest neighbourhood/local centre (Wishaw - South of Glasgow Road) is 603m by foot, and 661m by car.  The nearest hospital is Wishaw General Hospital which is 874m by car.  <b>Primary School</b> - (St. Thomas Primary School (denominational) is 1285m by foot, the same by car. Netherton Primary School (non-denominational) is 590m by foot, and the same by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 1961m by foot, and 2064m by car. Clyde Valley High School (non-denominational) is 2430m by foot, and 2517m by car.	✓✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Wishaw/Motherwell). Distance to rural investment area is 5504m.	✓✓
S3 – Community Facilities	Both walking and driving distance to the sports facility (Wishaw Sports Centre) is 290m. Both walking and driving distance to the community centre/hall or community education centre (Netherton Community Centre) is 289m. Walking distance to library (Wishaw Library) is 1689m. Driving distance to library (Craigneuk Library) is 1773m.  Within Wishaw/Motherwell built up area, 0.5-1km from schools, <0.5km from community facilities in Wishaw	✓✓

**Site Reference** 0023/19  
**Location** 348-414 Cambusnethan Street Cambusnethan  
**Site Area** 0.34 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated. 100% of the site overlaps a settlement.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 64m. There are 4 bus stops within a 5 minute walk. Distance to a core path is 663m. Distance to the nearest cycle route is 10659m. Distance to green network is 626m.	±
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 2628m. Wishaw is the nearest station by car at 2721m. Distance to the nearest road is 6m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Carbarns WwTW currently has capacity, a 225mm combined sewer to north of site. Water - Daer WTW currently has capacity, there is a 9" main to north of site.	✓
E5 – Site Constraints	Distance to opencast coal extraction area 1845m. Distance to existing mineral extraction site 8391m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 1119m. Distance to potentially contaminated land 78m. Distance to an AQMA 4985m.	✓
E6 – Deliverability	Green field gap site which is a void between a row of low rise detached homes. Site has potential to potentially deliver low density low rise housing at the loss of public amenity space.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps HCF1 A residential areas.	×
N2 – Site Characteristics (incl. current use and management of land)	This site consists of Greenfield land that is utilised as amenity open space, the site is comprised of managed grassland with a belt of trees forming the southern boundary of the site. 100% of the site falls within non-agricultural land.	±
N3- Neighbouring Land Uses	The southern boundary of the site lies adjacent to an area of Greenfield land, the site is bordered to the north (on the opposite side of Cambusnethan Street) east and west of the site by residential development. Distance to vacant/derelict land 501m.	✓✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructre is 399m. Distance to a town or community park is 399m. Distance to a regional scenic area is 24730m. Distance to Area of Great Landscape Value is 1975m. Distance to nearest country park is 7495m. Distance to canal corridors is 8447m.	✓
N5 – Ecological Designations	Distance to the nearest SSSI is 2305m. Distance to the nearest LNR is 399m. Distance to the nearest SINC is 211m. Distance to the nearest country park is 7495m. Distance to an ancient woodland is 278m. Distance to nearest TPO is 1076m.	±
N6 – Historical Designations	Distance to nearest listed building is 257m. Distance to nearest SAM is 8134m. Distance to nearest garden/designated landscape is 2328m. Distance to the nearest battlefield is 10022m. Distance to nearest conservation area is 5093m. Distance to Antonine Wall is 22272m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 1906m by foot, and the same by car. The nearest commercial centre (Wishaw - Caledonian Park) is 3885m by foot, and 3950m by car. The nearest neighbourhood/local centre (Newmains) is 343m by foot, and the same by car. The nearest hospital is Wishaw General Hospital which is 3967m by car. <b>Primary School</b> - (St. Brigid's Primary School (denominational) is 1213m by foot, the same by car. Newmains Primary School (non-denominational) is 489m by foot, and the same by car. <b>Secondary School</b> - St. Aidan's High School (denominational) is 2108m by foot, and the same by car. Coltness High School (non-denominational) is 1676m by foot, and 1716m by car.	✓✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Wishaw). Distance to rural investment area is 2277m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 3760m and driving distance is 3894m. Both walking and driving distance to community centre/hall or community education centre (Branchal Road OAP Hut) is 681m. Both walking and driving distance to library (Newmains Library) is 723m. Within Wishaw built up area, 0.5km from schools and 0.5-1km from community facilities in Morningside and Newmains.	✓✓



Site Reference 0024/19  
Location Land east of Main Road, Newmains  
Site Area 20.74 ha  
Proposed use Housing, Industry, Retail and Other  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated. 90.11% of the site overlaps a settlement	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 18m. There are 5 bus stops within a 5 minute walk. Distance to a core path is 385m. Distance to the nearest cycle route is 10145m. Distance to green network is 1401m.	✓
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 3403m. Wishaw is the nearest station by car at 3496m. Distance to the nearest road is 3m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Sewer - SEPA have tightened the consent at Swinstie WWTW, depending on the size of development a growth project may be required. Drainage impact assessment may be required to determine impact on existing network. Surface water should discharge to watercourse with appropriate permission in place 300mm combined sewer to west of site (disused STW in site). Water - Daer WTW currently has capacity there are two 15" mains to west of site.	±
E5 – Site Constraints	River flooding 'high' probability (10years) 2% overlap. River flooding 'med' probability (200 years) 2% overlap. River flooding 'low' probability (200 years + climate change) 2% overlap.  Distance to opencast coal extraction area 1526m. Distance to existing mineral extraction site 8087m. 38% of the site overlaps with Coal Authority standing advice area. 62% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 8. Distance to waste site 841m. Distance to potentially contaminated land 0m. Distance to an AQMA 5563m.  The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>	±
E6 – Deliverability	Site is of large scale and has been identified for housing in previous planning applications. The site is in an area of comparatively sparse residential land use and predominantly industrial and commercial current and former land use. The scale of the site would afford placemaking and the ability to create a new residential destination in the local area.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	2% of the site overlaps green belt. 24% of the site overlaps EDI1 A1 existing industrial and business areas. 1% of the site overlaps EDI2 A industrial and business sites. 72% of the site overlaps HCF2 A1 housing land supply.	✓
N2 – Site Characteristics (incl. current use and management of land)	This Brownfield site consists primarily of exposed hardstanding, rubble and the outline of buildings are present on the site. The north of the site houses a structure, potentially commerical in nature. 73% of the site overlaps vacant/derelict land.  The site is 7% grade 4 agricultural land classificationand 93% of the site falls within non-agricultural land.	✓
N3- Neighbouring Land Uses	Site MIR 0019/0020-19 bounds the site to the east, the A73 forms the western boundary, the settlement of Newmains lies to the north, land of a similar character lies to the south.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastrucutre is 198m. Distance to a town or community park is 198m. Distance to a regional scenic area is 24789m. Distance to Area of Great Landscape Value is 1665m. Distance to nearest country park is 7914m. Distance to canal corridors is 8741m.	✓✓
N5 – Ecological Designations	Distance to the nearest SSSI is 1925m. Distance to the nearest LNR is 198m. Distance to the nearest SINC is 10m. Distance to the nearest country park is 7914m. Distance to an ancient woodland is 522m. Distance to nearest TPO is 1557m.	±
N6 – Historical Designations	Distance to nearest listed building is 203m. Distance to nearest SAM is 8159m. Distance to nearest garden/designated landscape is 1546m. Distance to the nearest battlefield is 10609m. Distance to nearest conservation area is 4882m. Distance to Antonine Wall is 22333m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 2681m by foot, and the same by car. The nearest commercial centre (Wishaw - Caledonian Park) is 4661m by foot, and 4725m by car. The nearest neighbourhood/local centre (Newmains) is 163m by foot, and the same by car.  The nearest hospital is Wishaw General Hospital which is 4742m by car.  <b>Primary School</b> - (St. Brigid's Primary School (denominational) is 699m by foot, the same by car. Newmains Primary School (non-denominational) is 209m by foot, and the same by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 2884m by foot, and the same by car. Coltness High School (non-denominational) is 2451m by foot, and 2491m by car.	✓✓
S2 – Strengthening existing places	90% of the site overlaps a settlement (Newmains). Distance to rural investment area is 1546m.	✓
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 4535m and dring distance is 4669m. Both walking and driving distance to community centre/hall or community education centre (Branchal Road OAP Hut) is 1457m. Both walking and driving distance to library (Newmains Library) is 382m.  On edge of Newmains, 0.5km from schools an 0.5-1km from community facilities in Morningside and Newmains	✓✓

**Site Reference** 0027/19  
**Location** Land east of Main Street Newmains  
**Site Area** 15.03 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 117m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 573m. Distance to the nearest cycle route is 10333m. Distance to green network is 1408m.	✓✓
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 3411m and 3535m by car. Distance to the nearest road is 4m.  <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: <i>Waste Water - Local septic tank is at capacity, may be able to connect to Swinstie WwTW instead however SEPA have tightened the consent at Swinstie WWTW, depending on the size of development a growth project may be required. Drainage impact assessment may be required to determine impact on existing network. Surface water should discharge to watercourse with appropriate permission in place</i> <i>Water - Daer WTW currently has capacity there is a 15" trunk main south west of site</i>	±
E5 – Site Constraints	River flooding 'high' probability (10years) 2% overlap. River flooding 'med' probability (200 years) 3% overlap. River flooding 'low' probability (200 years + climate change) 3% overlap. Distance to opencast coal extraction area 1603m. Distance to existing mineral extraction site 8136m. 36% of the site overlaps with Coal Authority standing advice area. 64% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 4. The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>  Distance to waste site 853m. Distance to potentially contaminated land 0m. 1% of the site overlaps with potentially contaminated land. Distance to an AQMA 5564m.	×
E6 – Deliverability	Site is of large scale and has been identified for housing in previous planning applications. The site is in an area of comparatively sparse residential land use and predominantly industrial and commercial current and former land use. The scale of the site would afford placemaking and the ability to create a new residential destination in the local area.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	4% of the site overlaps green belt. Distance to DSAP4 local regeneration priorities is 6756m. 2% of the site overlaps EDI1 A1 existing industrial and business areas. 94% of the site overlaps HCF2 A1 housing land supply.	✓
N2 – Site Characteristics (incl. current use and management of land)	94% of the site overlaps vacant/derelict land. Site is vacant/derelict Brownfield in character - site of former Costain Works - and consists of an area of bare ground, rubble, hardstanding and the foundations/outlines of former buildings.  The site is 9% grade 4 agricultural land classification and 91% of the site falls within non-agricultural land.	✓
N3- Neighbouring Land Uses	Commercial development lies to the north, vacant/derelict land to the south west, with Green Belt land forming the remainder. Distance to vacant/derelict land 0m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructre is 198m. Distance to a town or community park is 198m. Distance to a regional scenic area is 24930m. Distance to Area of Great Landscape Value is 1686m. Distance to nearest country park is 7916m. Distance to canal corridors is 8820m.	✓✓
N5 – Ecological Designations	Distance to the nearest SSSI is 1947m. Distance to the nearest LNR is 198m. Distance to the nearest SINC is 21m. Distance to the nearest country park is 7916m. Distance to an ancient woodland is 525m. Distance to nearest TPO is 1560m.	±
N6 – Historical Designations	Distance to nearest listed building is 309m. Distance to nearest SAM is 8242m. Distance to nearest garden/designated landscape is 1547m. Distance to the nearest battlefield is 10610m. Distance to nearest conservation area is 4905m. Distance to Antonine Wall is 22474m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 2689m by foot, and 2720m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 4668m by foot, and 4764m by car. The nearest neighbourhood/local centre (Newmains) is 350m by foot, and the same by car.  The nearest hospital is Wishaw General Hospital which is 4781m by car.  <b>Primary School</b> - St. Brigid's Primary School (denominational) is 887m by foot, and the same by car. Newmains Primary School (non-denominational) is 248m by foot, and the same by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 2891m by foot, and 2922m by car. Coltness High School (non-denominational) is 2459m by foot, and 2530m by car.	✓✓
S2 – Strengthening existing places	85% of the site overlaps a settlement (Newmains). Distance to rural investment area is 1546m.	✓
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 4543m and driving distance is 4708m. Walking distance to community centre/hall or community education centre (Branchal Road OAP Hut) is 1464m and driving distance is 1495m. Both walking and driving distance to library (Newmains Library) is 569m.  Wthin Newmains built up area, 0.5-2km from schools and 0.5-1.5km from community facilities in Morningside and Newmains.	✓✓



# Stage 1c

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

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

#### Industry and Business Charrette

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

#### Duplicate sites

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

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

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

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

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

**Site Reference** 0001/02  
**Location** Land to the West of 1 Oki Way Wardpark, Cumbernauld  
**Site Area** 3.07 ha  
**Proposed use** Housing, Industry & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31147>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No employment created (site has current permission for 15 office buildings which has not been completed, let or occupied). Construction employment would be generated for construction of residential units.	×
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 408m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 45m. Distance to the nearest cycle route is 2316m. Distance to green network is 13m.	±
E3 – Existing and new Transport Links	Cumbernauld is the nearest railway station by foot at 4231m. Cumbernauld is the nearest station by car at 4442m. Distance to the nearest road is 0m. Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.  <i>NLC Roads &amp; Transportation state that they have a current position that residential and industrial should never share the same access road and given that Napier Road and Oki Way were designed and built as industrial access roads this is not suitable for residential. The number of units would require 2 access points which would be difficult to achieve given junction spacing standards.</i>	×
E4 – Service Provision	Scottish Water state that the nearest sewer has currently got capacity. Regarding water, a small development shouldn't have an impact. There is a 12"Trunk main around edge of site.	±
E5 – Site Constraints	No known flooding issues. Distance to opencast coal extraction area 5018m. Distance to existing mineral extraction site 3245m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 582m. Distance to potentially contaminated land is 15m (former factory/works), 115m from unknown filled ground and 195m from former marsh. Distance to an AQMA 3494m. Noise constraints - possibly as 300m from Cumbernauld airport. Contaminated Land Constraints report is available.	±
E6 – Deliverability	Some remediation issues, but relatively minor in terms of marketability. Close to existing communities and facilities. However,. proximity to motorway may be an issue for change to residential.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as 14% Existing Industrial and Business Areas (Policy EDI 1 A1) and 86% as a site promoted for Industrial and Business Area (Policy EDI 2 A ).The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	×
N2 – Site Characteristics (incl. current use and management of land)	Site is part developed, predominantly vacant and/or derelict land (86%). There are existing buildings within the site. Current use is for business. The site is 53% grade 4 agricultural land classification and 47% non-agricultural land.	✓
N3- Neighbouring Land Uses	The area is reasonably built up with neighbouring industrial land uses although there are no residential developments in the immediate vicinity.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2710m. Distance to a town or community park is 950m. Distance to a regional scenic area is 2857m. Distance to Area of Great Landscape Value is 21036m. Distance to nearest country park is 2710m. Distance to canal corridors is 1187m.	±
N5 – Ecological Designations	The site is approximately 3km from a Natura 2000 site; 4.5km from an SAC and 3km from an SPA. Distance to the nearest SSSI is 982m. Distance to the nearest LNR is 3701m. Distance to the nearest SINC is 270m. Distance to an ancient woodland is 186m. Distance to nearest TPO is 990m.	±
N6 – Historical Designations	Distance to nearest listed building is 563m. Distance to nearest SAM is 457m. Distance to nearest garden/designated landscape is 19893m. Distance to the nearest battlefield is 677m. Distance to nearest conservation area is 822m. Distance to Antonine Wall is 456m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 3126m by car or 2586m on foot. The nearest commercial centre (Cumbernauld - Westway Retail Park) is 139m by car or on foot. The nearest neighbourhood/local centre (Cumbernauld - The Village) is 1999m by car or 1319m by foot.  The nearest hospital is Monklands District General Hospital which is 14,937m by car.  <b>Primary School</b> - St Lucy's (denominational) is <b>3275m</b> by car and <b>2941m</b> by foot. Whitelees (non-denominational) is <b>2102m</b> by car or <b>2109m</b> by foot.  <b>Secondary School</b> - Our lady's High School (denominational) is <b>4783m</b> by car and <b>4307m</b> by foot. Cumbernauld High School (non-denominational) is <b>3647m</b> by car and <b>3468m</b> by foot.	×
S2 – Strengthening existing places	The site is within the settlement boundary of Cumbernauld with 74% of the site overlapping the settlement boundary. Distance to rural investment area is 4465m.	✓
S3 – Community Facilities	Walking distance to sports facility (Tryst Sports Centre) is 3408m. Driving distance to sports facility (Tryst Sports Centre) is 3698m. Walking distance to community centre/hall or community education centre (Village Community Hall) is 1270m. Driving distance to community centre/hall or community education centre (Village Community Hall) is 1921m. Walking distance to library (Abrohill Library) is 3157m. Driving distance to library (Abrohill Library) is 3347m.  Approximately 3.5km from Cumbernauld town centre and would create demand for community facilities in an otherwise non-residential neighbourhood. Community Planning impacts would be improved if other sites in the area are released for residential too.	×

Site Reference  
Location  
Site Area  
Proposed use  
Submission Info

0005/02  
72-74 Napier Road, Cumbernauld  
5.71 ha  
Housing  
<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31147>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	76% of the site overlaps a settlement (Cumbernauld). No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 165m. There are 1 bus stops within a 5 minute walk. Distance to a core path is 6m. Distance to the nearest cycle route is 2496m. Distance to green network is 6m.	✓✓
E3 – Existing and new Transport Links	Cumbernauld is the nearest railway station by foot at 3608m. Cumbernauld is the nearest station by car at 3479m. Distance to the nearest road is 6m. Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service. <i>NLC Roads &amp; Transportation state that they have a current position that residential and industrial should never share the same access road and given that Napier Road and Oki Way were designed and built as industrial access roads this is not suitable for residential. The number of units would require 2 access points which would be difficult to achieve given junction spacing standards.</i>	xx
E4 – Service Provision	Scottish Water state Dunnswood WWTW has currently got capacity. There is a foul sewer running along East of site. Small development shouldn't have an impact on water.	±
E5 – Site Constraints	Surface flooding 'med' probability (200 years) 2% overlap. Surface flooding 'low' probability (200 years + climate change) 3% overlap. Distance to opencast coal extraction area 4709m. Distance to existing mineral extraction site 3131m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 565m. The site is on an area of former road haulage and 137m from with potentially contaminated land (factory/works) 150m from an area of general quarrying, 200m from a former marsh, 67m & 180m from unknown filled ground. There is also electricity substations on site. Distance to an AQMA 3293m. Noise constraints - adjacent to Castlecarry Road, 65m from M80, commercial noise 30m from filling station and restaurant. Low frequency hum from electricity substation on site. Contaminated Land Constraints report is available.	x
E6 – Deliverability	May have some developer interest giving existing community, but closeness to existing industrial site may make house sales difficult. Mediation issues relatively minor and site is well connected.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Existing Industrial and Business Areas (Policy EDI 1 A1). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	x
N2 – Site Characteristics (incl. current use and management of land)	Site use is currently industrial with existing buildings. There is development to the north and south although there is open fields to the east and west. The site is 99.7% non-agricultural land with the remaining small portion grade 4 agricultural land classification.	✓
N3- Neighbouring Land Uses	The area is relatively built up and there is a housing development to the north west. It is primarily an industrial/business area however. Site is 13m from vacant and/or derelict land.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2411m. Distance to a town or community park is 686m. Distance to a regional scenic area is 3006m. Distance to Area of Great Landscape Value is 20708m. Distance to nearest country park is 2411m. Distance to canal corridors is 1345m.	±
N5 – Ecological Designations	The site is approximately 2.8km from a Natura 2000 site; 4.3km from an SAC and 2.8km from an SPA. Distance to the nearest SSSI is 1059m. Distance to the nearest LNR is 3375m. Distance to the nearest SINC is 193m. Distance to an ancient woodland is 0m. 5% of the site overlaps an ancient woodland. Distance to nearest TPO is 696m. <i>NLC Biodiversity state ecological surveys should be included with planning application. Existing ecological features should be retained and enhanced</i>	±
N6 – Historical Designations	Distance to nearest listed building is 247m. Distance to nearest SAM is 597m. Distance to nearest garden/designated landscape is 19555m. Distance to the nearest battlefield is 688m. Distance to nearest conservation area is 480m. Distance to Antonine Wall is 592m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 2164m by car or 1943m on foot. The nearest commercial centre (Cumbernauld - Westway Retail Park) is 342m by car or on foot. The nearest neighbourhood/local centre (Cumbernauld - The Village) is 1037m by car or 676m by foot. The nearest hospital is Monklands District General Hospital which is 13,974m by car. <b>Primary School</b> - St Andrew's (denominational) is <b>2467m</b> by car and by foot. Whitelees (non-denominational) is <b>2265m</b> by car or <b>2208m</b> by foot. <b>Secondary School</b> - Our Lady's High School (denominational) is <b>3821m</b> by car and <b>3663m</b> by foot. Cumbernauld High School (non-denominational) is 2685m by car and 2846m by foot.	xx
S2 – Strengthening existing places	76% of the site overlaps a settlement (Cumbernauld). Distance to rural investment area is 4173m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Tryst Sports Centre) is 2786m. Driving distance to sports facility (Tryst Sports Centre) is 2736m. Walking distance to community centre/hall or community education centre (Village Community Hall) is 627m. Driving distance to community centre/hall or community education centre (Village Community Hall) is 959m. Walking distance to library (Cumbernauld Library) is 2637m. Driving distance to library (Cumbernauld Library) is 2683m. 2.5km from Cumbernauld town centre and would create demand for community facilities in an otherwise non-residential neighbourhood. But Community Planning impacts would be improved if other sites in the area are released for residential too.	x

Site Reference 0012/02  
Location 28 Napier Road, Cumbernauld  
Site Area 5.43 ha  
Proposed use Retail  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31147>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Proposal is for food retail centre. Area of employment created is 51678m². 31% of the site overlaps a settlement (Cumbernauld)	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 215m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 5m. Distance to the nearest cycle route is 2346m. Distance to green network is 5m.	✓
E3 – Existing and new Transport Links	Cumbernauld is the nearest railway station by foot at 3892m. Cumbernauld is the nearest station by car at 4195m. Distance to the nearest road is 6m. Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service. <i>NLC Roads &amp; Transportation state that this site access would have to be from Napier Road at a point midway between Castlecary Way and the spur link named Napier Road. Given the other junction types on this length of road it is suggested that this one should be a roundabout.</i>	✗
E4 – Service Provision	Scottish Water state Dunnswood WWTW has currently got capacity. On water a small development shouldn't have an impact. Further consultation likely with a centre of this size. There is a 12" Trunk main around edge stand off area required.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 4% overlap. Surface flooding 'med' probability (200 years) 7% overlap. Surface flooding 'low' probability (200 years + climate change) 8% overlap. Distance to opencast coal extraction area 4815m. Distance to existing mineral extraction site 3342m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 362m. Distance to potentially contaminated land; 35m and 130m from areas of former road haulage and 160m and 200m from former factory/works. . Distance to an AQMA 3524m. Noise constraints from adjacent Castlecarry Road and 70m from the M80. Contaminated Land Constraints report is available	✗
E6 – Deliverability	Site is well connected with existing complimentary uses for a commercial centre. Good accessibility for workforce and close to facilities and amenities. Some remediation likely, but not significant.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	Site is currently designated to promote Industrial and Business (Policy EDI 2 A). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	±
N2 – Site Characteristics (incl. current use and management of land)	Site is within an industrial/business area, with existing development bordering all sides. Site is currently open ground (non agricultural) and has good existing access. The site is 24% grade 4 agricultural land classification and 76% non- agricultural land.	✓✓
N3- Neighbouring Land Uses	There are industrial units to the north and west. Castlecarry Road provides a boundary to the south. A commercial centre would be compatible in the area. Site is 13m from vacant and/or derelict land.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2502m. Distance to a town or community park is 733m. Distance to a regional scenic area is 3043m. Distance to Area of Great Landscape Value is 20855m. Distance to canal corridors is 1379m.	✓
N5 – Ecological Designations	The site is approximately 2.8km from a Natura 2000 site; 4.2km from an SAC and 2.8km from an SPA. . Distance to the nearest SSSI is 1131m. Distance to the nearest LNR is 3633m.Distance to the nearest SINC is 358m. Distance to the nearest country park is 2502m. Distance to an ancient woodland is 168m. Distance to nearest TPO is 789m. <i>NLC Biodiversity state that ecology surveys should be included with any planning application and existing ecological features should be retained and enhanced.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 521m. Distance to nearest SAM is 636m. Distance to nearest garden/designated landscape is 19731m. Distance to the nearest battlefield is 811m. Distance to nearest conservation area is 705m. Distance to Antonine Wall is 636m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 2879m by car or 2248m on foot. The nearest commercial centre (Cumbernauld - Westway Retail Park) is 49m by car or on foot. The nearest neighbourhood/local centre (Cumbernauld - The Village) is 1752m by car or 981m by foot. The nearest hospital is Monklands District General Hospital which is 14,690m by car. Primary School - St Lucy's (denominational) is 3077m by car and 2721m by foot. Whitelees (non-denominational) is 1904m by car or 1899m by foot. Secondary School - Our Lady's High School (denominational) is 4536m by car or 3968m by foot. Cumbernauld High School (non-denominational) is 3400m by car and 3130m by foot.	✗✗
S2 – Strengthening existing places	31% of the site overlaps a settlement (Cumbernauld) . Distance to rural investment area is 4250m.	±
S3 – Community Facilities	Walking distance to sports facility (Tryst Sports Centre) is 3069m. Driving distance to sports facility (Tryst Sports Centre) is 3451m. Walking distance to community centre/hall or community education centre (Village Community Hall) is 932m. Driving distance to community centre/hall or community education centre (Village Community Hall) is 1674m. Walking distance to library (Cumbernauld Library) is 2921m. Driving distance to library (Abrohill Library) is 3149m.  Proposed retail use would not consolidate commercial offer of Cumbernauld town centre (2.5km distant).	✗

Site Reference 0013/02  
Location Orcharton Woods, Cumbernauld  
Site Area 22.67 ha  
Proposed use Housing & Industry  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31147>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	The proposal is for mixed use business and residential and will create jobs in the long term. 7% of the site overlaps a settlement (residential area to the east).	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 149m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 8m. Distance to the nearest cycle route is 3696m. Distance to green network is 2495m.	✓✓
E3 – Existing and new Transport Links	Croy is the nearest railway station by foot at 2396m. Croy is the nearest station by car at 2398m. Distance to the nearest road is 30m. Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.  <i>NLC Roads &amp; Transportation state that the Roads Authority has a position which is that residential and Business/Commercial/Industrial should not use the same access points. This site would, if granted under this application, be for residents to live within the Business/Industrial area contrary to that position.</i>	✗
E4 – Service Provision	Scottish Water state that A Drainage impact assessment is required to determine impact on existing network. Please note also there are foul & surface existing sewers running through north of site & Orchardton Waste water pumping station within site. There is capacity currently available for water however there is a 54" Trunk main running through site west of site - stand off area of 15 meters either side of trunk main is required this can not be compromised by gardens or fences.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 6% overlap. Surface flooding 'low' probability (200 years + climate change) 7% overlap. Distance to opencast coal extraction area 4930m. Distance to existing mineral extraction site 4117m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 1337m. Distance to potentially contaminated land 433m. Distance to an AQMA 1515m. Noise constraints - complaints have been received in this area. There is also a radar station on this site and there maybe concerns over microwave radiation. Contaminated Land Constraints report is available	✗
E6 – Deliverability	Reasonably well connected site, but significant issue with sewers that would need attention before residential or business development would be possible.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is within a Strategic Location for Business and Industry (Policy EDI 1 B2). 32% of the site is designated as existing Industrial and Business areas (policy EDI 1 A1), 59% as site promoted for Industrial and Business use (Policy EDI 2 A) and 9% Community Facilities (HCF 1 B1). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	±
N2 – Site Characteristics (incl. current use and management of land)	Site overlaps 49% with vacant and/or derelict land consists of vacant brownfield land. There are green areas of the site, particularly to the south where there is expansive woodland. The site is 58% grade 3.2 and 42% grade 4 agricultural land classification.	✓
N3 - Neighbouring Land Uses	There are built up areas close by, although less so to the south where it is more rural in nature with the wooded area and fields. The north, brownfield area of the site, is compatible with surroundings.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 559m. 8% of the site overlaps a town or community park. Distance to a regional scenic area is 4414m. Distance to Area of Great Landscape Value is 17278m. Distance to nearest country park is 4951m. Distance to canal corridors is 2698m.	✓
N5 – Ecological Designations	27% of the site overlaps a SINC. Distance to the nearest SSSI is 1644m. Distance to the nearest LNR is 559m. Distance to the nearest country park is 4951m. Distance to an ancient woodland is 10m. Distance to nearest TPO is 0m. 2% of the site overlaps an TPO.  <i>NLC Biodiversity state that the site boundary should be altered to remove the SINC from the site footprint and TPO's should be retained.</i>	✗
N6 – Historical Designations	Distance to nearest listed building is 1747m. Distance to nearest SAM is 1499m. Distance to nearest garden/designated landscape is 15586m. Distance to the nearest battlefield is 3740m. Distance to nearest conservation area is 3681m. Distance to Antonine Wall is 2100m.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is closest by foot at 4567m by car, however Kilsyth Town Centre is closest to drive to at 4765m. The nearest commercial centre (Auchenkilns) is 2549m by car or 2420m on foot. The nearest neighbourhood/local centre on foot is Condorrat at 2170m, however by car it is Craigmarloch at 2705m.  The nearest hospital is Monklands District General Hospital which is 12,664m by car.  <b>Primary School</b> - Holy Cross (denominational) is <b>2428m</b> by car and <b>2461m</b> by foot. Westfield (non-denominational) is 1561m by car or 1580m by foot.  <b>Secondary School</b> - St Maurice's High School (denominational) is 2049m by car or 1574m by foot. Greenfaulds High School (non-denominational) is <b>4946m</b> by car and <b>3696m</b> by foot.	✗✗
S2 – Strengthening existing places	7% of the site overlaps a settlement (residential area to the east). Distance to rural investment area is 5167m.	±
S3 – Community Facilities	Walking distance to sports facility (Broadwood Stadium) is 1281m. Driving distance to sports facility (Broadwood Stadium) is 2273m. Walking distance to community centre/hall or community education centre (Westfield Community Centre) is 1605m. Driving distance to community centre/hall or community education centre (Westfield Community Centre) is 1586m. Walking distance to library (Condorrat Library) is 2189m. Driving distance to library (Condorrat Library) is 2789m.  Edge of town, 5km from Cumbernauld town centre, but adjacent to existing residential neighbourhood / employment uses, and would create jobs.	✓



**Site Reference** 0009/19  
**Location** 18a Biggar Road, Cleland  
**Site Area** 0.73 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>  
**Site Map** <http://www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=12089&p=0>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 36m. There are 4 bus stops within a 5 minute walk. Distance to a core path is 844m. Distance to the nearest cycle route is 6839m. Distance to green network is 786m. The site falls within 400m of any bus stop location, therefore direct and attractive pedestrian links to these facilities are essential.	✓
E3 – Existing and new Transport Links	Cleland is the nearest railway station by foot at 75m. Cleland is the nearest station by car at 98m. Distance to the nearest road is 4m. As the site falls within 800m of a rail station, direct and attractive pedestrian links to these facilities are essential.  <i>NLC Roads and Transportation state that no access would be allowed from Biggar Road due to junction spacing and visibility splay issues and the existing access to the site is private. The existing access would also appear to be retained as an industrial access for other premises outwith this particular site. The Roads Authority currently does not allow a joint access for residential/industrial. Transport Assessment may be required.</i>	±
E4 – Service Provision	Scottish Water states that SEPA have tightened the consent at Swinstie WWTW, depending on the size of development a growth project may be required. Drainage impact assessment may be required to determine impact on existing network. Surface water should discharge to watercourse with appropriate permission in place. Water - Flow & pressure test may be required. There is a 4"CI water main running west of site.	±
E5 – Site Constraints	No issues with flooding identified at this stage. Distance to opencast coal extraction area 662m. Distance to existing mineral extraction site 6428m. 45% of the site overlaps with Coal Authority standing advice area. 55% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 660m. 8% of the site overlaps with potentially contaminated land. Site Investigations required re eastern part of proposed development site on former Howmuir Colliery site. Site borders existing industrial uses Distance to an AQMA 4424m. 0% of the site overlaps an AQMA. Noise Impact Assessment and Odour Assessment likely to be required due to proximity of industrial activities.	±
E6 – Deliverability	Potential issue with contamination given surrounding land uses, site investigations required, suitable for residential development	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Existing Industrial and Business Areas (Policy EDI 1 A1). The site is also adjacent to Greenbelt land (Policy NBE 3 A) to the south west.	✓✓
N2 – Site Characteristics (incl. current use and management of land)	The site is developed with existing buildings on the site. The existing use is Industrial and business. The site has a tree line along the south, west and northwest. The site is 100% grade 4 agricultural Land classification.	×
N3- Neighbouring Land Uses	The site is bounded by Biggar Road and existing residential development to the west. There is also existing industrial land adjacent to the northeast and east of the site with land to the south and southeast consisting of wooded areas, open land and a railway. The distance from the site to vacant/derelict land is 83m.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 3170m. Distance to a town or community park is 2845m. Distance to a regional scenic area is 21604m. Distance to Area of Great Landscape Value is 4730m. Distance to nearest country park is 5942m. Distance to canal corridors is 5350m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 5294m. Distance to the nearest LNR is 3175m. Distance to the nearest SINC is 454m. Distance to the nearest country park is 5942m. Distance to an ancient woodland is 461m. Distance to nearest TPO is 770m.  <i>NLC Biodiversity state ecological Surveys should be included with planning application.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 1195m. Distance to nearest SAM is 5002m. Distance to nearest garden/designated landscape is 3534m. Distance to the nearest battlefield is 8669m. Distance to nearest conservation area is 5434m. Distance to Antonine Wall is 19089m.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 3810m by car or 3507m by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 5362m by car or 4882m by foot. The nearest neighbourhood/local centre (Cleland) is 521m by car or by foot.  The nearest hospital is Wishaw General Hospital which is 5136m by car.  <b>Primary School</b> - St Mary's (denominational) is 822m by foot and by car. Cleland is 414m by foot or by car.  <b>Secondary School</b> - St Aidan's High School (denominational) is 4025m by car and 3316 by foot. Brannock High School (non-denominational) is 4371m by car or 4318m by foot.	✓
S2 – Strengthening existing places	The site is within the settlement boundary of Cleland and 100% overlaps the settlement. The distance to a rural investment area is 2165m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 4947m and driving distance is 5411m. Both walking and driving distance to community centre/hall or community education centre (Cleland Senior Citizens Centre) is 413m. Walking distance to library (Cleland Library) is 379m and driving distance is 369m.  Within built up area, <0.5km from community facilities in Cleland village centre.	✓✓



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

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

#### South Wishaw Charrette (Sites included in the Plan)

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

#### Reasonable alternatives to South Wishaw Charrette

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

Site Reference 0011/20  
Location 1 Netherton Road, Wishaw,  
Site Area 6.68 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 23m. There are 14 bus stops within a 5 minute walk. Distance to a core path is 76m. Distance to the nearest cycle route is 10676m. Distance to green network is 2494m.	✓✓
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 1057m. Wishaw is the nearest station by car at 1136m. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Carbars WwTW currently has capacity a drainage impact assessment may be required depending on the size of the development to determine impact on exiting network, there is a 300mm combined sewer to south of site. Water - Camps WTW currently has capacity there is a 8" main to south of site	±
E5 – Site Constraints	Surface flooding 'med' probability (200 years) 1% overlap. Surface flooding 'low' probability (200 years + climate change) 3% overlap. Distance to opencast coal extraction area 4163m.  Distance to existing mineral extraction site 10873m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 555m. 9% of the site overlaps with potentially contaminated land. Distance to an AQMA 2543m.	±
E6 – Deliverability	Site occupied by vacant workshops. Site may need further investigation to establish site conditions and potential remediation. Site borders existing residential development and has the potential to deliver housing dependant on	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	51% of the site overlaps EDI1 A1 existing industrial and business areas. 29% of the site overlaps HCF1 A residential areas.	×
N2 – Site Characteristics (incl. current use and management of land)	Primarily, the site houses the vacant former workshop associated with Enewall's construction business along with vacant work yard. An area of currently undeveloped grassland is located in the west of the site. A bowling green sits adjacent to the former workshop building towards the north west corner of the site. 10% of the site overlaps vacant/derelict land.  The site is 100% grade 4 agricultural land classification.	✓
N3- Neighbouring Land Uses	Adjacent to the southern boundary of the site is the Bluebell Wynd / Lilac Grove housing development, to the west are the residential properties of Old Manse Road, the northern border is formed by Netherton Road with further commercial/industrial development beyond, commercial/industrial development also extends to the east of the site.	✓✓
N4 – Landscape/ Open Space Designations	Distance to a town or community park is 1363m. Distance to a regional scenic area is 24939m. Distance to Area of Great Landscape Value is 189m. Distance to nearest country park is 4089m. Distance to canal corridors is 8365m.	✓✓
N5 – Ecological Designations	Distance to green infrastrucutre is 315m. Distance to the nearest SSSI is 2144m. Distance to the nearest LNR is 315m. Distance to the nearest SINC is 176m. Distance to the nearest country park is 4089m. Distance to an ancient woodland is 309m. Distance to nearest TPO is 279m.	±
N6 – Historical Designations	Distance to nearest listed building is 916m. Distance to nearest SAM is 4956m. Distance to nearest garden/designated landscape is 1863m. Distance to the nearest battlefield is 7439m. Distance to nearest conservation area is 3412m. Distance to Antonine Wall is 22559m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 1130m by foot, and 1183m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 1568m by foot, and 1572m by car. The nearest neighbourhood/local centre (Wishaw - Netherton) is 613m by foot, and the same by car.  The nearest hospital is Wishaw General Hospital which is 1248m by car.  <b>Primary School</b> - St. Thomas Primary School (denominational) is 730m by foot, and 732m by car. Netherton Primary School (non-denominational) is 419m by foot, and the same by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 2164m by foot, and 2189m by car. Clyde Valley High School (non-denominational) is 1530m by foot, and 1534m by car.	✓✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Wishaw). Distance to rural investment area is 5478m. 0% of the site overlaps rural investment area.	✓✓
S3 – Community Facilities	Both walking and driving distance to sports facility (Wishaw Sports Centre) is 665m. Both walking and driving distance to community centre/hall or community education centre (Netherton Community Centre) is 118m.Walking distance to library (Wishaw Library) is 1533m and driving distance is 1699m.  Within Wishaw built up area, 0.5-1km from schools and 1km from community facilites in Wishaw.	✓✓

**Site Reference** 0012/20  
**Location** 4 Netherton Road, Wishaw  
**Site Area** 2.52  
**Proposed use** 2.52  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 29m. There are 10 bus stops within a 5 minute walk. Distance to a core path is 256m. Distance to the nearest cycle route is 10819m. Distance to green network is 2494m.	✓✓
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 922m. Wishaw is the nearest station by car at 999m. Distance to the nearest road is 5m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Carbarns WwTW currently has capacity a drainage impact assessment may be required depending on the size of the development to determine impact on exiting network, there is a 300mm combined sewer to south of site. Water - Camps WTW currently has capacity there is a 8" main to south of site.	±
E5 – Site Constraints	Distance to opencast coal extraction area 4048m. Distance to existing mineral extraction site 10760m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 520m. 5% of the site overlaps with potentially contaminated land.  Distance to an AQMA 2505m.	✓
E6 – Deliverability	Site of industrial yard bordering railway line which will impact the residential amenity of the site. The surrounding land use is industrial in nature. Further site investigation would be required to establish site conditions and potential remediation.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	97% of the site overlaps EDI1 A1 existing industrial and business areas. 3% of the site overlaps HCF1 A residential areas.	×
N2 – Site Characteristics (incl. current use and management of land)	This Brownfield site consists entirely of industrial yard, that is understood to be partially vacant. The site is 99% grade 4 agricultural land classification, 1% of the site falls within non-agricultural land.	×
N3- Neighbouring Land Uses	The site is separated from a residential area to the north by the train line, the southern border is formed by Netherton Road with further commercial/industrial development beyond, the east of the site borders with an area of heavily vegetated Brownfield land presumably associated with the yard, further commercial/industrial development lies to the west. Distance to vacant/derelict land 6m.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructre is 575m. Distance to a town or community park is 1235m. Distance to a regional scenic area is 24829m. Distance to Area of Great Landscape Value is 448m. Distance to nearest country park is 4353m. Distance to canal corridors is 8234m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 2294m. Distance to the nearest LNR is 575m. Distance to the nearest SINC is 435m. Distance to the nearest country park is 4353m. Distance to an ancient woodland is 571m. Distance to nearest TPO is 540m.	±
N6 – Historical Designations	Distance to nearest listed building is 774m. Distance to nearest SAM is 5110m. Distance to nearest garden/designated landscape is 1957m. Distance to the nearest battlefield is 7450m. Distance to nearest conservation area is 3634m. Distance to Antonine Wall is 22430m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 995m by foot, and 1045m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 1711m by foot, and 1715m by car. The nearest neighbourhood/local centre (Wishaw - Netherton) is 1715m by foot, and the same by car.  The nearest hospital is Wishaw General Hospital which is 1391m by car.  <b>Primary School</b> - St. Thomas Primary School (denominational) is 595m by foot, and the same by car. Netherton Primary School (non-denominational) is 562m by foot, and the same by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 2028m by foot, and 2052m by car. Clyde Valley High School (non-denominational) is 1788m by foot, and 1827m by car.	✓✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Wishaw). Distance to rural investment area is 5334m.	✓✓
S3 – Community Facilities	Both walking and driving distance to sports facility (Wishaw Sports Centre) is 808m. Both walking and driving distance to community centre/hall or community education centre (Netherton Community Centre) is 261m. Walking distance to library (Wishaw Library) is 1398m and driving distance to library (Wishaw Library) is 1562m.  Within Wishaw built up area, 0.5-1.5km from schools and 1km from community facilities in Wishaw	✓✓

**Site Reference** 0013/19  
**Location** Land Adjacent to Woodhall Road, Newmains, Wishaw  
**Site Area** 8.26 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 47m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 635m. Distance to the nearest cycle route is 10476m. Distance to green network is 597m.	✓✓
E3 – Existing and new Transport Links	<p>Wishaw is the nearest railway station by foot at 2609m. Wishaw is the nearest station by car at 2707m. Distance to the nearest road is 0m. As the site is not within 800m of a railway station there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer.</p> <p><i>NLC Roads and Transportation state that Woodhall Road and Eastmuir Street would not be suitable as access for a site of this size. Woodhall Road at its northern end where it meets Cambusnethan Street (A722) was permanently closed a number of years ago and would not be reopened. At its southern end it links onto the A71 but the junctions at either end of the A71 are problematical. Eastmuir Street is a residential road which is already under pressure given the closure of Woodhall Road has resulted in it being the only access/egress for all the residential units in that area. It is not believed that there is any scope for an access strategy which would be viable. A Transport Assessment would be required with a detailed look at a much wider road network including Newmains Cross and Wishaw Cross.</i></p>	xx
E4 – Service Provision	Scottish Water states that there is currently capacity in Carbars WWTW. Drainage impact assessment may be required to determine impact on existing network. Surface water should discharge to watercourse with appropriate permissions in place. Water - Flow & pressure test may be required. There is a 9"CI main north of site.	±
E5 – Site Constraints	No issues with flooding identified at this stage. Distance to opencast coal extraction area 1715m. Distance to existing mineral extraction site 8252m. 39% of the site overlaps with Coal Authority standing advice area. 61% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 5. Distance to waste site 786m. 9% of the site overlaps with potentially contaminated land. 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. Distance to an AQMA 4966m. Noise Constraints - Likely. Eastern part of development site borders industrial premises (automotive repair). Noise source from football pitches to eastern side of proposed site and industrial units to western side of development site. Odour from neighbouring industrial units may be a potential constraint. Contaminated Land Report available.	x
E6 – Deliverability	Mine entries may require capping. Designated greenbelt. Potential contamination. Site investigations required. May be suitable for residential development.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Greenbelt (Policy NBE 3 A) and a very small part (0.5%) is Residential Area (Policy HCF 1 A). There is also two areas (east and west of the site) which are designated as Existing Industrial and Business Areas (Policy EDI 1 A1). 100% of the site overlaps green belt.	x
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as an 'undeveloped area of land'. There is a cluster of woodland to the east and a line of trees borders the southeast of the site. There is also a path running east to west across the north of the site. The site is 8% grade 4 agricultural Land classification, 9% grade 5 agricultural Land classification and 83% is non-agricultural land.	x
N3- Neighbouring Land Uses	The site is bounded by existing residential developments to the north and northeast of the site, industrial land to the west of the site and playing fields to the southeast. The site is bounded by Woodhall road to the southwest. The distance to vacant/derelict land is 76m.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 324m. Distance to a town or community park is 324m. Distance to a regional scenic area is 24702m. Distance to Area of Great Landscape Value is 1697m. Distance to nearest country park is 7449m. Distance to canal corridors is 8483m.	✓
N5 – Ecological Designations	<p>The site is approximately 1.9km from a Natura 2000 site (SAC).. Distance to the nearest SSSI is 1986m. Distance to the nearest LNR is 324m. 0% of the site overlaps an LNR. Distance to the nearest SINC is 49m. Distance to the nearest country park is 7449m. Distance to an ancient woodland is 180m. Distance to nearest TPO is 1103m.</p> <p><i>NLC Biodiversity state that the site would have significant impacts. Parks and public spaces are listed as a Scottish and Local Biodiversity Action Plan Habitat. Significant constraints that are so significant that the proposal would be undeliverable in the next 5 years.</i></p>	xx
N6 – Historical Designations	Distance to nearest listed building is 42m. Distance to nearest SAM is 8170m. Distance to nearest garden/designated landscape is 2082m. Distance to the nearest battlefield is 10005m. Distance to nearest conservation area is 4881m. Distance to Antonine Wall is 22247m.	x
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	<p>Wishaw Town Centre is 1878m by car or by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 3911m by car or 3868m by foot. The nearest neighbourhood/local centre (Newmains) is 157m by car or by foot.</p> <p>The nearest hospital is Wishaw General Hospital which is 3685m by car.</p> <p><b>Primary School</b> - St Brigid's (denominational) is 1031m by foot and by car. Newmains (non-denominational) is 182m by foot or by car.</p> <p><b>Secondary School</b> - St Aidan's High School (denominational) is 2088m by car and by foot. Coltness High School (non-denominational) is 1171m by car or by foot.</p>	✓✓
S2 – Strengthening existing places	The site is within the settlement boundary of Cambusnethan with 100% of the site overlapping the settlement. The site is Greenbelt and the distance to a rural investment area is 2035m.	±
S3 – Community Facilities	<p>Walking distance to sports facility (Wishaw Sports Centre) is 3930m and driving distance is 3959m. Both walking and driving distance to community centre/hall or community education centre (Branchal Road OAP Hut) is 654m. Walking distance to library (Newmains Library) is 537m. Driving distance to library (Newmains Library) is 537m.</p> <p>Within/adjacent to built up area, 0.5km from community facilities in Newmains village centre.</p>	✓✓

Site Reference 0017/19  
Location Royal George former Coal Washery, Overtown Road, Newmains, Wishaw  
Site Area 19.3 ha  
Proposed use Housing, Industry & Other  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Area of employment land created is 197100(m²). 0.22% of the site overlaps a settlement	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 432m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 889m. Distance to the nearest cycle route is 10648m. Distance to green network is 933m.	××
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 3119m. Wishaw is the nearest station by car at 3261m. Distance to the nearest road is 4m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Further investigation is required to determine impact on existing network and best point of connection. Surface water should discharge to watercourse with appropriate permission in place. Water - Camps WTW currently has capacity a Water impact assessment may be required. There are 2 x 15" Trunk mains on either side of site west & east	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 3% overlap. Surface flooding 'low' probability (200 years + climate change) 3% overlap.  Distance to opencast coal extraction area 2038m. Distance to existing mineral extraction site 8602m. 5% of the site overlaps with Coal Authority standing advice area. 95% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 5. Distance to waste site 72m. Distance to potentially contaminated land 0m. 6% of the site overlaps with potentially contaminated land. Distance to an AQMA 5270m.  The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>	±
E6 – Deliverability	Site is located on former coal washery and in an area of agricultural and industrial land use with no residential land use adjoining. Green belt site with mine entries identified which may prove a barrier to development.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps green belt.	×
N2 – Site Characteristics (incl. current use and management of land)	This vacant/derelict site is that of a former Coal Washery. This site consists of rough gravelled surface that has been vegetated over throughout. 93% of the site overlaps vacant/derelict land.  The site is 52% grade 4 and 47% grade 5 agricultural land classification and 1% of the site falls within non-agricultural land.	✓
N3- Neighbouring Land Uses	A wooded area separates the site from a body of water, to the south and east pastoral land bounds the site, Overtown Road forms the western boundary.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructre is 10m. Distance to a town or community park is 10m. Distance to a regional scenic area is 25220m. Distance to Area of Great Landscape Value is 948m. Distance to nearest country park is 7130m. Distance to canal corridors is 9001m.	✓✓
N5 – Ecological Designations	Distance to the nearest SSSI is 1255m. Distance to the nearest LNR is 10m. Distance to the nearest SINC is 0m. 11% of the site overlaps a SINC. Distance to the nearest country park is 7130m. Distance to an ancient woodland is 256m. Distance to nearest TPO is 1635m.	×
N6 – Historical Designations	Distance to nearest listed building is 516m. Distance to nearest SAM is 8184m. Distance to nearest garden/designated landscape is 2104m. Distance to the nearest battlefield is 10342m. Distance to nearest conservation area is 4130m. Distance to Antonine Wall is 22764m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 2396m by foot, and 2446m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 4376m by foot, and 4490m by car. The nearest neighbourhood/local centre (Newmains) is 666m by foot, and the same by car.  The nearest hospital is Wishaw General Hospital which is 4507m by car.  <b>Primary School</b> - St. Brigid's Primary School (denominational) is 1203m by foot, the same by car. Newmains Primary School (non-denominational) is 564m by foot, and the same by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 2599m by foot, and 2648m by car. Coltness High School (non-denominational) is 2167m by foot, and 2256m by car.	✓✓
S2 – Strengthening existing places	Distance to nearest settlement is 0m (Motherwell). Distance to rural investment area is 2104m.	×
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 4250m and driving distance is 4434m. Walking distance to community centre/hall or community education centre (Branchal Road OAP Hut) is 1172m. Driving distance to community centre/hall or community education centre (Waterloo Community Centre) is 1081m. Both walking and driving distance to library (Newmains Library) is 885m.  Substantial site outwith Newmains, 1.5km from village centre and community facilities.	×

**Site Reference** 0020/19  
**Location** West Morningside/Torbush, Morningside  
**Site Area** 13.87 ha  
**Proposed use** Housing & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 184m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 28m. Distance to the nearest cycle route is 10376m. Distance to green network is 1568m.	✓✓
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 4017m. Cleland is the nearest station by car at 4028m. Distance to the nearest road is 5m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - SEPA have tightened the consent at Swinstie WWTW, depending on the size of development a growth project may be required. Drainage impact assessment may be required to determine impact on existing network. Surface water should discharge to watercourse with appropriate permission in place. Water - Daer currently has capacity, a flow & pressure test may be required.	±
E5 – Site Constraints	River flooding 'high' probability (10years) 24% overlap. River flooding 'med' probability (200 years) 26% overlap. River flooding 'low' probability (200 years + climate change) 27% overlap. Surface flooding 'high' probability (10 years) 1% overlap. Surface flooding 'med' probability (200 years) 4% overlap. Surface flooding 'low' probability (200 years + climate change) 4% overlap.  Distance to opencast coal extraction area 1508m. Distance to existing mineral extraction site 8027m. 6% of the site overlaps with Coal Authority standing advice area. 94% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 6. Distance to waste site 1077m. Distance to potentially contaminated land 0m. Distance to an AQMA 5890m.  The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>	±
E6 – Deliverability	Part of Larger 0019-19 site. Area bordering existing and recent residential development. Flooding issues may constrain developable area but site has potential to expand on existing residential development.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps green belt. Distance to DSAP4 local regeneration priorities is 7068m. Distance to EDI1 A1 existing waste management facilities is 1077m. Distance to EDI1 A2 alternative development potential is 5385m. Distance to EDI1 B1 strategic business centres is 7440m. Distance to EDI1 B3 high amenity locations is 6078m. Distance to EDI1 B4 tourism development areas is 9174m. Distance to EDI1 B5 international transport facilities is 9372m.	×
N2 – Site Characteristics (incl. current use and management of land)	This green belt site contains an area of vacant/derelict land in the north west corner of the site, the site consists of grassland with a central north-south tree belt. An informal road also runs north-south through the site. 15% of the site overlaps vacant/derelict land. 100% of the site falls within non-agricultural land.	✓
N3- Neighbouring Land Uses	Residential development bounds the site to the east, site MIR 0024-19 lies to the west, Greenfield land (including clusters of trees) lies to the north, and a body of water lies to the south.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 14m. Distance to a town or community park is 12m. Distance to a regional scenic area is 24950m. Distance to Area of Great Landscape Value is 1793m. Distance to nearest country park is 8202m. Distance to canal corridors is 9034m.	✓✓
N5 – Ecological Designations	Distance to the nearest SSSI is 2063m. Distance to the nearest LNR is 14m. Distance to the nearest SINC is 13m. Distance to the nearest country park is 8202m. Distance to an ancient woodland is 727m. Distance to nearest TPO is 1597m.	±
N6 – Historical Designations	Distance to nearest listed building is 423m. Distance to nearest SAM is 8157m. Distance to nearest garden/designated landscape is 1359m. Distance to the nearest battlefield is 10927m. Distance to nearest conservation area is 5021m. Distance to Antonine Wall is 22493m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 3295m by foot, and 3295m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 5274m by foot, and 5339m by car. The nearest neighbourhood/local centre (Newmains) is 330m by foot, and the same by car.  The nearest hospital is Wishaw General Hospital which is 5356m by car.  <b>Primary School</b> - (St. Brigid's Primary School (denominational) is 930m by foot, the same by car. Morningside Primary School (non-denominational) is 564m by foot, and the same by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 3497m by foot, and the same by car. Coltness High School (non-denominational) is 3065m by foot, and 3105m by car.	✓
S2 – Strengthening existing places	4% of the site overlaps a settlement (Motherwell). Distance to rural investment area is 1359m.	±
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 5149m. Driving distance to sports facility (Wishaw Sports Centre) is 5283m. Walking distance to community centre/hall or community education centre (Branchal Road OAP Hut) is 2070m. Driving distance to community centre/hall or community education centre (Branchal Road OAP Hut) is 2070m. Walking distance to library (Newmains Library) is 655m. Driving distance to library (Newmains Library) is 655m.  On edge of Morningside, 0.5-1.5km from community facilities in Morningside and Newmains. Other sites closer to centre of Newmains should be developed first.	±



**Site Reference** 0004/20  
**Location** Castlehill Farm, South Wishaw, Wishaw  
**Site Area** 16.32 ha  
**Proposed use** Housing & Other  
**Available online** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 0m. There are 12 bus stops within a 5 minute walk. Distance to a core path is 0m. Distance to the nearest cycle route is 11609m. Distance to green network is 1127m.	✓✓
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 1411m. Wishaw is the nearest station by car at 1488m. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Carbars WWTW currently has capacity.Surface water should discharge to watercourse with appropriate permissions in place. There is a combined sewer running through site and depending on developers proposals this may require to be diverted. The developer should contact our Asset Impact Team to discuss further. A Drainage impact assessment will be required to determine impact on exiting network. Water - Flow & pressure test may be required. There are 3 Large Trunk mains running through top of site and stand off areas of 10 metres either side of main is required. The developer should contact our Asset Impact Team to discuss further.	×
E5 – Site Constraints	Surface flooding 'low' probability (200 years + climate change) 1% overlap.  Distance to opencast coal extraction area 4651m. Distance to existing mineral extraction site 11407m. 70% of the site overlaps with Coal Authority standing advice area. 30% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 9. Distance to waste site 1228m. 2% of the site overlaps with potentially contaminated land.  The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>  Distance to an AQMA 3157m.	±
E6 – Deliverability	Green belt classification. Site may be suitable for residential development. 9 potential mine entrances may constrain development and would require further site investigation.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps green belt.	×
N2 – Site Characteristics (incl. current use and management of land)	This green belt site comprises primarily of agricultural (pastoral) land. The site is 100% grade 4 agricultural land classification.	×
N3- Neighbouring Land Uses	The north of the site bounds on to the settlement of Overtown, agricultural land of a similar character borders the site to the east and south (there are also several residences/farm buildings scattered to the south). MIR site 0013-20 borders the site to the west. Distance to vacant/derelict land 22m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructre is 0m. Distance to a town or community park is 1394m. Distance to a regional scenic area is 25644m. 100% of the site overlaps an Area of Great Landscape Value. Distance to nearest country park is 3690m. Distance to canal corridors is 9074m.	××
N5 – Ecological Designations	Distance to the nearest SSSI is 512m. Distance to the nearest LNR is 0m. 3% of the site overlaps a SINC. Distance to the nearest country park is 3690m. 6% of the site overlaps an ancient woodland. Distance to nearest TPO is 0m. Forestry Commission states: <i>There is woodland listed on the Ancient Woodland Inventory on this site - Control of Woodland Removal Policy applies.</i>	×
N6 – Historical Designations	Distance to nearest listed building is 253m. Distance to nearest SAM is 4946m. Distance to nearest garden/designated landscape is 2143m. Distance to the nearest battlefield is 7796m. Distance to nearest conservation area is 1617m. Distance to Antonine Wall is 23269m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 1484m by foot, and 1535m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 2501m by foot, and 2607m by car. The nearest neighbourhood/local centre (Wishaw - Netherton) is 1528m by foot, and 1647m by car.  The nearest hospital is Wishaw General Hospital which is 2283m by car.  <b>Primary School</b> - St. Thomas Primary School (denominational) is 1084m by foot, and 1084m by car. Castlehill Primary School (non-denominational) is 539m by foot, and 698m by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 2517m by foot, and 2541m by car. Clyde Valley High School (non-denominational) is 111m by foot, and the same by car.	✓✓
S2 – Strengthening existing places	8% of the site overlaps a settlement (Overtown). Distance to rural investment area is 4581m.	±
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 1598m and driving distace is 1699m. Walking distance to community centre/hall or community education centre (Overtown Community Centre) is 620mand driving distance is 553m. Walking distance to library (Wishaw Library) is 1887m and driving distance is 2052m.  On edge of Gowkthrapple, 0.5km from schools and 1km from community facilities in Overtown.	±



**Site Reference** 0013/20  
**Location** Gowkthrapple, Wishaw  
**Site Area** 5.83 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 57m. There are 5 bus stops within a 5 minute walk. Distance to a core path is 0m. Distance to the nearest cycle route is 11518m. Distance to green network is 2896m.	✓✓
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 1324m. Wishaw is the nearest station by car at 1396m. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Carbarns WwTW currently has capacity a drainage impact assessment may be required depending on the size of the development to determine impact on exiting network, there is a 300mm combined sewer to south of site. Water - Camps and Daer WTW's currently has capacity there is 22" trunk main runs through site Developer should contact our Asset Impact team to discuss further.	×
E5 – Site Constraints	Distance to opencast coal extraction area 4573m. Distance to existing mineral extraction site 11329m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 1100m.  Distance to an AQMA 2981m.	✓
E6 – Deliverability	Site is green belt and adjacent to sites MIR 0004-20 and MIR 0005-20. The site has potential for residential development.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps green belt.	×
N2 – Site Characteristics (incl. current use and management of land)	This green belt site is Greenfield in nature and comprises of a grassland area in the north east, and a heavily vegetated area (also containing trees) within the south west of the site. The site is almost entirely borderd by trees and telegraph poles/lines pass through the north of the area (running roughly west to east) The site is 100% grade 4 agricultural land classification.	×
N3- Neighbouring Land Uses	To the west the site is bordered by woodland, to the south/east (opposite unnamed track road) lies MIR site 0004-20/0005-20 which is pastoral land, to the north lies site NLMW 0356 (vegetated Brownfield). Distance to vacant/derelict land 15m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 0m. Distance to a town or community park is 1792m. Distance to a regional scenic area is 25521m. 99% of the site overlaps an Area of Great Landscape Value. Distance to nearest country park is 3605m. Distance to canal corridors is 8973m.	××
N5 – Ecological Designations	Distance to the nearest SSSI is 1624m. Distance to the nearest LNR is 0m. 7% of the site overlaps a SINCC. Distance to the nearest country park is 3605m. Distance to an ancient woodland is 0m. 11% of the site overlaps an ancient woodland. 5% of the site overlaps an TPO.	×
N6 – Historical Designations	Distance to nearest listed building is 431m. Distance to nearest SAM is 4822m. Distance to nearest garden/designated landscape is 1989m. Distance to the nearest battlefield is 7649m. Distance to nearest conservation area is 2976m. Distance to Antonine Wall is 23164m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 1397m by foot, and 1443m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 2410m by foot, and 2515m by car. The nearest neighbourhood/local centre (Wishaw - Netherton) is 1437m by foot, and 1556m by car.  The nearest hospital is Wishaw General Hospital which is 2191m by car.  <b>Primary School</b> - St. Thomas Primary School (denominational) is 997m by foot, and 992m by car. Castlehill Primary School (non-denominational) is 537m by foot, and 607m by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 2430m by foot, and 2450m by car. Clyde Valley High School (non-denominational) is 1218m by foot, and the same by car.	✓✓
S2 – Strengthening existing places	Distance to nearest settlement is 0m (Wishaw). Distance to rural investment area is 5502m.	×
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 1507m and driving distance is 608m. Walking distance to community centre/hall or community education centre (Gowkthrapple Community Centre) is 392m and driving distance is 462m. Walking distance to library (Wishaw Library) is 1800m and driving distance is 1960m.  On edge of Gowkthrapple, 0.5-1km from schools and 0.5km from community facilites in Wishaw.	±

Stage 1c

South Wishaw

Reasonable  
Alternatives

**Site Reference** 0004/19  
**Location** Land adjacent to 499 Wishaw Road, Bogside, Wishaw  
**Site Area** 0.16 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>  
**Site Map** <http://www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=12079&p=0>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 60m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 1439m. Distance to the nearest cycle route is 12525m. Distance to green network is 1229m.	✓✓
E3 – Existing and new Transport Links	<p>Wishaw is the nearest railway station by foot at 4144m. Wishaw is the nearest station by car at 4158m. Distance to the nearest road is 9m.As the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer. Issues surrounding access.</p> <p><i>NLC Roads and Transportation state that there are concerns about an additional two accesses being created onto A721. Even if it were possible to ensure that vehicles would enter and leave the site in a forward gear it is likely to cause difficulties. The speed limit reduction was related to matters on the A73. When promoting a speed limit it makes sense to include the existing buildings which have vehicular access on the adjacent road as termination points for each order are required. As can be seen from the A73 south of the Roundabout where the termination points are not inclusive of the former access to the car showroom.</i></p>	xx
E4 – Service Provision	Scottish Water states that Mauldslee WWTW has limited capacity and further investigation is required, The nearest sewers are not yet vested by Scottish Water and the developer would have to get permission to connect to these private sewers. In terms of water facilities Daer WTW has currently has capacity. There is a 15"Trunk main on site boundary along south.	±
E5 – Site Constraints	No issues with flooding identified at this stage. Distance to opencast coal extraction area 3383m. Distance to existing mineral extraction site 9888m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 1123m. Distance to potentially contaminated land 59m.Further investigations will be required to proximity to the old Hardshill colliery(250m to northwest). Noise impact assessment is likely to be required due to traffic noise from Wishaw Road. Distance to an AQMA 6422m.	x
E6 – Deliverability	Located beside a main road, noise assessments required, potential for small scale, low density residential development	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Green Belt Land (Policy NBE 3 A). 100% of the site is green belt.	x
N2 – Site Characteristics (incl. current use and management of land)	The site is currently open land with strong hedgerows to the south and east shielding the A721 (Wishaw Road) and a residential property. The site is 100% grade 4 agricultural Land classification.	x
N3- Neighbouring Land Uses	The site is bordered by residential properties to the east and west. The land to the north of the site is open land with a tree line. To the south of the site is the A721 and open fields. The distance from the site to vacant/derelict land is 202m.	x
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1206m. Distance to a town or community park is 1206m. Distance to a regional scenic area is 26735m. Distance to Area of Great Landscape Value is 964m. . Distance to nearest country park is 7854m. Distance to canal corridors is 10504m.	±
N5 – Ecological Designations	The site is approximately 1.2km from a Natura 2000 site (SAC). Distance to the nearest SSSI is 1237m. Distance to the nearest LNR is 1206m. Distance to the nearest SINC is 832m.. Distance to the nearest country park is 7854m. Distance to an ancient woodland is 297m. . Distance to nearest TPO is 3018m.	±
N6 – Historical Designations	Distance to nearest listed building is 959m. Distance to nearest SAM is 9146m. Distance to nearest garden/designated landscape is 2806m. Distance to the nearest battlefield is 11483m. Distance to nearest conservation area is 4063m.. Distance to Antonine Wall is 24279m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	<p>Wishaw Town Centre is 3357m by car or by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 5449m by car or by foot. The nearest neighbourhood/local centre (Newmains) is 2488m by car or by foot.</p> <p>The nearest hospital is Wishaw General Hospital which is 5223m by car.</p> <p><b>Primary School</b> - St Brigid's (denominational) is 3080m by foot and by car. Newmains (non-denominational) is 2437m by foot or by car.</p> <p><b>Secondary School</b> - St Aidan's High School (denominational) is 4399m by car and by foot. Clyde Valley High School (non-denominational) is 3767m by car or by foot.</p>	xx
S2 – Strengthening existing places	Distance to nearest settlement is 314m. Distance to rural investment area is 1581m.	x
S3 – Community Facilities	<p>Walking distance to sports facility (Wishaw Sports Centre) is 5497m and driving distance is 5497m. Both walking and driving distance to community centre/hall or community education centre (Waterloo Community Centre) is 1898m. Both walking and driving distance to library (Newmains Library) is 2765m.</p> <p>Rural site on edge of Bogside, no community facilities in settlement.</p>	xx

**Site Reference** 0008/20  
**Location** Site adjacent to Waterloo, Wishaw  
**Site Area** 4.75 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 36m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 591m. Distance to the nearest cycle route is 11845m. Distance to green network is 7m.	✓✓
E3 – Existing and new Transport Links	<p>Wishaw is the nearest railway station by foot at 2470m. Wishaw is the nearest station by car at 2483m. Distance to the nearest road is 0m. As the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer.</p> <p><i>NLC Roads&amp; Transportation state that this site would take access onto the A721 where there already known issues with traffic related to speed. It would be on a section of road which is subject to the National Speed limit and on which the footway is on the opposite side of the carriageway. In addition the location of the frontage is covered by a double white line section indicating that there are forward visibility problems. A single access would be all the site could sustain in terms of junction spacing and is likely to be insufficient for this number of units.</i></p>	××
E4 – Service Provision	Scottish Water states that Carbars WWTW currently has capacity. Surface water should discharge to watercourse with appropriate permissions in place. Flow and pressure test may be required.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 5% overlap. Surface flooding 'low' probability (200 years + climate change) 6% overlap. Distance to opencast coal extraction area 3585m. Distance to existing mineral extraction site 10215m. 52% of the site overlaps with Coal Authority standing advice area. 48% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 766m. 2 % overlap with possible contaminate land. Distance to an AQMA 4940m. Site Investigations required and Contaminated Land Constraints Report Available. Noise impact assessment required due to A721 in close proximity. Site Investigations required and Contaminated Land Constraints Report Available.	×
E6 – Deliverability	Site investigations required. Potential contaminated land requiring remediation. Designated greenbelt. May be suitable for residential development.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Green Belt Land (Policy NBE 3 A).	×
N2 – Site Characteristics (incl. current use and management of land)	The site is an open field with a small tree line to the east and southwest borders shielding residential settlements. 100% of the site is green belt. The site is 100% grade 4 agricultural Land classification.	×
N3- Neighbouring Land Uses	There is an existing residential settlement to the west, southwest and southeast of the site. Surrounding the site to the north, northwest and east is open greenbelt land. The land is adjoined to the south by the A721.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 157m Distance to a town or community park is 151m. Distance to a regional scenic area is 26313m. Distance to Area of Great Landscape Value is 11m. Distance to nearest country park is 6318m. Distance to canal corridors is 9670m.	±
N5 – Ecological Designations	<p>The site is approximately 352m from a Natura 2000 site (SAC).. Distance to the nearest SSSI is 353m. Distance to the nearest LNR is 157m. Distance to the nearest SINC is 69m. Distance to the nearest country park is 6318m. Distance to an ancient woodland is 317m. Distance to nearest TPO is 2132m.</p> <p><i>NLC Biodiversity state possible progression further to survey. Ecological surveys should be included with planning application. Retain ecological features, include appropriate buffer in site design. Opportunity for habitat enhancements, and wildlife corridor enhancements</i></p>	±
N6 – Historical Designations	Distance to nearest listed building is 865m. Distance to nearest SAM is 7539m. Distance to nearest garden/designated landscape is 3642m. Distance to the nearest battlefield is 9962m. Distance to nearest conservation area is 3202m. Distance to Antonine Wall is 23726m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	<p>Wishaw Town Centre is 1682m by car or by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 3774m by car or by foot. The nearest neighbourhood/local centre (Cambusnethan) is 2189m by car and 1926m by foot.</p> <p>The nearest hospital is Wishaw General Hospital which is 3548m by car.</p> <p><b>Primary School</b> - St Ignatius (denominational) is 2397m by foot and 2462m by car. Overtown (non-denominational) is 880m by foot or by car.</p> <p><b>Secondary School</b> - St Aidan's High School (denominational) is 2724m by car and by foot. Clyde Valley High School (non-denominational) is 2092m by car or by foot.</p>	×
S2 – Strengthening existing places	The site is within the settlement boundary of Waterloo with 64% of the site overlapping the settlement. The site is Greenbelt and the distance to rural investment area is 2815m.	✓
S3 – Community Facilities	<p>Walking distance to sports facility (Wishaw Sports Centre) is 3822m and driving distance is 3823m. Both walking and driving distance to community centre/hall or community education centre (Waterloo Community Centre) is 224m. Both walking and driving distance to library (Wishaw Library) is 2157m.</p> <p>On edge of Waterloo, 1-1.5km from community facilities in Wishaw and Overtown. Limited community facilities, and other sites closer to core of village should be developed first.</p>	×

**Site Reference** 0009/20  
**Location** Garrion Gill - Gill Road, Overtown  
**Site Area** 7.92 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 303m. There are 1 bus stops within a 5 minute walk. Distance to a core path is 367m. Distance to the nearest cycle route is 13033m. Distance to green network is 1277m. As the site falls within 400m of any bus stop location, direct and attractive pedestrian links to these facilities are essential.	✓
E3 – Existing and new Transport Links	<p>Wishaw is the nearest railway station by foot at 3577m. Wishaw is the nearest station by car at 3591m. Distance to the nearest road is 4m. As the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer. This site would require a transport assessment.</p> <p><i>NLC Roads&amp; Transportation state that a site of this size would require a Transport Assessment which looks at the wider road network. There is a major issue with a site of this size proposing access via a single existing housing access road. For this number of units there should be a minimum of 2 accesses which cannot be achieved. If it is not possible to get 2 accesses the alternative would be a 7.3m road with a 2m footway on one side and a 3m footway constructed to carriageway standard on the other. This is not achievable at this site either.</i></p>	xx
E4 – Service Provision	Scottish Water states that Carbars WWTW currently has capacity, pumping may be required due to site levels. Surface water should discharge to watercourse with appropriate permissions in place. Flow & pressure test may be required.	±
E5 – Site Constraints	No known flooding issues at this stage. Distance to opencast coal extraction area 4395m. Distance to existing mineral extraction site 11031m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 1551m. Distance to potentially contaminated land 3m. Distance to an AQMA 4940m. Noise impact assessment required due to adjacent railway line. Site Investigations required and Contaminated Land Constraints Report Available.	x
E6 – Deliverability	Site investigations required. Potential contamination requiring remediation. Designated greenbelt. Noise assessment required due to railway. May be suitable for residential development	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Green Belt Land (Policy NBE 3 A) and also falls within an area designated as Great Landscape Value (NBE 1 A3b). To the northeast of the site it is identified as an area for Medium Term Housing Development (Policy HCF 2 B). The site is located 100% within green belt.	x
N2 – Site Characteristics (incl. current use and management of land)	The site's current use is identified as 'agricultural'. The site is open fields with a strong tree line to the eastern border and a thin tree line (part of the Clyde Valley Woods SAC and SINC) along the northern border shielding from the railway. The site is 100% grade 4 agricultural Land classification.	x
N3- Neighbouring Land Uses	Adjacent to the west of the site is an existing settlement area and to the south there are open agricultural fields. To the east is a strong tree belt (part of the Clyde Valley Woods SAC and SINC) and to the north of the site is open land and fields. The site is 280m from derelict/vacant land.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 902m. Distance to a town or community park is 849m. Distance to a regional scenic area is 26945m. 99% of the site overlaps an Area of Great Landscape Value. Distance to nearest country park is 5529m. Distance to canal corridors is 10199m. Forestry commission of Scotland states that there is a current Scottish Rural Development Programme woodland creation scheme on this site	x
N5 – Ecological Designations	<p>The site is directly adjacent to a Natura 2000 site (SAC). Distance to the nearest SSSI is 0m. 0% of the site overlaps a SSSI. Distance to the nearest SINC is 0m. 0% of the site overlaps a SINC. Distance to the nearest LNR is 902m. Distance to the nearest country park is 5529m. Distance to an ancient woodland is 0m. 2% of the site overlaps an ancient woodland. Distance to nearest TPO is 1577m. Scottish Wildlife Trust states that appropriate measures would be in place to mitigate against pressures the site would place upon garriion Gill wildlife reserve.</p> <p><i>SNH states that the proposed site lies directly adjacent to the Clyde Valley Woods SAC. Provided there is no requirement for ancillary activities associated with development to be carried out within the SAC (e.g. provision of drainage infrastructure), there would be no direct impacts on the SAC. There would still be potential for indirect impacts on the SAC (e.g. increased recreational disturbance, introduction of non-native species and fly-tipping). Any development proposals for the site would require to demonstrate that no indirect impacts will occur. They also recommend that any of the proposed sites that would not meet NLLP Policy NBE 1A2, and SPP, are not taken forward. They further state that the proposed site lies directly adjacent to Garrion Gill SSSI Provided there is no requirement for ancillary activities associated with development to be carried out within the SSSI (e.g. provision of drainage infrastructure), there would be no direct impacts on the SSSI. There would still be potential for indirect impacts on the SSSI (e.g. increased recreational disturbance, introduction of non-native species and fly-tipping). Any development proposals for the site would require to demonstrate that no indirect impacts will occur.</i></p> <p><i>NLC Biodiversity state possible progression with appropriate buffers to Ancient woodland, SINC, SSSI, SAC and retention of ecological features. Ecological surveys should be included with planning application. Retain area of SINC and Ancient woodland with appropriate buffers. Retain ecological features. Opportunity for habitat enhancements, and wildlife corridor enhancements.</i></p>	x
N6 – Historical Designations	Distance to nearest listed building is 463m. Distance to nearest SAM is 7023m. Distance to nearest garden/designated landscape is 4150m. . Distance to the nearest battlefield is 9798m. . Distance to nearest conservation area is 2142m.. Distance to Antonine Wall is 24339m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	<p>Wishaw Town Centre is 2790m by car or by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 4667m by car or by foot. The nearest neighbourhood/local centre (Cambusnethan) is 3297m by car and 3115m by foot.</p> <p>The nearest hospital is Wishaw General Hospital which is 4068m by car.</p> <p><b>Primary School</b> - St Thomas (denominational) is 3135m by foot and by car. Overtown (non-denominational) is 477m by foot or by car.</p> <p><b>Secondary School</b> - St Aidan's High School (denominational) is 3832m by car and by foot. Clyde Valley High School (non-denominational) is 1119m by car or by foot.</p>	xx
S2 – Strengthening existing places	The site is within the settlement boundary of Overtown with 50% of the site overlapping the settlement. The distance to rural investment area is 3428m.	±
S3 – Community Facilities	<p>Walking distance to sports facility (Wishaw Sports Centre) is 3938m and driving distance is 3832m. Walking distance to community centre/hall or community education centre (Overtown Community Centre) is 534m. and driving distance is 416m. Walking distance to library (Wishaw Library) is 3265m and driving distance is 3265m.</p> <p>On edge of Overtown, 0.5-1km from community facilities in village centre. Adjacent to residential neighbourhoods.</p>	✓



**Site Reference** 0010/20  
**Location** Harestonhill Farm, Waterloo, Wishaw  
**Site Area** 6.13 ha  
**Proposed use** Housing & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 45m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 369m. Distance to the nearest cycle route is 11622m. Distance to green network is 50m. As the site falls with 400m of any bus stop location, direct and attractive pedestrian links to these facilities are essential.	✓✓
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 2166m. Wishaw is the nearest station by car at 2180m. Distance to the nearest road is 18m. The site would require a transport assessment. As the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer. <i>NLC Roads&amp; Transportation state that this site would require a Transport Assessment to determine not only the impact on the wider road network but the proposed location for its accesses. There are concerns over the horizontal layout of the A71 and how that may impact on forward visibility to the junctions. The access would be onto a section of the A71 which is subject to the National Speed Limit. As a result of this it is likely that junction spacing may become a difficulty</i>	××
E4 – Service Provision	Scottish Water states that Carbars WWTW currently has capacity. Surface water should discharge to watercourse with appropriate permissions in place. There is a combined sewer that may require to be diverted depending on developer's proposals. Flow & pressure test may be required.	×
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 5% overlap. Surface flooding 'low' probability (200 years + climate change) 5% overlap. Distance to opencast coal extraction area 3645m. Distance to existing mineral extraction site 10353m. 4% of the site overlaps with Coal Authority standing advice area. 96% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 4. Distance to waste site 1040m. 9% of the site overlaps with potentially contaminated land.. Distance to an AQMA 4566m. Noise impact assessment required due to adjacent railway line and A71. Site Investigations required and Contaminated Land Constraints Report Available. This site is close to the Hall Gill and there have been flooding problems near Cambusnethan Priory. As a consequence representations were made that no further development should be allowed that would drain to the Hall Gill/Gowkthrapple Burn. There is also potential stability issues on the banks of the Hall Gill which have failed at some locations and include a failure of a former bing forming part of the slope. The site is located within Potentially Vulnerable Area 11/17.	×
E6 – Deliverability	Site investigations required. Potential contamination may require remediation. Mine entries may require capping. Suitable for residential development.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Medium term Housing Development (Policy HCF 2 B) and also falls within the South Wishaw Community Growth Area (Policy DSAP 3)	✓
N2 – Site Characteristics (incl. current use and management of land)	The site is identified for 'grazing purposes' and currently consists of open fields with a tree line on the northwest border. There is also a line of trees on the south border shielding the railway. The site is 100% grade 4 agricultural Land classification..	×
N3- Neighbouring Land Uses	Adjacent to the east of the site is Overtown Road and to the north is the existing settlement area of Waterloo and A721. To the south, west and east of the site are open fields with some tree clusters and existing individual settlements. The site is 192m from derelict/vacant land and 59m from Greenbelt land.	✓
N4 – Landscape/ Open Space Designations	.Distance to green infrastructure is 179m. Distance to a town or community park is 59m. Distance to a regional scenic area is 26245m. Distance to Area of Great Landscape Value is 316m. Distance to nearest country park is 5801m. Distance to canal corridors is 9509m.	✓✓
N5 – Ecological Designations	The site is approximately 506m from a Natura 2000 site (SAC). Distance to the nearest SSSI is 509m. Distance to the nearest LNR is 179m. . Distance to the nearest SINC is 136m. Distance to the nearest country park is 5801m. Distance to an ancient woodland is 491m. Distance to nearest TPO is 1825m. <i>NLC Biodiversity state possible progression with retention of ecological features. Ecological surveys should be included with planning application. Retain ecological features. Opportunity for habitat enhancements, and wildlife corridor enhancements..</i>	±
N6 – Historical Designations	Distance to nearest listed building is 581m. Distance to nearest SAM is 7041m. Distance to nearest garden/designated landscape is 3993m. Distance to the nearest battlefield is 9547m. Distance to nearest conservation area is 2909m.Distance to Antonine Wall is 23611m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 1379m by car or by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 3471m by car or by foot. The nearest neighbourhood/local centre (Cambusnethan) is 1886m by car and 1703m by foot.  The nearest hospital is Wishaw General Hospital which is 3245m by car.  <b>Primary School</b> - St Ignatius (denominational) is 2156m by foot and 2159m by car. Overtown (non-denominational) is 393m by foot or by car.  <b>Secondary School</b> - St Aidan's High School (denominational) is 2421m by car and by foot. Clyde Valley High School (non-denominational) is 1605m by car or by foot.	×
S2 – Strengthening existing places	The site is within the settlement boundary of Waterloo with 59% of the site overlapping the settlement boundary. Distance to rural investment area is 3387m.	✓
S3 – Community Facilities	Both walking and driving distance to sports facility (Wishaw Sports Centre) is 3519m. Both walking and distance to community centre/hall or community education centre (Waterloo Community Centre) is 45m. Both walking and driving distance to library (Wishaw Library) is 1854m.  On edge of Waterloo,1-1.5km from community facilities in Wishaw and Overtown. Limited community facilities, and other sites closer to core of village should be developed first.	×



Site Reference  
Location  
Site Area  
Proposed use  
Submission Info

0014/20  
Horsley Brae, Overtown  
4.01 ha  
Housing  
<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 60m. There are 5 bus stops within a 5 minute walk. Distance to a core path is 442m. Distance to the nearest cycle route is 13383m. Walking distance to green network is 1076m.	±
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 3248m. Wishaw is the nearest station by car at 3362m. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Carbarns WwTW currently has capacity a drainage impact assessment may be required depending on the size of the development to determine impact on exiting network, the site is approx 30m from 225mm combined sewer. Water - Daer and camps WTW both currently have capacity there is a 15" trunk main to west of site.	±
E5 – Site Constraints	Distance to opencast coal extraction area 5107m. Distance to existing mineral extraction site 11852m. 2% of the site overlaps with Coal Authority standing advice area. 98% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 2514m. Distance to potentially contaminated land 11m.  Distance to an AQMA 4869m.	✓
E6 – Deliverability	Site is green belt in designation. There has been low density residential development to the south of the site and this site would support residential development.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps green belt.	×
N2 – Site Characteristics (incl. current use and management of land)	This green belt site is Greenfield in nature, and consists entirely of grassland. Pylons run through the site, travelling roughly east - west. The site is 100% grade 4 agricultural land classification.	×
N3- Neighbouring Land Uses	To the north and south the site is bound by residential development, to the east lies a partially wooded area, to the west (opposite Horsley Brae) lies further grassland. Distance to vacant/derelict land 257m.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 997m. Distance to a town or community park is 1568m. Distance to a regional scenic area is 27183m. 100% of the site overlaps an Area of Great Landscape Value. Distance to nearest country park is 4910m. Distance to canal corridors is 10496m.	××
N5 – Ecological Designations	Distance to the nearest SSSI is 55m. Distance to the nearest LNR is 997m. Distance to the nearest country park is 4910m. Distance to an ancient woodland is 11m. Distance to nearest TPO is 997m.  SNH state: <i>The proposed site lies around 60m away from the Clyde Valley Woods SAC. Information submitted in support of this site indicates that access to the SAC could be enhanced as part of the development (via the restoration of the Jacobs Ladder route). Provided there is no requirement for ancillary activities associated with the development to be carried out within the SAC (e.g. provision of drainage infrastructure and path infrastructure), there would be no direct impacts on the SAC. However, there would still be potential for indirect impacts on the SAC (e.g. increased recreational disturbance, introduction of non-native species and fly-tipping). Any development proposals for the site would require to demonstrate that no indirect impacts will occur.</i> and: <i>The proposed site lies around 60m away from Garrion Gill SSSI. Information submitted in support of this site indicates that access to the SSSI could be enhanced as part of the development (via the restoration of the Jacobs Ladder route). Provided there is no requirement for ancillary activities associated with the development to be carried out within the SSSI (e.g. provision of drainage infrastructure and path infrastructure), there would be no direct impacts on the SSSI. However, there would still be potential for indirect impacts on the SSSI (e.g. increased recreational disturbance, introduction of non-native species and fly-tipping). Any development proposals for the site would require to demonstrate that no indirect impacts will occur.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 126m. Distance to nearest SAM is 6603m. Distance to nearest garden/designated landscape is 3915m. Distance to the nearest battlefield is 9571m. Distance to nearest conservation area is 1533m. Distance to Antonine Wall is 24679m.	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 3116m by foot, and 3140m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 4391m by foot, and 4481m by car. The nearest neighbourhood/local centre (Wishaw - Netherton) is 3418m by foot, and 3522m by car.  The nearest hospital is Wishaw General Hospital which is 4157m by car.  <b>Primary School</b> - St. Thomas Primary School (denominational) is 2920m by foot, and 2958m by car. Overtown Primary School (non-denominational) is 837m by foot, and the same by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 4146m by foot, and 4191m by car. Clyde Valley High School (non-denominational) is 943m by foot, and the same by car.	××
S2 – Strengthening existing places	54% of the site overlaps a settlement (Overtown). Distance to rural investment area is 4311m.	✓
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 3487m and driving distance is 3574m. Walking distance to community centre/hall or community education centre (Overtown Community Centre) is 506m and driving distance is 374m. Walking distance to library (Wishaw Library) is 3515m and driving distance is 3701m.  On Edge of Overtown, approximately 1km from schools and 0.5km to basic community facilities in Overtown. More significant community facilities are located approximately 3km away in Wishaw.	±

# Stage 2

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

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

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

Site Ref	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	S1	S2	S3	In Plan
0001/19	±	××	××	±	×	✓	×	×	×	✓✓	×	✓✓	××	××	××	No
0002/19	±	×	××	×	×	✓	×	×	±	±	×	±	✓	±	××	No
0006/19	±	✓	××	××	×	±	×	×	✓	✓	±	±	✓✓	±	✓	No
0008/19	±	±	✓	×	±	±	×	×	±	±	×	×	✓✓	±	××	No
0010/19	±	×	××	±	×	✓	×	×	×	±	±	±	××	×	××	No
0011/19	±	✓✓	±	×	×	✓	×	×	×	±	±	✓	✓	×	×	No
0012/19	±	✓✓	×	±	×	✓	×	×	✓	±	×	✓	✓	±	×	No
0014/19	±	✓✓	×	×	✓	✓	×	×	±	±	×	×	✓✓	±	✓	No
0015/19	±	✓✓	××	×	×	✓	×	×	✓	±	×	×	✓✓	±	✓	No
0016/19	±	✓✓	±	±	×	✓	×	×	±	±	×	✓	✓✓	✓	✓	No
0021/19	±	✓✓	××	±	×	✓	×	×	±	✓✓	±	×	×	×	✓	No

# Airdrie & Coatbridge Housing Sub-market Area Shortfall



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

Airdrie / Coatbridge sites

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

Reasonable alternatives

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

**Site Reference** 0001/07  
**Location** Land adjacent to Stirling Road (A73), Stand, Airdrie  
**Site Area** 37.57 ha  
**Proposed use** Industry  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 47m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 367m. Distance to the nearest cycle route is 3789m. Distance to green network is 3339m.	✓✓
E3 – Existing and new Transport Links	Airdrie is the nearest railway station by foot at 4116m. Airdrie is the nearest station by car at 4271m. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Waste Water - Daldowie WwTW currently has capacity. A drainage impact assessment may be required to determine impact on existing network. Water - Further investigation is required to ascertain what works are required for development to go ahead.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 3% overlap. Surface flooding 'low' probability (200 years + climate change) 4% overlap.  Distance to opencast coal extraction area 1138m. Distance to existing mineral extraction site 4992m. 11% of the site overlaps with Coal Authority standing advice area. 89% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 44. Distance to waste site 526m.  Distance to potentially contaminated land 0m. 0% of the site overlaps with potentially contaminated land. Distance to an AQMA 5020m.	±
E6 – Deliverability		
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	Distance to vacant/derelict land 18m. 49% of the site overlaps green belt.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is 51% grade 4 and 49% grade 5 agricultural land. The site is characterised by open space with some woodland planting. A number of tracks and derelict land (former opencast workings) are present to the south of the site. Part of the eastern section of the site is designated as a SINC.	×
N3- Neighbouring Land Uses	A small residential settlement is located immediately to west of the site, while the north (opposite Greengairs Road) and west (beyond small settlement) is largely characterised by open space with some agricultural use. An existing industrial installation (Bartlett factory) is located to the south-west. The south of the site is characterised by open space, derelict land and access tracks which indicates previous industrial uses. The area of open space to the east is a designated SINC.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2686m. Distance to a town or community park is 3540m. Distance to a regional scenic area is 10176m. Distance to Area of Great Landscape Value is 12638m. Distance to nearest country park is 2686m. Distance to canal corridors is 4969m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 2042m. Distance to the nearest LNR is 4651m. 16% of the site overlaps a SINC. Distance to the nearest country park is 2686m. 2% of the site overlaps an ancient woodland. Distance to nearest TPO is 1224m.	×
N6 – Historical Designations	Distance to nearest listed building is 1209m. Distance to nearest SAM is 1331m. Distance to nearest garden/designated landscape is 11720m. Distance to the nearest battlefield is 7889m. Distance to nearest conservation area is 2574m. Distance to Antonine Wall is 7730m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 3446m by car (3418m on foot). The nearest commercial centre (Airdrie Retail park) is 4172m (4426m on foot). The nearest neighbourhood/local centre (Glenmavis) is 1966m by car or foot.  The nearest hospital is Monklands General Hospital which is 4802m by car.  Primary School - St Serf's (denominational) is 2587m by car and 1989m by foot. Greengairs (non-denominational) is 1305 by foot, New Monkland Primary School is 1589m by car.  Secondary School - St Margarets High School (denominational) is 1589m by car and 3120m by foot. Airdrie Academy (non-denominational) is 2785m by car or foot.	±
S2 – Strengthening existing places	3% of the site overlaps a settlement. 51% of the site overlaps rural investment area.	✓
S3 – Community Facilities	Walking distance to sports facility (Airdrie Leisure Centre) is 2955m. Driving distance to sports facility (Airdrie Leisure Centre) is 3517m. Walking distance to community centre/hall or community education centre (Greengairs Community Centre) is 1618m. Driving distance to community centre/hall or community education centre (Greengairs Community Centre) is 1976m. Walking distance to library (Airdrie Library) is 3855m. Driving distance to library (Airdrie Library) is 3884m.  Site is located next to existing factory and would create local jobs.	✓✓

**Site Reference** 0011/07  
**Location** Easterton Farm, Caldercruix, Airdrie  
**Site Area** 3.13 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/opportunities	No long term employment proposed but construction employment would be generated from residential aspect of proposal.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 659m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 27m. Distance to the nearest cycle route is 16m. Distance to green network is 16m.	×
E3 – Existing and new Transport Links	Drumgelloch is the nearest railway station by foot at 5633m. Drumgelloch is the nearest station by car at 5649m. Distance to the nearest road is 18m. Transport Scotland state as the site does not fall within 800m of a rail station there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure.  <i>NLC Roads and Infrastructure have advised that this site cannot be accessed from the location shown. The local road network is oversubscribed as an access link. The original lengths of Main Street and Station Road have housing with no in curtilage parking leading to on street obstructions. In particular Station Road is approx. 5.5 m wide and the developed area has exceeded the maximum number of units allowed under the roads guidelines.</i>	××
E4 – Service Provision	Scottish Water state Plains WWTW has current capacity, depending on when the development will take place will determine if further investigation is required. There is combined sewers running through site. No surface water can discharge to Scottish Water sewers should discharge to watercourse with appropriate permissions granted. A water flow & pressure test may be required. There is a 90mm HPPE water main east of site.	±
E5 – Site Constraints	No known flooding constraints. Distance to opencast coal extraction area 481m. Distance to existing mineral extraction site 955m. 27% of the site overlaps with Coal Authority standing advice area. 73% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 3586m. Distance to contaminated land is 4m Distance to an AQMA 5660m. Noise Impact Assessment may be required due to proximity to Airdrie - Bathgate rail line. Site investigations would be required and Contaminated Land Constraints report is available.	×
E6 – Deliverability	Site investigations required. Limited community facilities. May be suitable for residential development, may be limited market demand.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	95% of the site is designated as Rural Investment Area and covered by policy NBE3 B. The remaining part of the site falls under policy HCF2 - Promoting Housing Development and Community Facilities	×
N2 – Site Characteristics (incl. current use and management of land)	The site is currently agricultural land (ploughed fields) but is shown 100% of the site falls with non-agricultural land.	±
N3- Neighbouring Land Uses	The site is bound to the east by the settlement of Caldercruix. The remainder of the site is surrounded by agricultural land/open space. Site is 16m from vacant and/or derelict land.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 4061m. Distance to a town or community park is 5357m. Distance to a regional scenic area is 13035m. Distance to Area of Great Landscape Value is 13202m. Distance to nearest country park is 4061m. Distance to canal corridors is 6872m.	±
N5 – Ecological Designations	The site is approximately 3.1km from a Natura 2000 site; 3.1km from an SAC and 3.8km from an SPA. Distance to the nearest SINC is 19m to south. Distance to green infrastructure is 4061m. Distance to the nearest SSSI is 1428m. Distance to the nearest LNR is 8778m. Appropriate buffers would need to be incorporated into the design. Distance to an ancient woodland is 1972m. Distance to nearest TPO is 2727m.  <i>NLC Biodiversity has advised possible progression with appropriate buffers to watercourses and retention of ecological features. Ecological surveys should be included with planning application. Retain ecological features. Opportunity for habitat enhancements, and wildlife corridor enhancements.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 335m. Distance to nearest SAM is 928m. Distance to nearest garden/designated landscape is 10162m. Distance to the nearest battlefield is 10741m. Distance to nearest conservation area is 4266m. Distance to Antonine Wall is 10376m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 6581m by car (6566m on foot). The nearest commercial centre (Airdrie Retail Park) is 6968m (6942m on foot). The nearest neighbourhood/local centre (Caldercruix) is 756m by car or by foot.  The nearest hospital is Monklands District General Hospital which is 8505m by car.  Primary School - St Marys (CalderCruix) (denominational) is 772m by car and 794m by foot. Glengowan (Caldercruix) (non-denominational) is 765m by car or 798m by foot.  Secondary School - St Margaret's High School (denominational) is 7093m by car and 6647m by foot. Caldervale High School (non-denominational) is 5580m by car or 5551m by foot.	✓
S2 – Strengthening existing places	Distance to nearest settlement is 31m ( Caldercruix). 96% of the site overlaps rural investment area.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Airdrie Leisure Centre) is 6201m. Driving distance to sports facility (Airdrie Leisure Centre) is 7091m. Walking distance to community centre/hall or community education centre (Caldercruix Hall) is 938m. Driving distance to community centre/hall or community education centre (Caldercruix Hall) is 908m. Walking distance to library (Petersburn Library) is 6413m. Driving distance to library (Petersburn Library) is 6550m.  1km from neighbourhood facilities in Caldercruix, adjacent to existing residential neighbourhood.	✓✓

**Site Reference** 0018/07  
**Location** Brownieside, Plains, Airdrie  
**Site Area** 0.27 ha  
**Proposed use** Housing & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	In the event that the site is not required for rail infrastructure, residential is proposed with community facilities. No long term employment proposed but construction employment would be generated from residential aspect of proposal.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 932m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 867m. Distance to the nearest cycle route is 33m. Distance to green network is 33m.	×
E3 – Existing and new Transport Links	Drumgelloch is the nearest railway station by foot at 3001m. Drumgelloch is the nearest station by car at 3003m. A main road is located directly to the east of the site. Transport Scotland state as the site does not fall within 800m of a rail station there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure.  NLC Roads and Infrastructure has advised that <i>this site is not a simple extension of the village. Due to the Airdrie to Bathgate railway line the original link from Station Road onto Brownieside Road has been removed and as such the link is via a new road from the west end of the village. It would mean a walk of nearly 2/3 of a mile to get to the A89 at the extreme west end of the village. It is not in a usable location for public transport and the access would be onto a rural road with substandard footway provision along Brownieside Road. The other buildings which take access via Brownieside Road would all appear to have a commercial/business remit.</i>	××
E4 – Service Provision	Scottish Water state Plains WWTW currently has capacity. Site is adjacent to the combined sewer - surface water should discharge to watercourse with the appropriate permissions in place. A water flow & pressure test may be required, There is a 3"PVC main east of site.	±
E5 – Site Constraints	Distance to opencast coal extraction area 532m. Distance to existing mineral extraction site 2587m. 100% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 2428m. 100% of the site overlaps with potentially contaminated land. Distance to an AQMA 3724m. A Noise Impact Assessment may be required as the site is in close proximity to existing industrial uses. Site investigations would be required and Contaminated Land Constraints report is available.	×
E6 – Deliverability	Well connected and located site, but possible issue with contamination that would need investigation.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps policy NBE3 B Rural Investment Area.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is currently vacant derelict brownfield land adjacent to the railway. 85% of the site overlaps vacant/derelict land. 100% of the site falls within LCA grade 4.	✓
N3 - Neighbouring Land Uses	The site is bound to the north by a railway line, and the residential settlement of Plains beyond. The south of the site is characterised by open space with some wooded areas.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 4853m. Distance to a town or community park is 3243m. Distance to a regional scenic area is 13586m. Distance to Area of Great Landscape Value is 11506m. Distance to nearest country park is 4853m. Distance to canal corridors is 4784m.	±
N5 – Ecological Designations	Distance to the nearest SINC is 5m to the east, a buffer may needed in any new development. Distance to the nearest SSSI is 1626m. Distance to the nearest LNR is 8379m. Distance to an ancient woodland is 519m. Distance to nearest TPO is 855m.	±
N6 – Historical Designations	Distance to nearest listed building is 561m. Distance to nearest SAM is 1952m. Distance to nearest garden/designated landscape is 9792m. Distance to the nearest battlefield is 11254m. Distance to nearest conservation area is 2163m. Distance to Antonine Wall is 11131m.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 3936m by car or 3934m on foot. The nearest commercial centre (Airdrie Retail park) is 4323m by car (4310m on foot). The nearest neighbourhood/local centre (Airdrie - Katherine Park) is 2010m by car or by foot. The nearest hospital is Monklands District General Hospital which is 5859m by car.  Primary School - St Davids (denominational) is 1396m by foot or by car. Plains (non-denominational) is 1396m by car or foot.  Secondary School - St Margarets High School (denominational) is 4447m by car and 4015m by foot. Caldervale (non-denominational) is 2935m by car or 2919m by foot.	✓
S2 – Strengthening existing places	Distance to nearest settlement (Plains) is 36m. 100% of the site overlaps rural investment area.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Airdrie Leisure Centre) is 3569m. Driving distance to sports facility (Airdrie Leisure Centre) is 4446m. Walking distance to community centre/hall or community education centre (Plains Hall) is 1502m. Driving distance to community centre/hall or community education centre (Plains Hall) is 1502m. Walking distance to library (Petersburn Library) is 3781m. Driving distance to library (Petersburn Library) is 3905m..  0.5km from neighbourhood facilities in Plains, part of existing neighbourhood.	✓✓

Site Reference

Location

Site Area

Proposed use

Submission Info

0001/08  
Leaend Road, Airdrie  
1.64 ha  
Housing  
<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31145>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 426m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 5m. Distance to the nearest cycle route is 1812m. Distance to green network is 1812m.	±
E3 – Existing and new Transport Links	Coatdyke is the nearest railway station by foot at 1326m. Coatdyke is the nearest station by car at 1220m. Distance to the nearest road is 0m.  <i>NLC Roads&amp; Transportation state that this site requires a Transport Statement which should advise as to access point location and whether the existing road network out to the A89 is capable of the additional flows which would be generated. The signals at A89/Monkscourt Avenue currently operate a MOVA system which was installed due to the volume of traffic using the junction. The Mini Roundabout at Mulvey Crescent/Monkscourt Avenue/Centenary Avenue comes under severe pressure during peak hours.</i>	✖
E4 – Service Provision	Scottish Water have determined that Daldowie has current sewer capacity. Further investigation is required to determine impact of development on existing combined storm overflow. Water - Flow & pressure test may be required. There is a 6"CI water main east of site.	±
E5 – Site Constraints	Distance to opencast coal extraction area 4095m. Distance to existing mineral extraction site 6988m. 100% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 1. Distance to waste site 886m. 57% of the site overlaps with potentially contaminated land. Distance to an AQMA 2026m. Site investigations would be required and Contaminated Land Constraints report is available.	✖
E6 – Deliverability	Designated greenbelt. Mine entries may require capping. Potentially contaminated land may require remediation. Site investigations required. May be suitable for residential development given surrounding land uses.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Greenbelt (Policy NBE 3 A). The land adjacent to the northwest and west of the site is designated as a SINC (Policy NBE 1 A4a).	✖
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'an area of grassed open space with evidence of a redundant sports pitch on part of the site'. The site contains greenfield open land with a line of trees bordering the west and a path bordering the north of the site. There is an existing path which travels a small section at the south of the site. 100% of the site overlaps Greenbelt. The site is 100% non-agricultural land.	✖
N3- Neighbouring Land Uses	The land to the north and west of the site is woodland and greenfield land (designated as a SINC). The site is bounded to the south by Leaend Road and to the east by Whinhall Road. The site is 298m from vacant and/or derelict land.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2997m. Distance to a town or community park is 712m. Distance to a regional scenic area is 12923m. Distance to Area of Great Landscape Value is 9827m. Distance to nearest country park is 2997m. Distance to canal corridors is 2189m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 4112m. Distance to the nearest LNR is 4231m. 5% of the site overlaps a SINC. Development feasible retention of ecological features and appropriate buffers to SINC. Ecological surveys should be included with planning application. Retain ecological features. Opportunity for habitat enhancements, and wildlife corridor enhancements. Include buffer to SINC in site plan Distance to the nearest country park is 2997m. Distance to an ancient woodland is 369m. Distance to nearest TPO is 360m.  <i>NLC Biodiversity state that the site can progress with retention of ecological features and appropriate buffers to SINC. Ecological surveys should be included with planning application. Retain ecological features. Opportunity for habitat enhancements, and wildlife corridor enhancements. Include buffer to SINC in site plan.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 375m. Distance to nearest SAM is 1453m. Distance to nearest garden/designated landscape is 8780m. Distance to the nearest battlefield is 8660m. Distance to nearest conservation area is 617m. Distance to Antonine Wall is 10377m.	0
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 733m by car or on foot. The nearest commercial centre (Lock Street Retail park) is 1577m by car (1448m on foot). The nearest neighbourhood/local centre (Coatdyke) is 1388m by car or 1258m by foot.  The nearest hospital is Monklands District General Hospital which is 1076m by car.  <b>Primary School</b> - St Andrews (denominational) is 210m by foot or 410m by car. Victoria (non-denominational) is 713m by car or by foot.  <b>Secondary School</b> - St Margarets High School (denominational) is 2318m by car and 1927m by foot. Airdrie Academy (non-denominational) is 1520m by car or 1132m by foot.	✓✓
S2 – Strengthening existing places	The site is within the settlement boundary of Airdrie (between Burnfoot and Whinhall) with 95% of the site overlapping the settlement. The development could be an extension of existing settlement. The site is Greenbelt and the distance to a rural investment area is 2242m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (John Smith Swimming Pool) is 1069m. Driving distance to sports facility (John Smith Swimming Pool) is 1069m. Walking distance to community centre/hall or community education centre (Beechbank Community Centre) is 427m. Driving distance to community centre/hall or community education centre (Beechbank Community Centre) is 427m. Walking distance to library (Airdrie Library) is 1069m. Driving distance to library (Airdrie Library) is 1081m.  Would remove outdoor recreational facilities. Score could be improved if demonstrated that facilities would be replaced elsewhere in the vicinity.	✖



**Site Reference** 0003/08  
**Location** Land at Mossdie Farm, Airdrie  
**Site Area** 29.13 ha  
**Proposed use** Housing & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31145>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 206m. There are 5 bus stops within a 5 minute walk. Distance to a core path is 4m. Distance to the nearest cycle route is 1116m. Distance to green network is 1116m.	✓
E3 – Existing and new Transport Links	Coatdyke is the nearest railway station by foot at 378m. Coatdyke is the nearest station by car at 336m. Distance to the nearest road is 0m.  <i>NLC Roads&amp; Transportation state that this site requires a Transport Assessment to determine if a local access as shown in the application is suitable. For this site if 250 units as shown in the application there should be a minimum of 2 access points if the greater number as shown above then a minimum of 7 access points would be required. It is noted that the signals at the junction of Monkscourt Avenue/A89 are already oversaturated even though the council has recently moved them to a MOVA control system. In addition the mini roundabout at Mulvey crescent/Monkscourt Avenue/Centenary Avenue experiences difficulties at peak times.</i>	±
E4 – Service Provision	Scottish Water state that Daldowie currently has capacity. A water flow and pressure test may be required.	±
E5 – Site Constraints	River flooding 'high' probability (10years) 16% overlap. River flooding 'med' probability (200 years) 16% overlap. River flooding 'low' probability (200 years + climate change) 23% overlap. Surface flooding 'high' probability (10 years) 5% overlap. Surface flooding 'med' probability (200 years) 14% overlap. Surface flooding 'low' probability (200 years + climate change) 17% overlap.  Distance to opencast coal extraction area 4175m. 0% of the site overlaps with opencast coal extraction search area. Distance to existing mineral extraction site 7273m. 8% of the site overlaps with Coal Authority standing advice area. 92% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 16. Distance to waste site 122m. Distance to potentially contaminated land 0m. 30% of the site overlaps with potentially contaminated land. Distance to an AQMA 1210m. Possible noise constraints from breakers yard nearby and Noise Impact Assessment may be required. Site investigations would be required and Contaminated Land Constraints report is available. A significant part of this site forms part of the functional floodplain. No development should be permitted on the functional floodplain. The site is located within Potentially Vulnerable Area 11/17.  <i>SEPA state that significant parts of the site are at flood risk and we would object in principle to development in the northern area of the site, a FRA may determine that parts of the southern area of the site are developable. We would however promote the precautionary approach is taken as per SPP.</i>	×
E6 – Deliverability	Flood prevention may be required. Flood risk assessment required. Mine entries may require to be capped. Potentially contaminated land may require remediation. Designated as greenbelt and SINC. Site investigations required. May not be suitable for residential development.	×
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	Currently the site is predominantly (94%) designated as Greenbelt (NBE 3 A) with a small part of the site designated as Residential Areas (Policy HCF 1 A). The majority of the site is also designated as a SINC (Policy NBE 1 A4a).	×
N2 – Site Characteristics (incl. current use and management of land)	The site contains open greenfield land and woodland. There are clusters of woodland located to the southwest, south, northwest and north east of the site. There are scattered trees around the site. The site is 72% Grade 3.2 Agricultural Land Classification and 28% non-agricultural land.	×
N3- Neighbouring Land Uses	There is a track which borders the north of the site and woodland and open greenfield land area also present. To the west of the site is open greenfield land, existing industrial development and an existing railway. The south of the site is bounded by existing residential development. The east of the site is bounded by an existing track and open greenfield land. The site is 109m from vacant and/or derelict land.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1738m. Distance to a town or community park is 406m. Distance to a regional scenic area is 12673m. Distance to Area of Great Landscape Value is 9197m. Distance to nearest country park is 1738m. Distance to canal corridors is 1075m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 3020m. Distance to the nearest LNR is 3361m. 70% of the site overlaps a SINC. SINC within the site boundary, constraints are so significant that the proposal would be undeliverable in the next 5 years.. Distance to the nearest country park is 1738m. Distance to an ancient woodland is 359m. Distance to nearest TPO is 485m.  <i>NLC Biodiversity state that there are significant ecological impact do not progress. Due to area of SINC within the site boundary. Significant constraints that are so significant that the proposal would be undeliverable in the next 5 years.</i>	×
N6 – Historical Designations	Distance to nearest listed building is 257m. Distance to nearest SAM is 802m. Distance to nearest garden/designated landscape is 7995m. Distance to the nearest battlefield is 7826m. Distance to nearest conservation area is 37m, measures must be undertaken to ensure site has no impact on near by CA. Distance to Antonine Wall is 10364m.	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 883m by car or 892m on foot. The nearest commercial centre (Lock Street Retail park) is 928m by car (912m on foot). The nearest neighbourhood/local centre (Coatdyke) is 670m by car or 664m by foot.  The nearest hospital is Monklands District General Hospital which is 392m by car.  <b>Primary School</b> - St Patrick's (denominational) is 393m by foot and 383m by car. Greenhill (non-denominational) is 650m by car or 659m by foot.  <b>Secondary School</b> - St Margarets High School (denominational) is 2564m by car and 2233m by foot. Coatbridge High School (non-denominational) is 781m by car or 580m by foot.	✓✓
S2 – Strengthening existing places	The site is within the settlement boundary of Airdrie with 17% of the site overlapping the settlement. The site is Greenbelt and the distance to a rural investment area is 2507m.	±
S3 – Community Facilities	Walking distance to sports facility (John Smith Swimming Pool) is 1260m. Driving distance to sports facility (John Smith Swimming Pool) is 1270m. Walking distance to community centre/hall or community education centre (Beechbank Community Centre) is 688m. Driving distance to community centre/hall or community education centre (Beechbank Community Centre) is 678m. Walking distance to library (Coatbridge Library) is 1163m. Driving distance to library (Coatbridge Library) is 1205m.  Adjacent to existing settlements 1.5-3km from Coatbridge and Airdrie town centres.	✓



**Site Reference** 0001/09  
**Location** Coatbridge Road/Manse Road, Bargeddie, Coatbridge  
**Site Aea** 7.53 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31152>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 7m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 2m. Distance to the nearest cycle route is 333m. Distance to green network is 1136m.	✓✓
E3 – Existing and new Transport Links	Bargeddie is the nearest railway station by foot at 1020m. Bargeddie is the nearest station by car at 1019m. Distance to the nearest road is 6m.  <i>NLC Roads&amp; Transportation state that that this site requires a Transport Assessment to determine where and the impact of connections on the road network. A site of this size should have as a minimum 2 access points. No access will be allowed from Coatbridge Road given that it is a dual carriageway and is about to be altered to allow a connection to the All Purpose Road which is part of the M8/M73/M74 contract. Manse Road is a lit rural road with no footway provision and subject to national speed limit. The natural route for traffic from this site is through Bargeddie Cross which is already over subscribed and therefore the additional traffic would lead to more congestion. The railway station is more than 800m from the nearest possible part of the site and current thinking is that it would not be used by residents.</i>	xx
E4 – Service Provision	Daldowie WWTW currently has capacity. A Water impact assessment may be required to determine impact on existing network.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 4% overlap. Surface flooding 'med' probability (200 years) 6% overlap. Surface flooding 'low' probability (200 years + climate change) 7% overlap. Distance to opencast coal extraction area 8823m. Distance to existing mineral extraction site 12636m. 56% of the site overlaps with Coal Authority standing advice area. 44% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 1. Distance to waste site 883m. 11% of the site overlaps with potentially contaminated land. Distance to an AQMA 2257m. Noise and Air Quality Impact Assessments will be required as the site is adjacent to the Motorway/ A89 and railway line; there is the potential that close proximity to the motorway may prohibit residential development. Potential odour impacts from the farm to the east of the site. Site investigations would be required and Contaminated Land Constraints report is available.	x
E6 – Deliverability	Site investigations required. Mine entries may require capping. Potentially contaminated land may require remediation. Designated greenbelt. Noise assessment required. Sound deadening may be required due to M73 and railway. May be suitable for residential development.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Greenbelt (Policy NBE 3 A). A small part of the site is also designated as a Promoting Transport Development (Policy EDI 2 B) area. The land adjacent to the east of the site is designated as Short Term Housing Development (Policy HCF 2 A2 - Additions to Housing Land Supply) and southeast is designated as Existing Industrial and Business Areas (Policy EDI 1 A1). 100% of the site overlaps Greenbelt.	x
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'agricultural land'. The site consists of open greenfield land with a strong line of trees to the west and scattered trees to the north. There is also a thin line of trees along the southwest border. The site is 60% Grade 3.1 Agricultural Land Classification, 11% Grade 3.2 Agricultural Land Classification and 29% non-agricultural land.	x
N3- Neighbouring Land Uses	The site is bounded to the west by the M73, to the north by Manse Road and to the southwest by the A89 (Coatbridge Road). There is existing residential and industrial development adjacent to the northeast of the site and industrial nature development to the southeast. The site is directly adjacent to vacant and/or derelict land.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 566m. Distance to a town or community park is 2278m. Distance to a regional scenic area is 12488m. Distance to Area of Great Landscape Value is 9240m. Distance to nearest country park is 566m. Distance to canal corridors is 547m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 1777m. Distance to the nearest LNR is 908m. Distance to the nearest SINC is 638m. Distance to the nearest country park is 566m. Distance to an ancient woodland is 903m. Distance to nearest TPO is 575m.  <i>NLC Biodiversity state that ecological surveys should be included with planning application. Retain ecological features. Opportunity for habitat enhancements, and wildlife corridor enhancements. Swift nesting provision should be incorporated in to development.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 235m. Distance to nearest SAM is 67m. Distance to nearest garden/designated landscape is 6927m. Distance to the nearest battlefield is 6382m. Distance to nearest conservation area is 2248m. Distance to Antonine Wall is 11585m.	x
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 3606m by car or on foot. The nearest commercial centre (Coatbridge - Showcase Cinema Complex) is 1399m by car (1369m on foot). The nearest neighbourhood/local centre (Coatbridge - Woodside) is 2641m by car or 2651m by foot.  The nearest hospital is Monklands District General Hospital which is 6220m by car.  <b>Primary School</b> - St Kevin's (denominational) is 1101m by foot and 1120m by car. Bargeddie (non-denominational) is 1108m by car or 1088m by foot.  <b>Secondary School</b> - St Ambrose High School (denominational) is 3597m by car and 3585m by foot. Coatbridge High School (non-denominational) is 4882m by car or 4832m by foot.	✓
S2 – Strengthening existing places	The site is within the settlement area of Bargeddie, Coatbridge with 100% of the site overlapping the settlement. The site is Greenbelt and the distance to a rural investment area is 7751m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Kirkwood Sports Barn) is 1475m. Driving distance to sports facility (Coatbridge Outdoor Sports Complex) is 3030m. Walking distance to community centre/hall or community education centre (Bargeddie Hall) is 398m. Driving distance to community centre/hall or community education centre (Bargeddie Hall) is 1715m. Walking distance to library (Old Monkland Library) is 2807m. Driving distance to library (Old Monkland Library) is 2804m.	✓

**Site Reference** 0002/09  
**Location** Coatbridge Road/Langmuir Road, Bargeddie, Coatbridge  
**Site Area** 8.21 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31152>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 12m. There are 5 bus stops within a 5 minute walk. Distance to a core path is 6m. Distance to the nearest cycle route is 3m. Distance to green network is 564m.	✓
E3 – Existing and new Transport Links	Bargeddie is the nearest railway station by foot at 318m. Bargeddie is the nearest station by car at 294m. Distance to the nearest road is 0m.  <i>NLC Roads&amp; Transportation state that this site requires a Transport Assessment to determine the connections to and impact on the road network. A site of this size would need a minimum of 2 access points. It is unlikely that this could be achieved given the junction spacing standards which would be applied. No access would be allowed from Coatbridge Road given that it is a dual carriageway and a junction would be too close to Bargeddie Cross.</i>	✗
E4 – Service Provision	Scottish Water: Sewer - Daldowie currently has capacity. Water - A Water impact assessment may be required to determine impact on existing network.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 1% overlap. Surface flooding 'med' probability (200 years) 3% overlap. Surface flooding 'low' probability (200 years + climate change) 4% overlap. Distance to opencast coal extraction area 8224m. Distance to existing mineral extraction site 12195m. 100% of the site overlaps with Coal Authority standing advice area. Distance to waste site 192m. Distance to potentially contaminated land 11m. Distance to an AQMA 1568m. Noise and Air Quality Impact Assessments will be required as the site is adjacent to the A752 and there is a planning application currently submitted for the extension to Virador to provide a glass recycling facility in this area. Potential odour impacts from the farm to the east of the site. Site investigations would be required and Contaminated Land Constraints report is available	✗
E6 – Deliverability	Designated greenbelt. Site investigations required. Noise assessment required. May be suitable for residential development	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Greenbelt (Policy NBE 3 A), there is a very small section of the site designated as Residential Area (Policy HCF 1 A). The land directly adjacent to the south of the site is currently designated as Existing Industrial and Business Areas (Policy EDI 1 A1). 100% of the site overlaps Greenbelt. .	✗
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'agricultural land'. The site is predominantly greenfield open land. There is an access road which runs west to east across the middle of the site this is bordered to the north by a thin line of trees. There is a thin line of trees along the northwest and south of the site. The site is 100% non-agricultural land	✗
N3- Neighbouring Land Uses	The site is bordered to the north by the A89 (Coatbridge Road), to the west by the A752 (Langmuir Road) and to the south by an access/unnamed road. There is open greenfield land to the east of the site and further is existing industrial/commercial development. There is existing residential development located adjacent to the northwest corner, west and southwest corner of the site. The site is 20m from vacant and/or derelict land.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 403m. Distance to a town or community park is 1791m. Distance to a regional scenic area is 12724m. Distance to Area of Great Landscape Value is 8648m. Distance to nearest country park is 403m. Distance to canal corridors is 464m.	✓
N5 – Ecological Designations	Distance to the nearest SSSI is 1966m. Distance to the nearest LNR is 1145m. Distance to the nearest SINC is 209m. Distance to the nearest country park is 403m. Distance to an ancient woodland is 251m. Distance to nearest TPO is 129m.	±
N6 – Historical Designations	Distance to nearest listed building is 51m. Distance to nearest SAM is 365m. Distance to nearest garden/designated landscape is 6471m. Distance to the nearest battlefield is 5928m. Distance to nearest conservation area is 1845m. Distance to Antonine Wall is 11636m.	✗
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 3606m by car or on foot. The nearest commercial centre (Coatbridge - Showcase Cinema Complex) is 1399m by car (1369m on foot). The nearest neighbourhood/local centre (Coatbridge - Woodside) is 2641m by car or 2651m by foot.  The nearest hospital is Monklands District General Hospital which is 6072m by car.  <b>Primary School</b> - St Kevin's (denominational) is 1101m by foot and 1120m by car. Bargeddie (non-denominational) is 1108m by car or 1088m by foot.  <b>Secondary School</b> - St Ambrose High School (denominational) is 3597m by car and 3585m by foot. Coatbridge High School (non-denominational) is 4882m by car or 4832m by foot.	✓
S2 – Strengthening existing places	The site is within the settlement area of Bargeddie, Coatbridge with 50% of the site overlapping the settlement. The site is Greenbelt and the distance to a rural investment area is 7401m.	±
S3 – Community Facilities	Walking distance to sports facility (Kirkwood Sports Barn) is 771m. Driving distance to sports facility (Coatbridge Outdoor Sports Complex) is 2881m. Walking distance to community centre/hall or community education centre (Bargeddie Hall) is 22m. Driving distance to community centre/hall or community education centre (Bargeddie Hall) is 26m. Walking distance to library (Old Monkland Library) is 2243m. Driving distance to library (Old Monkland Library) is 2656m.  Adjacent to neighbourhood facilities and existing residential neighbourhoods in Bargeddie.	✓✓

**Site Reference** 0001/10  
**Location** Sweethill Terrace/Deanston Place,  
**Site Area** Carnbroe, Coatbridge  
**Proposed use** 2.21 ha  
**Submission Info** Housing  
<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31153>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 697m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 1493m. Distance to the nearest cycle route is 1479m. Distance to green network is 1880m.	×
E3 – Existing and new Transport Links	Coatdyke is the nearest railway station by foot at 2618m. Coatdyke is the nearest station by car at 2652m. Distance to the nearest road is 0m.  <i>NLC Roads&amp; Transportation state that any access for this site should be taken from Deanstone Place. Junction spacing standards could not be achieved on Carnbroe Road within the site where there is a contiguous frontage. This may involve a realignment of Deanstone Place to leave numbers 5 – 13 on a short cul de sac.</i>	×
E4 – Service Provision	Scottish Water state that Further investigation is required to determine capacity of existing East Shawhead waste water pumping station & Shawhead waste water pumping station. Water - Flow & pressure test may be required. There is a 200mm DI water main east of site.	±
E5 – Site Constraints	Surface flooding 'med' probability (200 years) 4% overlap. Surface flooding 'low' probability (200 years + climate change) 8% overlap. Distance to opencast coal extraction area 3741m. Distance to existing mineral extraction site 8466m. 84% of the site overlaps with Coal Authority standing advice area. 16% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 3. Distance to waste site 448m. 99% of the site overlaps with potentially contaminated land. Distance to an AQMA 1257m. Air Quality constraints and possible Odour or other PH constraints as close to proposed Shore Energy Plant. Site investigations would be required and Contaminated Land Constraints report is available.	×
E6 – Deliverability	Potential upgrade required to WWTW. Mine entries may require capping, potentially contaminated land may require remediation. Designated greenbelt. Surrounding land uses residential and agriculture. May be suitable for residential.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Greenbelt (Policy NBE 3 A), the land directly adjacent to the northwest of the site is currently designated as Short Term Housing Development (Policy HCF 2 A1 - Housing Land Supply). 100% of the site overlaps green belt.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'in no active use' and 'has the appearance of wooded and scrub land'. The site contains greenfield woodland. The site is 100% Grade 3.2 Agricultural Land Classification.	×
N3- Neighbouring Land Uses	The site is bordered to the south and southwest by open fields and woodland. Carnbroe Road is adjacent to the east of the site. There is existing development to the north and northwest of the site. Deanstone Place Road is adjacent to part of the northwest of the site. The site is 36m from vacant and/or derelict land.	±
N4 – Landscape/ Open Space Designations	Distance to a town or community park is 1709m. Distance to a regional scenic area is 15501m. Distance to Area of Great Landscape Value is 6686m. Distance to nearest country park is 3453m. Distance to canal corridors is 458m.	✓
N5 – Ecological Designations	Distance to green infrastructure is 3453m. Distance to the nearest SSSI is 5274m. Distance to the nearest LNR is 5557m. Distance to the nearest SINC is 130m. Distance to the nearest country park is 3453m. Distance to an ancient woodland is 117m. Distance to nearest TPO is 130m.  <i>NLC Biodiversity state that possible progression with retention of much of the woodland, and appropriate buffers. Ecological surveys should be included with planning application. Existing woodland should be incorporated in to the site plans. Opportunity for woodland enhancements, and wildlife corridor enhancements.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 853m. Distance to nearest SAM is 446m. Distance to nearest garden/designated landscape is 5806m. Distance to the nearest battlefield is 5822m. Distance to nearest conservation area is 1990m. Distance to Antonine Wall is 13334m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 2980m by car or 2467m on foot. The nearest commercial centre (Locks Street Retail Park) is 1965m by car (1870m on foot). The nearest neighbourhood/local centre (Coatdyke) is 2132m by car or 2077m by foot.  The nearest hospital is Monklands District General Hospital which is 3180m by car.  <b>Primary School</b> - St Stephen's (denominational) is 1412m by foot and 1538m by car. Carnbroe (non-denominational) is 563m by car or 586m by foot.  <b>Secondary School</b> - St Andrews High School (denominational) is 4255m by car and 3046m by foot. Coatbridge High School (non-denominational) is 3117m by car or 3062m by foot.	✓
S2 – Strengthening existing places	The site is within the settlement boundary of Carbore, Coatbridge with 23% of the site overlapping the settlement. The site is Greenbelt and the distance to a rural investment area is 4970m.	±
S3 – Community Facilities	Walking distance to sports facility (Columbia Sports Complex) is 2670m and driving distance is 3655m. Walking distance to community centre/hall or community education centre (Calder Community Centre) is 1255m and driving distance is 1231m. Walking distance to library (Whifflet Library) is 2559m and driving distance is 3264m.  Edge of town site, approximately 1km from Carnbroe neighbourhood centre/primary school, adjacent to suburban neighbourhood.	✓✓

# Airdrie & Coatbridge

## Reasonable Alternatives

**Site Reference** 0012-06  
**Location** Gartsherrie Primary School  
**Site Area** 0.65 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31150>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 19m. There are 8 bus stops within a 5 minute walk. Distance to a core path is 6m. Distance to the nearest cycle route is 1049m. Distance to green network is 155m.	✓✓
E3 – Existing and new Transport Links	Blairhill is the nearest railway station by foot at 298m. Blairhill is the nearest station by car at 323m. Distance to the nearest road is 2m.	✓✓
E4 – Service Provision	Scottish Water state: Waste Water - Daldowie WwTW currently has capacity. A drainage impact assessment may be required to determine impact on existing network. Water - Balmore WTW currently has capacity A Water impact assessment may be required to determine impact on existing network.	±
E5 – Site Constraints	Distance to opencast coal extraction area 6691m. Distance to existing mineral extraction site 9973m. 70% of the site overlaps with Coal Authority standing advice area. 30% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 502m. Distance to potentially contaminated land 31m.  Distance to an AQMA 1853m.	✓
E6 – Deliverability	Site in existing residential location but in close proximity to the Gartsherrie Freight Terminal which may compromise residential amenity.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps HCF1 B1 community facilities.	✗
N2 – Site Characteristics (incl. current use and management of land)	The site is that of the former Gartsherrie Primary School (closed in 2011), in the north of Coatbridge. The site wholly consists of the school building and its associated hardstanding. 100% of the site overlaps vacant/derelict land.  The site is 100% non-agricultural land.	✓✓
N3- Neighbouring Land Uses	The site is bordered 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 a rail yard, a commercial/community development occupies the land adjacent to the western boundary of the site.	±
N4 – Landscape/ Open Space Designations	Distance to a town or community park is 862m. Distance to a regional scenic area is 11912m. Distance to Area of Great Landscape Value is 9679m. Distance to nearest country park is 339m. Distance to canal corridors is 581m.	✓
N5 – Ecological Designations	Distance to green infrastructure is 339m. Distance to the nearest SSSI is 1503m. Distance to the nearest LNR is 2016m. Distance to the nearest SINCS is 526m. Distance to the nearest country park is 339m. Distance to an ancient woodland is 821m. Distance to nearest TPO is 799m.	✗
N6 – Historical Designations	Distance to nearest SAM is 467m. Distance to nearest garden/designated landscape is 8015m. Distance to the nearest battlefield is 7647m. Distance to nearest conservation area is 414m. Distance to Antonine Wall is 10201m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 1204m on foot, and the same by car. The nearest commercial centre (Location 6) is 2339m by foot, and 2424m by car. The nearest neighbourhood/local centre (Coatbridge - Gartsherrie) is 42m by foot, and the same by car.  The nearest hospital is Monklands District General Hospital which is 3593m by car.  Primary School - St. Bartholomew's Primary School (denominational) is 910m by foot, and 955m by car. Townhead Primary School (non-denominational) is 1316m by foot, driving distance to a non-denominated primary school (Townhead Primary School) is 1329m.  Secondary School - St. Ambrose High School (denominational) is 730m by foot and the same by car. Coatbridge High School (non-denominational) is 2248m by car and 2201m by foot.	✓✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Coatbridge). Distance to rural investment area is 4995m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (The Time Capsule) is 1209m. Driving distance to sports facility (Coatbridge Golf Course) is 1218m. Walking distance to community centre/hall or community education centre (Townhead Community Centre) is 402m. Driving distance to community centre/hall or community education centre (Townhead Community Centre) is 402m. Walking distance to library (Coatbridge Library) is 1334m. Driving distance to library (Coatbridge Library) is 1398m.  Within Coatbridge, 1.5km from town centre.	✓✓



**Site Reference**  
**Location**  
**Site Area**  
**Proposed use**  
**Submission Info**

0008/07  
 Dykehead Road, Golfhill, Airdrie  
 0.71 ha  
 Housing  
<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/opportunities	No long term employment proposed but construction employment would be generated from residential aspect of proposal.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 138m. There are 4 bus stops within a 5 minute walk. Distance to a core path is 489m. Distance to the nearest cycle route is 2397m. Distance to green network is 2397m.	✓✓
E3 – Existing and new Transport Links	Airdrie is the nearest railway station by foot at 1740m. Airdrie is the nearest station by car at 1879m. Distance to the nearest road is 7m. Transport Scotland state as the site does not fall within 800m of a rail station there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure.	×
E4 – Service Provision	Scottish Water state Daldowie Waste water treatment works currently has capacity. There is a combined sewer running across site, depending on developer's proposals this may need to be diverted. A water flow & pressure test may be required. There is a 150mm DI water main running across the road south of site.	±
E5 – Site Constraints	Surface flooding 'med' probability (200 years) 1% overlap. Surface flooding 'low' probability (200 years + climate change) 1% overlap. Distance to opencast coal extraction area 4073m. Distance to existing mineral extraction site 6505m. 87% of the site overlaps with Coal Authority standing advice area. 13% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 1221m. Distance to potentially contaminated land 0m 100% of the site overlaps with potentially contaminated land. Distance to an AQMA 2860m. Site investigations would be required and Contaminated Land Constraints report is available.	×
E6 – Deliverability	Potentially contaminated land may require remediation. Site investigations required. Surrounding land uses are primarily residential. May be suitable for residential development	✓✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The entire site falls within policy designation HCF 1 B1 'Community Facilities'.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is an area of open space within an established residential area. 100% of the site falls with non-agricultural land.	±
N3 - Neighbouring Land Uses	The site is primarily surrounded by residential areas, however a community facility (sports ground) is located immediately to the south. Site is 452m from vacant and/or derelict land. Distance to green belt 89m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 3619m. Distance to a town or community park is 1458m. Distance to a regional scenic area is 12638m. Distance to Area of Great Landscape Value is 10586m. Distance to nearest country park is 3619m. Distance to canal corridors is 2910m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 4367m. Distance to the nearest LNR is 4424m. Distance to the nearest SINC is 101m. Distance to an ancient woodland is 89m. Distance to nearest TPO is 317m.	±
N6 – Historical Designations	Distance to nearest listed building is 473m. Distance to nearest SAM is 2263m. Distance to nearest garden/designated landscape is 9601m. Distance to the nearest battlefield is 9492m. Distance to nearest conservation area is 911m. Distance to Antonine Wall is 9842m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	<p>Airdrie Town Centre is 1068m by car (1055m on foot). The nearest commercial centre (Airdrie Retail park) is 2212m (1927m on foot). The nearest neighbourhood/local centre (Glenmavis) is 1044m by car or by foot.</p> <p>The nearest hospital is Monklands District General Hospital which is 2068m by car.</p> <p>Primary School - St Andrews (denominational) is 671m by car and 868m by foot. Golfhill (non-denominational) is 250m by car or foot.</p> <p>Secondary School - St Margarets High School (denominational) is 2053m by car and 1914m by foot. Airdrie Academy (non-denominational) is 860m by car or by foot.</p>	✓✓
S2 – Strengthening existing places	100% of the site overlaps a settlement. Distance to rural investment area is 1541m. Development would extend existing residential area.	✓✓
S3 – Community Facilities	<p>Walking distance to sports facility (John Smith Swimming Pool) is 1657m. Driving distance to sports facility (John Smith Swimming Pool) is 1670m. Walking distance to community centre/hall or community education centre (Thrashbush Pavilion) is 35m. Driving distance to community centre/hall or community education centre (Thrashbush Pavilion) is 465m. Walking distance to library (Airdrie Library) is 1479m. Driving distance to library (Airdrie Library) is 1492m.</p> <p>Within Airdrie, 1.5km from town centre.</p>	✓✓



**Site Reference** 0025/07  
**Location** Land at Airdrie Road, Caldercruix, Airdrie  
**Site Area** 17.77 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated from residential aspect of proposal.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 114m. There are 4 bus stops within a 5 minute walk. Distance to a core path is 11m. Distance to the nearest cycle route is 4m. Distance to green network is 4m.	✓✓
E3 – Existing and new Transport Links	Drumgelloch is the nearest railway station by foot at 5089m. Drumgelloch is the nearest station by car at 5091m. An existing road bounds the site to the south. Transport Scotland state as the site does not fall within 800m of a rail station there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure.  <i>NLC Roads and Infrastructure have noted that This site would require a Transport Assessment to indicate where any connections to and impact on the road network would be. A site of this size as a single site would require a minimum of 4 access points. As three separate area's, it is suggest that a minimum of 6 (2 for each area of land) are the least which would be required. It is considered unlikely that this can be achieved given the junction spacing and visibility standards which apply. In addition there are horizontal and vertical alignment issues with both A89 and B825. Both roads are rural in nature with poor/substandard footway provision and subject to national speed limit. The existing junction between A89 and B825 is no capable of taking the additional traffic flows generated by this size of development.</i>	xx
E4 – Service Provision	Scottish Water state Plains WWTW has current capacity. Flows may have to be pumped due to site levels. Surface water should discharge to watercourse with appropriate permissions in place. Balmore has current capacity for water, further investigation will be required to determine point of connection.	±
E5 – Site Constraints	River flooding 'high' probability (10years) 7% overlap. River flooding 'med' probability (200 years) 8% overlap. River flooding 'low' probability (200 years + climate change) 9% overlap. Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 2% overlap. Surface flooding 'low' probability (200 years + climate change) 2% overlap. Distance to opencast coal extraction area 484m. Distance to existing mineral extraction site 238m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 4044m. 6% of the site overlaps with potentially contaminated land Distance to an AQMA 5637m. There is woodland on this site so the Control of Woodland Removal Policy should be taken into account. Noise Impact Assessment may also be required due to existing adjacent industrial use. Site investigations would be required and Contaminated Land Constraints report is available.  The development is immediately downstream of a large raised reservoir. The Reservoirs (Scotland) Act 2011 will require dam breach assessments and this may have an impact on the ability to obtain flood insurance. Part of this site forms part of the functional floodplain. No development should be permitted on the functional floodplain.	xx
E6 – Deliverability	Possible site constraints around flooding and contamination especially that would require investigations. On road and bus network, so reasonably well connected.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The majority of the site falls under policy NBE3 B Rural Investment Areas. However, 21% of the site falls within HCF 1 B1 Community Facilities and part of the site is designated as a SINC and as such policy NBE 1 A4A applies.	x
N2 – Site Characteristics (incl. current use and management of land)	The site is an area of grassed open space with some woodland which has no formal use at present. 24% of the site overlaps vacant/derelict land. 41% of the site falls within LCA grade 4. 25% of the site falls within LCA grade 5. 33% of the site falls with non-agricultural land.	±
N3- Neighbouring Land Uses	Hillend Reservoir lies directly to the east of the site. The settlement of Caldercruix lies immediately to the west and north. A quarry is located to the south, and the north of the site is dominated by open space/agriculture.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 4636m. Distance to a town or community park is 5500m. Distance to a regional scenic area is 13582m. Distance to Area of Great Landscape Value is 13033m. Distance to nearest country park is 4636m. Distance to canal corridors is 6961m.	±
N5 – Ecological Designations	The site is approximately 2.1km from a Natura 2000 site; 2.1km from an SAC and 3.9km from an SPA.28% of the site overlaps a SINC. Distance to the nearest SSSI is 1893m. Distance to the nearest LNR is 9371m. Distance to an ancient woodland is 1201m. Distance to nearest TPO is 3029m. There are a number of water courses within the site boundary and there would be an impact on habitat connectivity.  <i>NLC Biodiversity has stated that development would have Significant ecological impact do not progress. Due to area of SINC within the site boundary, the number of water courses within the site boundary, and impact on habitat connectivity. Significant constraints that are so significant that the proposal would be undeliverable in the next 5 years.</i>	xx
N6 – Historical Designations	Distance to nearest listed building is 103m. Distance to nearest SAM is 589m. Distance to nearest garden/designated landscape is 9385m. Distance to the nearest battlefield is 11315m. Distance to nearest conservation area is 4480m. Distance to Antonine Wall is 10828m.	x
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 6024m by car (6022m on foot). The nearest commercial centre (Airdrie Retail Park) is 6411m (6398m on foot). The nearest neighbourhood/local centre (Caldercruix) is 462m by car or 412m by foot.  The nearest hospital is Monklands District General Hospital which is 7948m by car.  Primary School - St Marys (CalderCruix) (denominational) is 529m by car and 523m by foot. Glengowan (Caldercruix) (non-denominational) is 522m by car or 474m by foot.  Secondary School - St Margarets High School (denominational) is 6536m by car and 6103m by foot. Caldervale High School (non-denominational) is 5023m by car or 5007m by foot.	✓
S2 – Strengthening existing places	The site is located immediately adjacent to the settlement of Caldercruix. 4% of the site overlaps a settlement. . 78% of the site overlaps rural investment area.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Airdrie Leisure Centre) is 5658m. Driving distance to sports facility (Airdrie Leisure Centre) is 6534m. Walking distance to community centre/hall or community education centre (Caldercruix Hall) is 621m. Driving distance to community centre/hall or community education centre (Caldercruix Hall) is 652m. Walking distance to library (Petersburn Library) is 5870m. Driving distance to library (Petersburn Library) is 5993m.  0.5-1km from neighbourhood facilities in Caldercruix, adjacent to existing residential neighbourhood.	✓✓

Site Reference  
Location  
Site Area  
Proposed use  
Submission Info

0003/09  
Former St James Primary School, Coatbridge  
1.98 ha  
Housing  
<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31152>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 4m. There are 7 bus stops within a 5 minute walk. Distance to a core path is 392m. Distance to the nearest cycle route is 1308m. Distance to green network is 416m.	✓✓
E3 – Existing and new Transport Links	Kirkwood is the nearest railway station by foot at 707m. Kirkwood is the nearest station by car at 677m. Distance to the nearest road is 0m.  <i>NLC Roads&amp; Transportation state that this site cannot meet the junction spacing standards which would be applied. Possible access solution would be a roundabout at the existing junction of Lismore Drive/Portree Avenue – however, cost may outweigh the benefit. Another option would be the use of a dropped kerb access into a parking court.</i>	±
E4 – Service Provision	Sewer - Daldowie currently has capacity. There is a combined sewer that may require to be diverted depending on developer's proposals. Water - Balmore WTW currently has capacity.	✓
E5 – Site Constraints	Distance to opencast coal extraction area 6352m. Distance to existing mineral extraction site 10533m. 100% of the site overlaps with Coal Authority standing advice area. Distance to waste site 658m. Distance to potentially contaminated land 105m. Distance to an AQMA 467m. Site investigations would be required and Contaminated Land Constraints report is available.	✗
E6 – Deliverability	Site investigations required. Suitable for residential development	✓✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Community Facilities (Policy HCF 1 B1).	✗
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'brown-field in nature. The site was previously occupied by St. James' Primary School'. The site contains brownfield land with existing development (School) and associated hardstanding on the site. There is a cluster of trees in the northwest and north east of the site. The site is 100% non-agricultural land.	±
N3- Neighbouring Land Uses	There is existing residential development to the north and east of the site. The site is bounded by Lismore Drive to the south and Blantyre Street/Barra Avenue to the east. To the north of the site is open greenfield land The site is 606m from vacant and/or derelict land. The distance from the site to Greenbelt is 387m.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1351m. Distance to a town or community park is 713m. Distance to a regional scenic area is 13817m. Distance to Area of Great Landscape Value is 7645m. Distance to nearest country park is 1351m. Distance to canal corridors is 1062m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 3028m. Distance to the nearest LNR is 2900m. Distance to the nearest SINC is 387m. Distance to the nearest country park is 1351m. Distance to an ancient woodland is 722m. Distance to nearest TPO is 542m.  <i>NLC Biodiversity state that ecological surveys should be included with planning application. Retain ecological features. Opportunity for habitat enhancements. Swift nesting provision should be incorporated in to house design.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 619m. Distance to nearest SAM is 1003m. Distance to nearest garden/designated landscape is 5916m. Distance to the nearest battlefield is 5559m. Distance to nearest conservation area is 1003m. Distance to Antonine Wall is 12240m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 1976m by car or 1756m on foot. The nearest commercial centre (Coatbridge - Showcase Cinema Complex) is 1252m by foot, McKinnon Mills is 1358m by car. The nearest neighbourhood/local centre (Coatbridge - Woodside) is 2493m by car or 2087m by foot.  The nearest hospital is Monklands District General Hospital which is 4229m by car.  <b>Primary School</b> - St Timothy's (denominational) is 754m by foot and 768m by car. Kirkshaws (non-denominational) is 429m by car or by foot.  <b>Secondary School</b> - St Andrew's High School (denominational) is 1380m by car or 1004m by foot. Coatbridge High School (non-denominational) is <b>3523m</b> by car or 3059m by foot.	✓
S2 – Strengthening existing places	The site is within the settlement boundary of Coatbridge with 100% of the site overlapping the settlement. The distance to a rural investment area is 6055m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Coatbridge Outdoor Sports Complex) is 961m. Driving distance to sports facility (Columbia Sports Complex) is 1643m. Walking distance to community centre/hall or community education centre (Old Monkland Community Centre) is 230m. Driving distance to community centre/hall or community education centre (Old Monkland Community Centre) is 234m. Walking distance to library (Old Monkland Library) is 179m. Driving distance to library (Old Monkland Library) is 179m.  Within Coatbridge, 3km from town centre.	✓✓

Site Reference  
Location  
Site Area  
Proposed use  
Submission Info

0006/09  
Former Drumpark School Coatbridge Road  
2.18 ha  
Housing  
<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31152>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 52m. There are 4 bus stops within a 5 minute walk. Distance to a core path is 282m. Distance to the nearest cycle route is 281m. Distance to green network is 637m.	✓✓
E3 – Existing and new Transport Links	Bargeddie is the nearest railway station by foot at 1436m. Bargeddie is the nearest station by car at 1417m. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Daldowie WwTW currently has capacity, A draiage impact assessment may be required to determine impact on existing network. Water - Balmore WTW has current capacity . 12" trunk main to north of site.	±
E5 – Site Constraints	Distance to opencast coal extraction area 7936m. Distance to existing mineral extraction site 11781m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 207m. Distance to potentially contaminated land 0m. Distance to an AQMA 501m.	✓
E6 – Deliverability	Part of two sites including Drumpark School. Green belt site opposite Bargeddie Golf Course and near existing extensive residential land use. Transport links and local land use would support residenital development in this location.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps green belt. HCF A2 additions to housing land supply.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is that of the former Drumpark School, Coatbridge. The majority of the area consists of the school buildings and associated hardstanding, with areas of grass to the south and east. Trees form a border around the site with the exception of the north western corner, a cluster of trees also lies centrally towards the north of the site in close proximity to the access point.  100% of the site falls within non-aoricultural land.	✓
N3- Neighbouring Land Uses	The site lies at the western edge of Coatbridge and is bordered to the east by open Greenfield land, to the north by the A89 (beyond which is residential development and Greenfield land), to the west lies agricultural land and farm buildings, with commercial/industrial developement occupying the land to the south. Distance to vacant/derelict land 361m.	±
N4 – Landscape/ Open Space Designations	Distance to a town or community park is 1400m. Distance to a regional scenic area is 12785m. Distance to Area of Great Landscape Value is 8738m. Distance to nearest country park is 254m. Distance to canal corridors is 415m.	✓
N5 – Ecological Designations	Distance to green infrastructre is 254m. Distance to the nearest SSSI is 1959m. Distance to the nearest LNR is 1351m. Distance to the nearest SINC is 228m. Distance to the nearest country park is 254m. Distance to an ancient woodland is 245m. 99% of the site overlaps an TPO.	×
N6 – Historical Designations	Distance to nearest listed building is 0m. Distance to nearest SAM is 393m. Distance to nearest garden/designated landscape is 6700m. Distance to the nearest battlefield is 6161m. Distance to nearest conservation area is 1401m. Distance to Antonine Wall is 11583m.	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 2482m by foot and 2573m by car. The nearest commercial centre (Coatbridge - Showcase Cinema Complex) is 1787m by foot, and 1800m by car. The nearest neighbourhood/local centre (Coatbridge - Woodside) is 1607m by foot, and 1688m by car.  The nearest hospital is Monklands District General Hospital which is 5274m by car.  <b>Primary School</b> - St. Kevin's Primary School (denominational) is 1519m by foot, and the same by car. Bargeddie Primary School (non-denominational) is 1506m by foot and 1507m by car.  <b>Secondary School</b> - St. Andrew's High School (denominational) is by 3177m by foot, and driving distance to a denominated secondary school (St. Ambrose High School) is 3548m. Coatbridge High School (non-denominational) is 3789m by foot, and 3929m by car.	✓
S2 – Strengthening existing places	Distance to nearest settlement (Coatbridge) is 56m. Distance to rural investment area is 6969m.	×
S3 – Community Facilities	Walking distance to sports facility (Kirkwood Sports Barn) is 1892m. Driving distance to sports facility (Coatbridge Outdoor Sports Complex) is 2077m. Walking distance to community centre/hall or community education centre (Janet Hamilton Community Centre) is 1965m. Driving distance to community centre/hall or community education centre (Bargeddie Hall) is 653m. Walking distance to library (Old Monkland Library) is 1763m. Driving distance to library (Old Monkland Library) is 1851m.  0.5-1km from neighbourhood facilities in Bargeddie, close to existing residential area. 1-1.5km from schools. Employment element would create jobs.	✓

Site Reference 0001/11  
Location Carlisle Road, Chapelhall, Airdrie  
Site Area 6.5 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31154>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Proposal is for residential development. Existing use is Industrial and Business and could result in a loss of employment. Previous planning application C/08/00537/OUT was for 150 units.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 11m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 313m. Distance to the nearest cycle route is 1488m. Distance to green network is 1488m.	✓✓
E3 – Existing and new Transport Links	Drumgelloch is the nearest railway station by foot at 2773m and 2797m by car. Distance to the nearest road is 0m. Transport Scotland state as the site does not fall within 800m of a rail station there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure.  <i>NLC Roads &amp; Transportation state that this site The planning application for this site as referred to in the Call for Sites application was an outline application and the recommendation from roads was to defer the decision until the applicant could show that the proposals could meet some basic design criteria. The site requires a Transport Assessment to indicate where the connections to and the impact on the road network will be. A site of this size would need a minimum of 2 access points which may prove difficult to achieve given the current junction spacing standards. The impact on the junction at Chapelhall Cross is likely to be measurable and needs to be investigated carefully. At this location the A73 is a district distributor with footways on either side and subject to a 40 mph speed limit.</i>	✖✖
E4 – Service Provision	Scottish Water require further investigation is required to determine if there will be impact on existing network. A water flow & pressure test may be required. There are 2 Trunk mains running through site 26" & 12" there must be a stand off area of 10 meters either side of mains.	✖
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 6% overlap. Surface flooding 'low' probability (200 years + climate change) 7% overlap. Distance to opencast coal extraction area 611m. Distance to existing mineral extraction site 5728m. 1% of the site overlaps with Coal Authority standing advice area. 99% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 1. Distance to waste site 1312m. Distance to potentially contaminated land 0m. 75% of the site overlaps with potentially contaminated land. Site is adjacent to Chapelhall AQMA. Part of this site appears to be a Forestry Commission Scotland site called West Dunsyston. Possible noise constraints as proposed site is adjacent to existing industrail area. Site investigations would be required and a Contaminated Land Constraints report is available.	✖
E6 – Deliverability	Site unlikely to be marketable for residential due to contamination, risk of flooding, mine entry and high likelihood of undermining	✖
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as 68% Existing Industrial and Business Areas (Policy EDI 1 A1 ), 23% Promoting Industrial and Business Sites (Policy EDI 2 A) and 9% Community Facilities (Policy HCF 1 B1). A very small section of the site and the land adjacent to the west of the site is currently designated as Greenbelt (Policy NBE 3 A).	✖
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'Currently partially occupied by business uses' and 'Currently vacant premises and land'. The site is 23% vacant and/or derelict land. The site contains existing industrial development to the north and southwest of the site, this is of a industrial/commercial nature (Chapelhall Industrial Estate and Depot) with associated hardstanding and access roads. There is a cluster of trees in the southeast and west of the site. The south and west border of the site bound by a line of trees. There are scattered trees in the middle of the site. The site is 100% non-agricultural land.	±
N3- Neighbouring Land Uses	The land adjacent to the north and west of the scheme consists of open greenfield land, wooded areas and existing paths. The east of the site is bounded by the A73 (Carlisle Road). There is existing residential development located to the south of the site (Chapelhall).	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 5421m. Distance to a town or community park is 504m. Distance to a regional scenic area is 16199m. Distance to Area of Great Landscape Value is 7723m. Distance to nearest country park is 5421m. Distance to canal corridors is 1230m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 2972m. Distance to the nearest LNR is 7695m. Distance to the nearest SINC is 41m. Distance to an ancient woodland is 21m. Distance to nearest TPO is 42m.  <i>NLC Biodiversity state that there is a need to retain appropriate buffers to the SINC. Ecological surveys should be included with planning application. Existing hedgerows and other ecological features should be retained and enhanced.</i>	✖
N6 – Historical Designations	Distance to nearest listed building is 544m. Distance to nearest SAM is 265m. Distance to nearest garden/designated landscape is 7759m. Distance to the nearest battlefield is 8171m. Distance to nearest conservation area is 1769m. Distance to Antonine Wall is 13498m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 2681m by car or 2382m by foot. The nearest commercial centre (Airdrie Retail park) is 2583m by car (2543m on foot). The nearest neighbourhood/local centre (Chapelhall) is 305m by car or 311m by foot.  The nearest hospital is Monklands District General Hospital which is 4386m by car.  <b>Primary School</b> - St Aloysius's (denominational) is 755m by foot and 701m by car. Chapelhall (non-denominational) is 664m by car or by foot.  <b>Secondary School</b> - St Margarets High School (denominational) is 3472m by car and 2918m by foot. Caldervale High School (non-denominational) is 2827m by car or 2512m by foot.	✓✓
S2 – Strengthening existing places	The site is within the settlement boundary of Chapelhall with 100% of the site overlapping the settlement. The distance to a rural investment area is 2284m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Airdrie Leisure Centre) is 2986m. Driving distance to sports facility (John Smith Swimming Pool) is 3402m. Both walking and driving distance to community centre/hall or community education centre (Mount Pleasant Community Centre) is 367m. Both walking and driving distance to library (Chapelhall Library) is 623m.  Edge of town site, 0.5-1km from Chapelhall village centre and community facilities. Would result in removal of industrial premises which provide jobs.	±



Site Reference 0005/11  
Location Land adjoining Main Street, Chapelhall, Airdrie  
Site Area 3.36 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31154>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 76m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 915m. Distance to the nearest cycle route is 2256m. Distance to green network is 2353m.	±
E3 – Existing and new Transport Links	Drumgelloch is the nearest railway station by foot at 3462m. Airdrie is the nearest station by car at 3977m. Distance to the nearest road is 0m.  <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: <i>Waste Water -Daldowie WwTW currently has capacity however further investigation is required to determine capacity of the Dunalastair waste water pumping station. Water - Balmore WTW currently has capacity a flow &amp; pressure test may be required. There is 26" Trunk main running through site and there must be a stand off area of 10 metres either side of main. Developer should contact our Asset Impact team for further information.</i>	×
E5 – Site Constraints	Distance to opencast coal extraction area 304m. Distance to existing mineral extraction site 5608m. 100% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 1. Distance to waste site 1145m.  The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>  Distance to an AQMA 26m.	±
E6 – Deliverability	Green belt site bounded by pylons which may constrain development and appeal but would mirror existing land use to the south and north, which in the case of the south is equally impacted by the pylons but has seen modern residential development. Impact of pylons and potential mines entries would be required.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps green belt.	×
N2 – Site Characteristics (incl. current use and management of land)	The site of greenfield land characterised by grassland and several stands of trees. The site is 81% grade 4 agricultural land classification, 19% of the site falls within non-agricultural land.	×
N3- Neighbouring Land Uses	Chapelhall bounds the site to the west and north, with greenfield land of a similar character extending to the east and south. Distance to vacant/derelict land 161m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 5631m. Distance to a town or community park is 1238m. Distance to a regional scenic area is 16890m. Distance to Area of Great Landscape Value is 7521m. Distance to nearest country park is 5631m. Distance to canal corridors is 1654m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 2722m. Distance to the nearest LNR is 7814m. Distance to the nearest SINC is 86m. Distance to the nearest country park is 5631m. Distance to an ancient woodland is 295m. Distance to nearest TPO is 777m.  Forestry Commission state: <i>Part of this site appears to be a Forestry Commission Scotland site called West Dunsyston - Control of Woodland Removal Policy applies.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 186m. Distance to nearest SAM is 881m. Distance to nearest garden/designated landscape is 7514m. Distance to the nearest battlefield is 8482m. Distance to nearest conservation area is 2482m. Distance to Antonine Wall is 14274m.	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 3246m by foot, and 3552m by car. The nearest commercial centre (Airdrie Retail Park) is 3408m by foot, and 3448m by car. The nearest neighbourhood/local centre (Chapelhall) is 210m by foot, and the same by car.  The nearest hospital is Monklands District General Hospital which is 5257m by car.  <b>Primary School</b> - St. Aloysius Primary School (denominational) is 504m by foot, 498m by car. Chapelhall Primary School (non-denominational) is 535m by foot, and the same by car.  <b>Secondary School</b> - St. Margaret's High School (denominational) is by 3782m by foot, and 4336m by car. Caldervale High School (non-denominational) is 3134m by foot, and the same by car.	✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Chapelhall). Distance to rural investment area is 1713m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Airdrie Leisure Centre) is 3851m. Driving distance to sports facility (John Smith Swimming Pool) is 4267m. Both walking and driving distance to community centre/hall or community education centre (Mount Pleasant Community Centre) is 140m. Both walking and driving distance to library (Chapelhall Library) is 576m.  Edge of town site, approximately 0.5km from Chapelhall village centre and community facilities.	±

# Stage 3

## Filter 1



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

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

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

Stage 3

Filter 2

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

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

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

# Stage 3

# Filter 3

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

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

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

Stage 3

Filter 4



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

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

**Airdrie/Coatbridge Housing Sub-market area**

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

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

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

**South Wishaw Mini-Charrette**

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

Stage 3

Filter 5

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

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

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

Stage 3

Filter 6

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

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

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



# Stage 3

# Filter 7

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

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

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

# Urban Boundary Review Sites

## 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	

Site Reference

Location

Site Area

Proposed use

Submission Info

0004/04

Former Cumbernauld Village Primary School, Cumbernauld

0.52 ha

Housing

<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31148>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 401m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 231m. Distance to the nearest cycle route is 3770m. Distance to green network is 1159m.	✓
E3 – Existing and new Transport Links	Cumbernauld is the nearest railway station by foot at 2526m. Cumbernauld is the nearest station by car at 3465m. Distance to the nearest road is 6m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	✖
E4 – Service Provision	Scottish Water state: Waste Water - Dunswood WwTW curently has capacity, dependent on the size of the development a Drainage Impact assesement may be required, 225mm combined sewer to west of site. Water - Carron Valley WTW currently has capacity there is a 6" distribution main to west of site.	±
E5 – Site Constraints	Distance to opencast coal extraction area 3935m. Distance to existing mineral extraction site 3258m. 100% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 1280m. Distance to potentially contaminated land 72m.  Distance to an AQMA 2433m.	✓
E6 – Deliverability	Site of vacant primary school and located in close proximity to the historic area of Cumbernauld including Cumbernauld House and Park. Site is well located with strong residential amenity within the settlement as well as offering strong commuter links.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps HCF1 B1 community facilities. 100% of the site overlaps with HCF3 affordable housing.	✖
N2 – Site Characteristics (incl. current use and management of land)	This Brownfield site is that of the former Cumbernauld Village Primary School, the school building remains but has been unused for 13 years. The site consists of the school building and associated hardstanding, with a tree line marking the edge of the site to the south and east. 78% of the site overlaps vacant/derelict land.  The site is 100% non-agricultural land.	✓
N3- Neighbouring Land Uses	The site lies in the north of Cumbernauld, and is bordered by Glasgow Road to the west, Jubilee Park to the south, an area of allotment gardens to the east, and adjacent development on the north side.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructre is 1744m. Distance to a town or community park is 217m. Distance to a regional scenic area is 3807m. Distance to Area of Great Landscape Value is 19875m. Distance to nearest country park is 1744m. Distance to canal corridors is 2299m.	✓✓
N5 – Ecological Designations	Distance to the nearest SSSI is 1823m. Distance to the nearest LNR is 2548m. Distance to the nearest SINC is 378m. Distance to the nearest country park is 1744m. Distance to an ancient woodland is 193m. Distance to nearest TPO is 433m.	±
N6 – Historical Designations	Distance to nearest listed building is 68m. Distance to nearest SAM is 1111m. Distance to nearest garden/designated landscape is 12216m. Distance to the nearest battlefield is 1491m. Distance to nearest conservation area is 0m. 100% of the site overlaps a conservation area. Distance to Antonine Wall is 1354m.	✖✖
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 2110m by car (1128m on foot). The nearest commercial centre (Cumbernauld - Westway Retail Park) is 1579m by foot, and 1652m by car. The nearest neighbourhood/local centre (Cumbernauld - The Village) overlaps the site.  The nearest hospital is Monklands District General Hospital which is 13991m by car.  Primary School - St. Andrew's Primary School (denomimational) is 2333m by foot. Driving distance to a denominated primary school (St Andrew's Primary - C'Nauld) is 2452m. Kildrum Primary School (non-denominational) is 1964m by foot. Driving distance to a non-denominated primary school (Cumbernauld Primary School) is 2452m.  Secondary School - Our Lady's High School, Cumbernauld (denominational) is 3831m by car and 2818m by foot. Cumbernauld High School (non-denominational) is 2695m by car and 1847m by foot.	✖
S2 – Strengthening existing places	100% of the site overlaps a settlement (Cumbernauld). Distance to rural investment area is 3491m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Tryst Sports Centre) is 1932m. Driving distance to sports facility (Tryst Sports Centre) is 2627m. Walking distance to community centre/hall or community education centre (Village Community Hall) is 330m. Driving distance to community centre/hall or community education centre (Village Community Hall) is 558m. Walking distance to library (Cumbernauld Library) is 1962m. Driving distance to library (Cumbernauld Library) is 2693m.  The site is in an existing residential area and within close proximity to local facilities (shops, restaurants, community hall).	✓

Site Reference  
Location  
Site Area  
Proposed use  
Submission Info

0008/07  
Dykehead Road, Golfhill, Airdrie  
0.71 ha  
Housing  
<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/opportunities	No long term employment proposed but construction employment would be generated from residential aspect of proposal.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 138m. There are 4 bus stops within a 5 minute walk. Distance to a core path is 489m. Distance to the nearest cycle route is 2397m. Distance to green network is 2397m.	✓✓
E3 – Existing and new Transport Links	Airdrie is the nearest railway station by foot at 1740m. Airdrie is the nearest station by car at 1879m. Distance to the nearest road is 7m. Transport Scotland state as the site does not fall within 800m of a rail station there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure.	×
E4 – Service Provision	Scottish Water state Daldowie Waste water treatment works currently has capacity. There is a combined sewer running across site, depending on developer's proposals this may need to be diverted. A water flow & pressure test may be required. There is a 150mm DI water main running across the road south of site.	±
E5 – Site Constraints	Surface flooding 'med' probability (200 years) 1% overlap. Surface flooding 'low' probability (200 years + climate change) 1% overlap. Distance to opencast coal extraction area 4073m. Distance to existing mineral extraction site 6505m. 87% of the site overlaps with Coal Authority standing advice area. 13% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 1221m. Distance to potentially contaminated land 0m 100% of the site overlaps with potentially contaminated land. Distance to an AQMA 2860m. Site investigations would be required and Contaminated Land Constraints report is available.	×
E6 – Deliverability	Potentially contaminated land may require remediation. Site investigations required. Surrounding land uses are primarily residential. May be suitable for residential development	✓✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The entire site falls within policy designation HCF 1 B1 'Community Facilities'.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is an area of open space within an established residential area. 100% of the site falls with non-agricultural land.	±
N3 - Neighbouring Land Uses	The site is primarily surrounded by residential areas, however a community facility (sports ground) is located immediately to the south. Site is 452m from vacant and/or derelict land. Distance to green belt 89m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 3619m. Distance to a town or community park is 1458m. Distance to a regional scenic area is 12638m. Distance to Area of Great Landscape Value is 10586m. Distance to nearest country park is 3619m. Distance to canal corridors is 2910m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 4367m. Distance to the nearest LNR is 4424m. Distance to the nearest SINC is 101m. Distance to an ancient woodland is 89m. Distance to nearest TPO is 317m.	±
N6 – Historical Designations	Distance to nearest listed building is 473m. Distance to nearest SAM is 2263m. Distance to nearest garden/designated landscape is 9601m. Distance to the nearest battlefield is 9492m. Distance to nearest conservation area is 911m. Distance to Antonine Wall is 9842m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 1068m by car (1055m on foot). The nearest commercial centre (Airdrie Retail park) is 2212m (1927m on foot). The nearest neighbourhood/local centre (Glenmavis) is 1044m by car or by foot.  The nearest hospital is Monklands District General Hospital which is 2068m by car.  Primary School - St Andrews (denominational) is 671m by car and 868m by foot. Golfhill (non-denominational) is 250m by car or foot.  Secondary School - St Margarets High School (denominational) is 2053m by car and 1914m by foot. Airdrie Academy (non-denominational) is 860m by car or by foot.	✓✓
S2 – Strengthening existing places	100% of the site overlaps a settlement. Distance to rural investment area is 1541m. Development would extend existing residential area.	✓✓
S3 – Community Facilities	Walking distance to sports facility (John Smith Swimming Pool) is 1657m. Driving distance to sports facility (John Smith Swimming Pool) is 1670m. Walking distance to community centre/hall or community education centre (Thrashbush Pavilion) is 35m. Driving distance to community centre/hall or community education centre (Thrashbush Pavilion) is 465m. Walking distance to library (Airdrie Library) is 1479m. Driving distance to library (Airdrie Library) is 1492m.  Within Airdrie, 1.5km from town centre.	✓✓



**Site Reference** 0029-07  
**Location** Roughrigg Road Longriggend  
**Site Area** 2.81 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Walking distance to the nearest bus stop is 2126m. There are 0 bus stops within a 5 minute walk. Walking distance to a core path is 344m. Walking distance to the nearest cycle route is 3047m. Walking distance to green network is 2m.	×
E3 – Existing and new Transport Links	Caldercruix is the nearest railway station by foot at 3552m. Caldercruix is the nearest station by car at 3567m. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - 1750m from Longriggend WwTW zone, Longriggend WwTW is currently at capacity and a growth project would be required. Water - Balmore WTW currently has capacity, a 8" distribution main to south of site.	×
E5 – Site Constraints	Surface flooding 'med' probability (200 years) 1% overlap. Surface flooding 'low' probability (200 years + climate change) 1% overlap.  Distance to opencast coal extraction area 539m. Distance to existing mineral extraction site 2936m. 100% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 1. Distance to waste site 4672m.  The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>  Distance to an AQMA 7997m.	±
E6 – Deliverability	Site is comparatively remote for residential development with limited local amenities. Site investigation would be required to established the constraints from former mining in the area.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	27% of the site overlaps HCF1 A residential areas.	±
N2 – Site Characteristics (incl. current use and management of land)	This site consists of an area of Greenfield land characterised by grassland and an adjoining area of vacant/derelict land to the south. 17% of the site overlaps vacant/derelict land. The site is 82% grade 4 and 18% grade 5 agricultural land classification.	✓
N3- Neighbouring Land Uses	The site lies immediately adjacent to the settlement of Longriggend to the south. The north of the site is formed by a narrow unnamed road, beyond which lies grassland/heathland.	±
N4 – Landscape/ Open Space Designations	Distance to a town or community park is 7118m. Distance to a regional scenic area is 11341m. Distance to Area of Great Landscape Value is 15620m. Distance to nearest country park is 2848m. Distance to canal corridors is 8938m.	±
N5 – Ecological Designations	Distance to green infrastructure is 2848m. Distance to the nearest SSSI is 736m. Distance to the nearest LNR is 8129m. Distance to the nearest SINC is 5m. Distance to the nearest country park is 2848m. Distance to an ancient woodland is 1251m. Distance to nearest TPO is 4572m.	×
N6 – Historical Designations	Distance to nearest listed building is 2482m. Distance to nearest SAM is 1215m. Distance to nearest garden/designated landscape is 10520m. Distance to the nearest battlefield is 8413m. Distance to nearest conservation area is 6256m. Distance to Antonine Wall is 8516m.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 9095m by foot and 9739m by car. The nearest commercial centre (Airdrie Retail Park) is 10208m by foot, and 10236m by car. The nearest neighbourhood/local centre (Caldercruix) is 3390m by foot and 3488m by car.  The nearest hospital is Monklands District General Hospital which is 11779m by car.  Primary School - St. Mary's Primary School (denominational) is 3501m by foot, 3655m by car. Glengowan Primary School (non-denominational) is 395m by foot and the same by car.  Secondary School - St. Margaret's High School, Cumbernauld (denominational) is by 9913m by foot, driving distance to a denominational secondary school (Our Lady's High School, Cumbernauld) is 10284m. Caldervale High School (non-denominational) is 8817m by foot, and 8848m by car.	×
S2 – Strengthening existing places	100% of the site overlaps a settlement (Longriggend). 73% of the site overlaps rural investment area.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Palacerigg Golf Course) is 6053m. Driving distance to sports facility (Palacerigg Golf Course) is 6065m. Walking distance to community centre/hall or community education centre (Caldercruix Hall) is 3599m. Driving distance to community centre/hall or community education centre (Caldercruix Hall) is 3678m. Walking distance to library (Abronhill Library) is 9489m. Driving distance to library (Petersburn Library) is 9818m.  Edge of settlement site at Longriggend, but no community facilities.	××

Site Reference  
Location  
Site Area  
Proposed use  
Submission Info

0003/09  
Former St James Primary School, Coatbridge  
1.98 ha  
Housing  
<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31152>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 4m. There are 7 bus stops within a 5 minute walk. Distance to a core path is 392m. Distance to the nearest cycle route is 1308m. Distance to green network is 416m.	✓✓
E3 – Existing and new Transport Links	Kirkwood is the nearest railway station by foot at 707m. Kirkwood is the nearest station by car at 677m. Distance to the nearest road is 0m.  <i>NLC Roads&amp; Transportation state that this site cannot meet the junction spacing standards which would be applied. Possible access solution would be a roundabout at the existing junction of Lismore Drive/Portree Avenue – however, cost may outweigh the benefit. Another option would be the use of a dropped kerb access into a parking court.</i>	±
E4 – Service Provision	Sewer - Daldowie currently has capacity. There is a combined sewer that may require to be diverted depending on developer's proposals. Water - Balmore WTW currently has capacity.	✓
E5 – Site Constraints	Distance to opencast coal extraction area 6352m. Distance to existing mineral extraction site 10533m. 100% of the site overlaps with Coal Authority standing advice area. Distance to waste site 658m. Distance to potentially contaminated land 105m. Distance to an AQMA 467m. Site investigations would be required and Contaminated Land Constraints report is available.	✗
E6 – Deliverability	Site investigations required. Suitable for residential development	✓✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Community Facilities (Policy HCF 1 B1).	✗
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'brown-field in nature. The site was previously occupied by St. James' Primary School'. The site contains brownfield land with existing development (School) and associated hardstanding on the site. There is a cluster of trees in the northwest and north east of the site. The site is 100% non-agricultural land.	±
N3- Neighbouring Land Uses	There is existing residential development to the north and east of the site. The site is bounded by Lismore Drive to the south and Blantyre Street/Barra Avenue to the east. To the north of the site is open greenfield land The site is 606m from vacant and/or derelict land. The distance from the site to Greenbelt is 387m.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1351m. Distance to a town or community park is 713m. Distance to a regional scenic area is 13817m. Distance to Area of Great Landscape Value is 7645m. Distance to nearest country park is 1351m. Distance to canal corridors is 1062m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 3028m. Distance to the nearest LNR is 2900m. Distance to the nearest SINC is 387m. Distance to the nearest country park is 1351m. Distance to an ancient woodland is 722m. Distance to nearest TPO is 542m.  <i>NLC Biodiversity state that ecological surveys should be included with planning application. Retain ecological features. Opportunity for habitat enhancements. Swift nesting provision should be incorporated in to house design.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 619m. Distance to nearest SAM is 1003m. Distance to nearest garden/designated landscape is 5916m. Distance to the nearest battlefield is 5559m. Distance to nearest conservation area is 1003m. Distance to Antonine Wall is 12240m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 1976m by car or 1756m on foot. The nearest commercial centre (Coatbridge - Showcase Cinema Complex) is 1252m by foot, McKinnon Mills is 1358m by car. The nearest neighbourhood/local centre (Coatbridge - Woodside) is 2493m by car or 2087m by foot.  The nearest hospital is Monklands District General Hospital which is 4229m by car.  <b>Primary School</b> - St Timothy's (denominational) is 754m by foot and 768m by car. Kirkshaws (non-denominational) is 429m by car or by foot.  <b>Secondary School</b> - St Andrew's High School (denominational) is 1380m by car or 1004m by foot. Coatbridge High School (non-denominational) is <b>3523m</b> by car or 3059m by foot.	✓
S2 – Strengthening existing places	The site is within the settlement boundary of Coatbridge with 100% of the site overlapping the settlement. The distance to a rural investment area is 6055m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Coatbridge Outdoor Sports Complex) is 961m. Driving distance to sports facility (Columbia Sports Complex) is 1643m. Walking distance to community centre/hall or community education centre (Old Monkland Community Centre) is 230m. Driving distance to community centre/hall or community education centre (Old Monkland Community Centre) is 234m. Walking distance to library (Old Monkland Library) is 179m. Driving distance to library (Old Monkland Library) is 179m.  Within Coatbridge, 3km from town centre.	✓✓

**Site Reference** 0004/14  
**Location** Hattonrigg Road, Hattonrigg Bellshill  
**Site Area** 3.01 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31158>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 370m. There are 1 bus stops within a 5 minute walk. Distance to a core path is 0m. Distance to the nearest cycle route is 3634m. Distance to green network is 3366m.	✓
E3 – Existing and new Transport Links	Bellshill is the nearest railway station by foot at 1005m and 1247m by car. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water -Daldowie WwTW currently has capacity, a 600mm combined sewer runs through site, 525mm combined sewer along east of site Developer should contact our Asset Impact team to discuss further. Water - Balmore WTW currently has capacity.	×
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 1% overlap. Surface flooding 'med' probability (200 years) 6% overlap. Surface flooding 'low' probability (200 years + climate change) 9% overlap. Distance to opencast coal extraction area 5508m. Distance to existing mineral extraction site 10616m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 169m.  Distance to an AQMA 2043m.	±
E6 – Deliverability	Site is located in an area of extensive residential land use and subject to site investigation to identify any material constraints and site conditions. The site could deliver residential development similar to that which has occurred bordering the site.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps HCF1 B1 community facilities.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is 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 hardstanding. 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.  The site is 95% grade 3.2 agricultural land classification, 5% of the site falls within non-agricultural land.	✓
N3- Neighbouring Land Uses	Generally the site sits in a primarily residential area. Regarding the sites immediated surroundings, the land to the south east of the site continues as Brownfield grass/scrub land, residential development extends to the south, to the south west and north west lies a small wooded area and a section of maintained grassland which act as a narrow buffer between the site and Hattonrigg Road, a bowling green lies adjacent to the north eastern border of the site.	✓✓
N4 – Landscape/ Open Space Designations	Distance to green infrastrucutre is 1458m. Distance to a town or community park is 1395m. Distance to a regional scenic area is 17096m. Distance to Area of Great Landscape Value is 4436m. Distance to nearest country park is 1458m. Distance to canal corridors is 2854m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 3195m. Distance to the nearest LNR is 6068m. Distance to the nearest SINC is 904m. Distance to the nearest country park is 1458m. Distance to an ancient woodland is 989m. Distance to nearest TPO is 120m.	±
N6 – Historical Designations	Distance to nearest listed building is 827m. Distance to nearest SAM is 2699m. Distance to nearest garden/designated landscape is 3314m. Distance to the nearest battlefield is 3382m. Distance to nearest conservation area is 3495m. Distance to Antonine Wall is 15291m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Bellshill Town Centre is 335m by foot, and 704m by car. The nearest commercial centre (Coatbridge - McKinnon Mills) is 2529m by foot, and 2594m by car. The nearest neighbourhood/local centre (Mossend) is 847m by foot, driving distance to neighbourhood/local centre (Bellshill - Hamilton Road) is 1225m.  The nearest hospital is Monklands District General Hospital which is 6025m by car.  <b>Primary School</b> - (St. Gerard's Primary School (denominational) is 261m by foot, 345m by car. Noble Primary School (non-denominational) is 498m by foot, and 746m by car.  <b>Secondary School</b> - Cardinal Newman School (denominational) is 1510m by foot, and 1726m by car. Bellshill Academy (non-denominational) is 630m by foot, and 1264m by car.	✓✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Bellshill). Distance to rural investment area is 6579m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Sir Matt Busby Sports Complex) is 1206m and driving distance is 1631m. Walking distance to community centre/hall or community education centre (Hattonrigg Senior Citizens Centre) is 108m and driving is 110m. Walking distance to library (Bellshill Cultural Centre) is 783m and driving distance is 1357m.  Within Bellshill built up area, <0.5m from schools and 1-1.5Km to community facilities.	✓✓

**Site Reference** 0001/15  
**Location** Bairdsland View, Bellshill  
**Site Area** 0.60 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31159>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 459m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 33m. Distance to the nearest cycle route is 3721m. Distance to green network is 3473m.	×
E3 – Existing and new Transport Links	Bellshill is the nearest railway station by foot at 1094m. Bellshill is the nearest station by car at 1495m. Distance to the nearest road is 51m.  <i>NLC Roads&amp; Transportation state that this site this site is landlocked with no viable access. The current position is that access to housing should not be through an industrial area. The existing Wimpey site has no connection link. The Barratt site which is in the process of achieving planning permission would not be able to link due to the line of the drain and its Suds feature. The access from the North adjacent to the bowling green is a private road and is in any case unsuitable.</i>	×
E4 – Service Provision	Scottish Water states that Daldowie WWTW currently has capacity. Flow & pressure test may be required. There is a 125mm water main south of site.	✓
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 4% overlap. Surface flooding 'med' probability (200 years) 6% overlap. Surface flooding 'low' probability (200 years + climate change) 6% overlap. Distance to opencast coal extraction area 5519m. Distance to existing mineral extraction site 10631m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 102m. 71% of the site overlaps with potentially contaminated land. Distance to an AQMA 2140m. Noise Assessment will be required as site in close proximity to refuse disposal facility. Site Investigations required and Contaminated Land Constraint Report available.	×
E6 – Deliverability	Possible remediation required. Site investigations required. Suitable for residential development	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	Currently the site is predominantly (91%) designated as Promoting Industrial and Business Sites (Policy EDI 2 A) and a small part (9% along the northwest boundary) is designated as Community Facilities (Policy HCF1 B1)	×
N2 – Site Characteristics (incl. current use and management of land)	The site is predominantly, 87%, vacant/derelict land. 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. The site is 100% Grade 3.2 Agricultural Land Classification.	×
N3- Neighbouring Land Uses	The land adjacent to the north and west of the site is open land with clusters of trees and an existing path. The land to the south of the site is open land and existing industrial land. There is existing residential development located to the southwest and east of the site. The distance to greenbelt from the site is 535m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1481m. Distance to a town or community park is 1369m. Distance to a regional scenic area is 17215m. Distance to Area of Great Landscape Value is 4472m. Distance to nearest country park is 1481m. Distance to canal corridors is 2903m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 3256m. Distance to the nearest LNR is 6224m. Distance to the nearest SINC is 1052m. Distance to the nearest country park is 1481m. Distance to an ancient woodland is 1105m. Distance to nearest TPO is 243m. Can progress.  <i>NLC Biodiversity state that ecological surveys should be included with planning application.</i>	✓
N6 – Historical Designations	Distance to nearest listed building is 766m. Distance to nearest SAM is 2743m. Distance to nearest garden/designated landscape is 3371m. Distance to the nearest battlefield is 3443m. Distance to nearest conservation area is 3582m. Distance to Antonine Wall is 15384m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Bellshill Town Centre is 588m by car or 554m by foot. The nearest commercial centre (Coatbridge - McKinnon Mills) is 2749m by car (2681m on foot). The nearest neighbourhood/local centre (Mossend) is 852m by car or 819m by foot.  The nearest hospital is Monklands District General Hospital which is 6173m by car.  <b>Primary School</b> - St Gerard's (denominational) is 368m by foot and 480m by car. Noble (non-denominational) is 994m by car or 737m by foot.  <b>Secondary School</b> - Cardinal Newman High School (denominational) is 1974m by car and 1599m by foot. Bellshill Academy (non-denominational) is 790m by car or 719m by foot.	✓✓
S2 – Strengthening existing places	The site is within the settlement boundary of Bellshill, with 6% of the site overlapping the settlement. The distance to a rural investment area is 6584m.	±
S3 – Community Facilities	Walking distance to sports facility (Sir Matt Busby Sports Complex) is 1295m and driving distance is 1879m. Walking distance to community centre/hall or community education centre (Hattonrigg Senior Citizens Centre) is 216m and driving distance is 245m. Walking distance to library (Bellshill Cultural Centre) is 872m and driving distance is 1178m.  Within built up area, adjacent to existing residential neighbourhoods and 1km from Bellshill town centre.	✓✓



Site Reference 0004/15  
Location Torrance Park, Motherwell  
Site Area 27.57 ha  
Proposed use Housing & Other  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31159>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Proposal is fore residential use with community use, care home and hotel and may include a garden centre. It would create some long term employment.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 88m. There are 7 bus stops within a 5 minute walk. Distance to a core path is 10m. Distance to the nearest cycle route is 2736m. Distance to green network is 594m. As the site falls within 400m of any bus stop location, direct and attractive pedestrian links to these facilities are essential.	✓✓
E3 – Existing and new Transport Links	Holytown is the nearest railway station by foot at 1098m. Holytown is the nearest station by car at 1328m. Distance to the nearest road is 5m. the site does not fall within site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer.  <i>NLC Roads&amp; Transportation state that the access arrangements which were put in place for phase 1 will not be adequate for a development of the size envisaged in this application. At 28 ha this could include between 400 and 600 residential units before the commercial premises are included. The layout of access previously agreed would mean all of this development including phase 1 and the golf course having only 1 connection to the A723. No connection should be considered onto Legbrannock Road as it is unsuitable for any additional traffic, with a poor junction at Edinburgh Road The existing Housing in Pod's 1 – 4 (approx. 300) plus the Golf Course are already more than technically one access should be able to handle. There is nowhere else on the A723 frontage where an access can be taken which would comply with junction spacing requirements.</i>	××
E4 – Service Provision	Scottish Water states that Daldowie WWTW has current capacity. Water - A Water impact assessment will be required to determine impact on existing network. There are 15 & 18 " trunk mains along east of site stand off areas required.	×
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 1% overlap. Surface flooding 'med' probability (200 years) 3% overlap. Surface flooding 'low' probability (200 years + climate change) 3% overlap. Distance to opencast coal extraction area 1663m. Distance to existing mineral extraction site 6990m. 42% of the site overlaps with Coal Authority standing advice area. 58% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 5. Distance to waste site 1376m. 1% of the site overlaps with potentially contaminated land. Distance to an AQMA 2620m. Air Quality Impact Assessment required if over 300 car parking spaces .Site is partly adjacent to crematorium and A723. Possible noise constraints with some houses close to A723 and Legbrannock rd. Site Investigations required and Contaminated Land Constraint Report available. The Legbrannock/Thankerton/Shirrel Burn runs close to the southern boundary of this site which is a known flood sensitive watercourse. Unless appropriate measures are put in place to ensure that no additional water enters this watercourse new development could significantly increase the risk of flooding to downstream development.	×
E6 – Deliverability	Flood prevention work required, potential remediation of contaminated land, site investigations required. May be suitable for residential development	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Community Facilities (Policy HCF 1 B1). The land adjacent to the east of the site is designated Greenbelt (Policy NBE 3 A), the land adjacent to the west is designated as Promoting Transport Development (Policy EDI 2 B).	×
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'vacant land'. The site contains open fields with thin trees lines separating them north to south in the western part of the site. There are scattered trees throughout the site and an existing track along the southwest of the site. The site is 81% Grade 3.2 Agricultural Land Classification and 19% non-agricultural land.	×
N3- Neighbouring Land Uses	The north and northeast of the site are adjacent to open fields with scattered trees. The south of the site is bounded by a wooded area and Legbrannock Burn. The west of the site is adjacent to the A723. There is existing development in the form of a farm and nursery located adjacent to the northeast of the site. The distance from the site to vacant/derelict land is 284m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 3012m. Distance to a town or community park is 2254m. Distance to a regional scenic area is 18879m. Distance to Area of Great Landscape Value is 4394m. Distance to nearest country park is 3012m. Distance to canal corridors is 2193m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 4944m. Distance to the nearest LNR is 5334m. Distance to the nearest SINC is 0m. 0% of the site overlaps a SINC. Distance to the nearest country park is 3012m. 0 Distance to an ancient woodland is 358m. Distance to nearest TPO is 552m.  <i>NLC Biodiversity state that possible progression with appropriate buffer to be maintained to SINC. Ecological surveys should be included with planning application.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 1104m. Distance to nearest SAM is 1836m. Distance to nearest garden/designated landscape is 4429m. Distance to the nearest battlefield is 5981m. Distance to nearest conservation area is 3577m. Distance to Antonine Wall is 16385m.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Bellshill Town Centre is 1439m by car or 1350m by foot. The nearest commercial centre (Motherwell - B&Q Bellshill Road) is 1164m by car (1379m on foot). The nearest neighbourhood/local centre (Motherwell - Forgewood) is 423m by car or 481m by foot.  The nearest hospital is Monklands District General Hospital which is 7178m by car.  <b>Primary School</b> - Holy Family Ps (denominational) is 1126m by foot and by car. Mossend (non-denominational) is 653m by car or 645m by foot.  <b>Secondary School</b> - Taylor High School (denominational) is 2733m by car and 2439m by foot. Braidhurst High School (non-denominational) is 583m by car or 901m by foot.	✓✓
S2 – Strengthening existing places	The site is within the settlement boundary of Holytown with 22% of the site overlapping the settlement. The distance to a rural investment area is 2519m.	±
S3 – Community Facilities	Walking distance to sports facility (Aquatec) is 3840m and driving distance is 4268m. Walking distance to community centre/hall or community education centre (John Doyle Senior Citizens Centre) is 378m and driving distance is 370m. Walking distance to library (Newarthill Library) is 405m and driving distance is 437m.  Western portion of site is 0.5-1.5km from community facilities in Holytown. Eastern portion is up to 1km further away. Site is separated from Newarthill by a burn. Separation of site is likely to lead to additional public service investment unless full community facilities are provided on site, which would improve scoring.	×

Site Reference 0002/18  
Location Former St Mathews Primary School, Wishaw  
Site Area 5.68 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31157>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 80m. There are 5 bus stops within a 5 minute walk. Distance to a core path is 39m. Distance to the nearest cycle route is 9136m. Distance to green network is 1938m.	✓✓
E3 – Existing and new Transport Links	Shieldmuir is the nearest railway station by foot at 1037m. Shieldmuir is the nearest station by car at 932m. Distance to the nearest road is 9m.As the site does not fall within site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer.  <i>NLC Roads &amp; Transportation state that a Transport Assessment would be required to explore access connections for this site. A single connection to Pentland Road is unlikely to be enough for a site this size. However, of more concern is the access to the wider road network as both vehicular connections (Heathery Road and West Main Street are restricted and unlikely to be capable of dealing with the traffic flows. The housing within the area is predominantly a mix of 2up-2down and flats with very few having off street parking. In access terms this will lead to the road network being congested throughout the whole of the possible access routes.</i>	xx
E4 – Service Provision	Scottish Water states Carbars WWTW is currently at capacity. Surface water should discharge to watercourse with appropriate permissions in place. Daer WTW currently has capacity. There is a 6" CI water main east of site.	✓
E5 – Site Constraints	Surface flooding 'low' probability (200 years + climate change) 1% overlap. Distance to opencast coal extraction area 3378m. Distance to existing mineral extraction site 9756m. 60% of the site overlaps with Coal Authority standing advice area. 40% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 822m. 10% of the site overlaps with potentially contaminated land. Site Investigations required. Distance to an AQMA 1493m. Air Quality Impact Assessment required for over 180no houses. Possible noise constraints due to closer proximity to railway. Site investigations required and Contaminated Land Constraint Report available.	x
E6 – Deliverability	Potential remediation required, site investigations required. Part of site is in greenbelt, suitable for residential development with proportionate levels of greenspace	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	Currently the site is predominantly (93%) designated as Community Facilities (Policy HCF1 B1) and a small part (7%) at the northwest of the site is designated as Greenbelt (Policy NBE 3 A).	x
N2 – Site Characteristics (incl. current use and management of land)	The site has been identified as 'previously occupied by St. Matthews Primary School'. The site is partly 22% vacant/derelict land. The site contains open land and brownfield land. There is a large are of woodland along the west of the site with a thin line of woodland surrounding the rest of the site. There is a large track from the southeast to the middle of the site and a thin track along the south of the site. The site is 100% non-agricultural land.	±
N3- Neighbouring Land Uses	The site is bordered to the south by the railway. The land adjacent to the east of the site contains existing residential development (Wishaw). The land adjacent to the north of the site contains woodland.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1672m. Distance to a town or community park is 733m. Distance to a regional scenic area is 23337m. Distance to Area of Great Landscape Value is 1463m. Distance to nearest country park is 4177m. Distance to canal corridors is 6753m.	±
N5 – Ecological Designations	The site is approximately 3.5km from a Natura 2000 site (SAC). Distance to the nearest SSSI is 3522m. Distance to the nearest LNR is 1889m. Distance to the nearest SINC is 186m. Distance to the nearest country park is 4177m.. 17% of the site overlaps an ancient woodland. Distance to nearest TPO is 603m.  <i>NLC biodiversity state ecological surveys should be included with planning application. Existing trees and other ecological features should be retained and enhanced.</i>	x
N6 – Historical Designations	Distance to nearest listed building is 601m. Distance to nearest SAM is 5045m. Distance to nearest garden/designated landscape is 1672m. Distance to the nearest battlefield is 6544m. Distance to nearest conservation area is 3075m. Distance to Antonine Wall is 20945m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 791m by car or by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 509m by car or on foot. The nearest neighbourhood/local centre (Wishaw - South of Glasgow Road) is 680m by car or 682m by foot.  The nearest hospital is Wishaw General Hospital which is 1028m by car.  <b>Primary School</b> - St Thomas's (denominational) is 1725m by foot and 1722m by car. Berryhill (non-denominational) is 142m by car or by foot.  <b>Secondary School</b> - St Aidan's High School (denominational) is 1853m by car and 1851m by foot. Coltness High School (non-denominational) is 3267m by car or 3216m by foot.	x
S2 – Strengthening existing places	The site is within the settlement boundary of Wishaw, with 78% of the site overlapping the settlement. The distance to a rural investment area is 5075m.	✓
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 1411m and driving distance is 1303m. Both the walking and driving distances to the community centre/hall or community education centre (Wishawhill Community Centre) is 456m. Walking distance to library (Craigneuk Library) is 807m and driving distance is 796m.  Within Wishaw's built up area, adjacent to residential neighbourhoods. 1km to neighbourhood centre.	✓✓



**Site Reference** 0001/20  
**Location** Excelsior Street, Wishaw  
**Site Area** 0.61 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Proposal is for residential, existing use is Business and Industry and would result in loss of business allocation.	✖
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 391m. There is 1 bus stop within a 5 minute walk. Distance to a core path is 9m. Distance to the nearest cycle route is 9.6km. Distance to green network is 3.4km. Strathclyde Partnership for Transport states that As the site falls within 400m of any bus stop location, direct and attractive pedestrian links to these facilities are essential.	✓
E3 – Existing and new Transport Links	<p>The site is 2.7km to a railway station. The nearest road is 41m. Strathclyde Partnership for Transport states that the site falls within 800m of a rail station and where sites fall within 800m of a rail station, direct and attractive pedestrian links to these facilities are essential. Although this site has an existing connection onto Excelsior Street which is historical it would no longer be allowed at the location shown as it would not be able to meet junction spacing requirements.</p> <p><i>NLC Roads&amp; Transportation state that existing junctions of Excelsior Street/Shields Road and Range Road/Shields Road are experiencing difficulties due to the volume of traffic already utilising them. Although this site has an existing connection onto Excelsior Street which is historical it would no longer be allowed at the location shown as it would not be able to meet junction spacing requirements.</i></p>	✖✖
E4 – Service Provision	Scottish Water states that the Sewer - Carbarns currently has capacity. Surface water should discharge to watercourse with appropriate permissions in place. They also state that Water flow & pressure test may be required.	±
E5 – Site Constraints	There is a 16% overlap with a medium probability of Surface flooding in the next 200 years. There is a 34% overlap with a low probability of Surface flooding within the next 200 years + climate change. The site is located at a distance of 4.5km to an opencast coal extraction area. The site is 10.87km to the existing mineral extraction site. 87% of the site overlaps with a Coal Authority standing advice area. 13% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 1. The site is 635m from a waste site. All of the site contains potentially contaminated land therefore potentially remediation will be required. Site Investigations required. The site is 1.3km from an AQMA. The site is adjacent to industrial estate therefore a Noise Impact Site Investigation and potentially remediation will be required. Assessment will be required. Odour or other PH Constraints may be an issue if nearby industrial estate has malodours emissions. . Development is closer to the industrial estate than any existing housing. There is potential that noise assessment may show that this site is very difficult to develop and provide adequate noise levels for residents. Contaminated Land Constraint Report Available.	✖
E6 – Deliverability	Flood prevention measures may be required. Mine entry may require capping. Site investigations required, potentially contaminated land requiring remediation. Noise prevention may be required due to neighbouring industrial estate. May be suitable for residential development.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as an area for existing Business and Industry (policy EDI 1 A1).	✖
N2 – Site Characteristics (incl. current use and management of land)	78% of the site overlaps vacant/derelict land. The site is predominately derelict (with some storage) with a strong tree belt to the east and north. 100% of the site falls with non-agricultural land.	✓
N3- Neighbouring Land Uses	There is an existing residential area to the west and an existing industrial and business area to the east.	±
N4 – Landscape/ Open Space Designations	The site is 954m to green infrastructure. Distance to a town or community park is 581m. Distance to a regional scenic area is 23.9km. Distance to Area of Great Landscape Value is 490m. Distance to nearest country park is 3.4km. The site is 7.5km to canal corridors.	±
N5 – Ecological Designations	<p>The site is approximately 3.7km from a Natura 2000 site (SAC). The site is 3.4km to the nearest SSSI. The nearest LNR is 1.3km from the site. The site is 871m from the nearest SINC. The site is 3.4km from the nearest country park. There is an ancient woodland within 557m of the site. There are no TPOs within the site the nearest TPO is 1.2km from the site.</p> <p><i>NLC Biodiversity state that site can progress with retention of ecological features and appropriate buffers. Ecological surveys should be included with planning application. Retain ecological features, include appropriate buffer in site design</i></p>	±
N6 – Historical Designations	Site is 590m to a listed building. Distance to nearest SAM is 4.2km. The nearest garden/designated landscape is 954m from the site. The site is 6.2km to the nearest battlefield. The site is 2.9km to the nearest conservation area. The site is 21.6km from the Antonine Wall.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	<p>Motherwell Town Centre is 2360m by car or 2304m by foot. The nearest commercial centre (Motherwell - Airbles Road RTL Warehouse) is 2243m by car or 2154m by foot. The nearest neighbourhood/local centre (Wishaw - Netherton) is 757m by car or by foot.</p> <p>The nearest hospital is Wishaw General Hospital which is 2174m by car.</p> <p><b>Primary School</b> - St Brendan's (denominational) is 828m by foot and by car. Muirhouse (non-denominational) is 679m by foot or by car.</p> <p><b>Secondary School</b> - Our Ladys High School (denominational) is 2620m by car and 2078m by foot. Clyde Valley High School (non-denominational) is 3539m by car or by foot.</p>	✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Netherton/Whishaw) . The site is 6192m from a rural investment area.	✓✓
S3 – Community Facilities	<p>Walking distance to sports facility (Wishaw Sports Centre) is 2045m and driving distance is 1939m. Both walking and driving distance to community centre/hall or community education centre (Isa Money Community Centre) is 1240m. Walking distance to library (Craigneuk Library) is 2866m and driving distance is 2925m.</p> <p>Within Wishaw built up area and adjacent to residential neighbourhoods, close to community facilities in various directions.</p>	✓✓

**Site Reference** 0003/02  
**Location** Land at Westfield, Cumbernauld  
**Site Area** 3.73 ha  
**Proposed use** Industry  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31147>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Proposed industrial and business uses as an extension to the existing industrial estate at Westfield. 4% of the site overlaps a settlement (residential area to the east of Westfield).	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 330m. There are 1 bus stops within a 5 minute walk. Distance to a core path is 115m. Distance to the nearest cycle route is 5246m. Distance to green network is 1666m.	✓
E3 – Existing and new Transport Links	Croy is the nearest railway station by foot at 3302m. Croy is the nearest station by car at 3290m. Distance to the nearest road is 18m. Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.	✗
E4 – Service Provision	Scottish Water state that a Drainage impact assessment is required to determine impact on existing network. Regarding water there is a 54" Trunk within north of site - there will need to be a minimum stand off distance of 15 metres either side of this main.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 6% overlap. Surface flooding 'med' probability (200 years) 15% overlap. Surface flooding 'low' probability (200 years + climate change) 23% overlap. Distance to opencast coal extraction area 3985m. Distance to existing mineral extraction site 4861m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 1120m. Distance to potentially contaminated land 176m (former cement manufacture), 133m from tank/substation . Distance to an AQMA 2332m. Noise constraints - 65m from residential properties. This site has a history of flooding from the Moss Water, however, SEPA indicative flood maps do not highlight fluvial flood risk. The site is located within Potentially Vulnerable Area 11/04. Contaminated Land Constraints report is available.	✗
E6 – Deliverability	Site seems marketable for industrial use given history of surrounding use and proximity to existing industry. Accessible for workforce, with facilities nearby.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently allocated as Community Facilities (HCF 1 B1). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	✗
N2 – Site Characteristics (incl. current use and management of land)	Existing use is leisure/recreation (floodlit football pitch) and includes a section of previously developed land. Site is connected to road network. The site is 62% grade 3.2 and 36% grade 4 agricultural land classification.	✗
N3- Neighbouring Land Uses	Due to the proposed industrial use of the site, development would be compatible with the surrounding industrial and business uses in the area although there is completely surrounded by WIAT Cumbernauld Woods scheme. However, it is 65m from residential properties to the east. The site is 167m from vacant and/or derelict land.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1614m. Distance to a town or community park is 222m. Distance to a regional scenic area is 5740m. Distance to Area of Great Landscape Value is 16514m. Distance to nearest country park is 4248m. Distance to canal corridors is 3863m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 1245m. Distance to the nearest LNR is 1614m. Distance to the nearest SINC is 230m. Distance to an ancient woodland is 707m. Distance to nearest TPO is 384m. <i>NLC Biodiversity state that ecology surveys should be included with the planning application and at least a 6m buffer should be included along the burn. Existing woodland should be included in the site plans.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 2185m. Distance to nearest SAM is 1301m. Distance to nearest garden/designated landscape is 14904m. Distance to the nearest battlefield is 4424m. Distance to nearest conservation area is 4146m. Distance to Antonine Wall is 3248m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 3727m by car or 3566m on foot. The nearest commercial centre (Auchenkilns) is 1555m by car or on foot. The nearest neighbourhood/local centre (Condorrat) is 2354m by car or 1341m by foot. The nearest hospital is Monklands District General Hospital which is 12,248m by car. <b>Primary School</b> - St Helen's (denominational) is <b>2699m</b> by car and by foot. Westfield (non-denominational) is 752m by car or by foot. <b>Secondary School</b> - St Maurice's High School (denominational) is 1634m by car and by foot. Greenfaulds High School (non-denominational) is <b>3761m</b> by car and 2854m by foot.	✗
S2 – Strengthening existing places	4% of the site overlaps a settlement (residential area to the east of Westfield) . Distance to rural investment area is 4240m.	✗
S3 – Community Facilities	Walking distance to sports facility (Broadwood Stadium) is 1939m. Driving distance to sports facility (Broadwood Stadium) is 1939m. Walking distance to community centre/hall or community education centre (Westfield Community Centre) is 776m. Driving distance to community centre/hall or community education centre (Westfield Community Centre) is 776m. Walking distance to library (Condorrat Library) is 1361m. Driving distance to library (Condorrat Library) is 2373m.  Adjacent to existing employment uses and would create jobs.	✓

**Site Reference** 0012-06  
**Location** Gartsherrie Primary School  
**Site Area** 0.65 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31150>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 19m. There are 8 bus stops within a 5 minute walk. Distance to a core path is 6m. Distance to the nearest cycle route is 1049m. Distance to green network is 155m.	✓✓
E3 – Existing and new Transport Links	Blairhill is the nearest railway station by foot at 298m. Blairhill is the nearest station by car at 323m. Distance to the nearest road is 2m.	✓✓
E4 – Service Provision	Scottish Water state: Waste Water - Daldowie WwTW currently has capacity. A drainage impact assessment may be required to determine impact on existing network. Water - Balmore WTW currently has capacity A Water impact assessment may be required to determine impact on existing network.	±
E5 – Site Constraints	Distance to opencast coal extraction area 6691m. Distance to existing mineral extraction site 9973m. 70% of the site overlaps with Coal Authority standing advice area. 30% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 502m. Distance to potentially contaminated land 31m.  Distance to an AQMA 1853m.	✓
E6 – Deliverability	Site in existing residential location but in close proximity to the Gartsherrie Freight Terminal which may compromise residential amenity.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps HCF1 B1 community facilities.	✗
N2 – Site Characteristics (incl. current use and management of land)	The site is that of the former Gartsherrie Primary School (closed in 2011), in the north of Coatbridge. The site wholly consists of the school building and its associated hardstanding. 100% of the site overlaps vacant/derelict land.  The site is 100% non-agricultural land.	✓✓
N3- Neighbouring Land Uses	The site is bordered 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 a rail yard, a commercial/community development occupies the land adjacent to the western boundary of the site.	±
N4 – Landscape/ Open Space Designations	Distance to a town or community park is 862m. Distance to a regional scenic area is 11912m. Distance to Area of Great Landscape Value is 9679m. Distance to nearest country park is 339m. Distance to canal corridors is 581m.	✓
N5 – Ecological Designations	Distance to green infrastructure is 339m. Distance to the nearest SSSI is 1503m. Distance to the nearest LNR is 2016m. Distance to the nearest SINCS is 526m. Distance to the nearest country park is 339m. Distance to an ancient woodland is 821m. Distance to nearest TPO is 799m.	✗
N6 – Historical Designations	Distance to nearest SAM is 467m. Distance to nearest garden/designated landscape is 8015m. Distance to the nearest battlefield is 7647m. Distance to nearest conservation area is 414m. Distance to Antonine Wall is 10201m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 1204m on foot, and the same by car. The nearest commercial centre (Location 6) is 2339m by foot, and 2424m by car. The nearest neighbourhood/local centre (Coatbridge - Gartsherrie) is 42m by foot, and the same by car.  The nearest hospital is Monklands District General Hospital which is 3593m by car.  Primary School - St. Bartholomew's Primary School (denominational) is 910m by foot, and 955m by car. Townhead Primary School (non-denominational) is 1316m by foot, driving distance to a non-denominated primary school (Townhead Primary School) is 1329m.  Secondary School - St. Ambrose High School (denominational) is 730m by foot and the same by car. Coatbridge High School (non-denominational) is 2248m by car and 2201m by foot.	✓✓
S2 – Strengthening existing places	100% of the site overlaps a settlement (Coatbridge). Distance to rural investment area is 4995m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (The Time Capsule) is 1209m. Driving distance to sports facility (Coatbridge Golf Course) is 1218m. Walking distance to community centre/hall or community education centre (Townhead Community Centre) is 402m. Driving distance to community centre/hall or community education centre (Townhead Community Centre) is 402m. Walking distance to library (Coatbridge Library) is 1334m. Driving distance to library (Coatbridge Library) is 1398m.  Within Coatbridge, 1.5km from town centre.	✓✓

# Greenbelt Boundary Review Sites

# 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	

**Site Reference** 0010/01  
**Location** Land east/south of St Margarets Avenue and Lammerknowes Road Banton Kilsyth  
**Site Area** 7.37  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31146>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 287m. There are 1 bus stops within a 5 minute walk. Distance to a core path is 22m. Distance to the nearest cycle route is 1727m. Distance to green network is 358m.	✓
E3 – Existing and new Transport Links	Croy is the nearest railway station by foot at 7290m. Croy is the nearest station by car at 7551m. Distance to the nearest road is 7m.  <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: <i>Waste Water- Bonnybridge WwTW currently has capacity the site is 50m from nearest foul sewer.</i> <i>Water - Carron Valley WTW currently has capacity the site is 50m from nearest distribution main.</i>	✓
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 3% overlap. Surface flooding 'med' probability (200 years) 6% overlap. Surface flooding 'low' probability (200 years + climate change) 6% overlap.  Distance to opencast coal extraction area 7257m. Distance to existing mineral extraction site 1894m. 98% of the site overlaps with Coal Authority standing advice area. 2% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 3297m. Distance to potentially contaminated land 32m.  Distance to an AQMA 494m.	±
E6 – Deliverability	Site would notably expand the existing boundaries of the site into greenfield land which may prove objectionable. Historical designation constraints would require clarification. However, if the greenfield status is overcome then the site would offer a well positioned and attractive residential development location.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	99% of the site overlaps green belt. 1% of the site overlaps HCF1 A residential areas. 100% of the site overlaps with HCF3 affordable housing.	×
N2 – Site Characteristics (incl. current use and management of land)	The site comprises of Greenfield land that in part has been used for agriculture (livestock). The site is 100% grade 3.2 agricultural land classification.	×
N3- Neighbouring Land Uses	The site is bound on the north, south and east by further Greenfield land of a similar character, and on the west by the settlement of Banton. Distance to vacant/derelict land 1667m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1998m. Distance to a town or community park is 1785m. Distance to a regional scenic area is 250m. Distance to Area of Great Landscape Value is 22818m. Distance to nearest country park is 5193m. Distance to canal corridors is 993m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 945m. Distance to the nearest LNR is 4281m. 6% of the site overlaps a SINC. Distance to the nearest country park is 5193m. Distance to an ancient woodland is 667m. Distance to nearest TPO is 1875m.	×
N6 – Historical Designations	Distance to nearest listed building is 838m. Distance to nearest SAM is 989m. Distance to nearest garden/designated landscape is 12388m. 100% of the site overlaps with a battlefield. Distance to nearest conservation area is 2079m. Distance to Antonine Wall is 1733m.  <i>HES state: This new allocation for housing is located within the Inventory historic Kilsyth battlefield. Given the proposed land use and that the allocation is not located within what is considered to be a major area of activity within the Kilsyth battlefield, some development might be possible here without it having a significant impact on the battlefield. However, both direct and indirect impacts should still be considered.</i>	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Kilsyth Town Centre is 4583m by foot and 4645m by car. The nearest commercial centre (Cumbernauld - Westway Retail Park) is 5389m by foot, and 5389m by car. The nearest neighbourhood/local centre (Kilsyth - Ballmalloch) is 5433m by foot, and 5433m by car.  The nearest hospital is Wishaw General Hospital which is 19928m by car.  Primary School - St Patrick's Primary - Kilsyth (denominational) is 5358m by foot, and 5438m by car. Banton Primary School (non-denominational) is 100m by foot, and 100m by car.  Secondary School - St Maurice's High School (denominational) is 8961m by foot, and 9310m by car. Kilsyth Academy (non-denominational) is 5876m by foot, and 5919m by car.	×
S2 – Strengthening existing places	46% of the site overlaps a settlement (Banton). Distance to rural investment area is 6914m.	±
S3 – Community Facilities	Walking distance to sports facility (Kilsyth Swimming Pool) is 4899m. Driving distance to sports facility (Kilsyth Swimming Pool) is 5015m. Walking distance to community centre/hall or community education centre (Banton and Kelvinhead Community Hall) is 404m. Driving distance to community centre/hall or community education centre (Banton and Kelvinhead Community Hall) is 404m. Walking distance to library (Kilsyth Library) is 4458m. Driving distance to library (Kilsyth Library) is 4567m.  Although on edge of Banton, the settlement has limited community facilities (Post Office/School). More substantial facilities exist in Kilsyth which is c.4km distant.	×



Site Reference 0009/02  
Location Westerwood Golf Club, Cumbernauld  
Site Area 1.87 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31147>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 894m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 124m. Distance to the nearest cycle route is 3451m. Distance to green network is 113m.	×
E3 – Existing and new Transport Links	Cumbernauld is the nearest railway station by foot at 4108m. Cumbernauld is the nearest station by car at 3981m. Distance to the nearest road is 113m. Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.  <i>NLC Roads &amp; Transportation state that there is no connection to this site from a contiguous adopted road. St Andrews Road is only adopted to a point just northwest of the junction with The Links. The Road Authority has a current position in which Residential and Commercial should never share the same access.</i>	×
E4 – Service Provision	Scottish Water state that Dunnswood WWTW has just completed a upgrade and there is capacity at the moment. This site is adjacent to new developments and connections points will have to be agreed - the existing sewers may not be vested by Scottish Water as yet. Dependant on size of this development a Drainage impact assessment may be required. A water impact assessment may be also required to determine impact on existing network. There is a 21" Trunk main running through site and there must be a stand off area of 10 metres either side of main.	±
E5 – Site Constraints	Distance to opencast coal extraction area 4877m. Distance to existing mineral extraction site 2643m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 1203m. Distance to potentially contaminated land 11m (are of former general quarrying), 230m from unknown filled ground. Distance to an AQMA 2845m. Site is 11m from area of former general quarrying. Noise constraints from Commercial / Entertainment noise, adjacent to Westerwood Golf Club. Contaminated Land Constraints report is available.	×
E6 – Deliverability	Likely to be marketable for residential with change of use and if connection issues can be resolved.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	Site is currently designated as 79% Community Facilities (Policy HCF1 B1) and 21% Sites for Short Term Housing Development (Policy HCF 2 A2 - Additions to Housing Land Supply). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	±
N2 – Site Characteristics (incl. current use and management of land)	Site forms part of the golf course (driving range/ practice area which is no longer in use). The site is 100% grade 4 agricultural land classification.	±
N3 - Neighbouring Land Uses	Site is currently used as a community facility, adjacent to Westerwood Golf Club which is to the south. The golf course itself is to the west of the site and the landscape is overall very rural. There is an existing housing development to the east of the site. Site is 243m from vacant and/or derelict land.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2662m. Distance to a town or community park is 974m. Distance to a regional scenic area is 2771m. Distance to Area of Great Landscape Value is 20793m. Distance to nearest country park is 2662m. Distance to canal corridors is 1264m.	±
N5 – Ecological Designations	The site is approximately 3.4km from a Natura 2000 site; 4.7km from an SAC and 3.4km from an SPA. . Distance to the nearest SSSI is 799m. Distance to the nearest LNR is 3229m. Distance to the nearest SINC is 0m although 0% of the site overlaps a SINC, any development would require careful design. Distance to the nearest country park is 2662m. Distance to an ancient woodland is 88m. Distance to nearest TPO is 875m.  <i>NLC Biodiversity state that ecological surveys would be required with planning application and existing ecological features should be retained and enhanced.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 341m. Distance to nearest SAM is 335m. Distance to nearest garden/designated landscape is 19589m. Distance to the nearest battlefield is 456m. Distance to nearest conservation area is 612m. Distance to Antonine Wall is 335m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 2655m by car or 2443m on foot. The nearest commercial centre (Cumbernauld - Westway Retail Park) is 1299m by car or 1257m on foot. The nearest neighbourhood/local centre (Cumbernauld - The Village) is 1538m by car or 1074m by foot. The nearest hospital is Monklands District General Hospital which is 14,476m by car.  <b>Primary School</b> - St Andrew's (denominational) is <b>2690m</b> by car and by foot. Cumbernauld (non-denominational) is <b>2690m</b> by car or by foot.  <b>Secondary School</b> - Our Lady's High School (denominational) is <b>4322m</b> by car or <b>4163m</b> by foot. Cumbernauld High School (non-denominational) is 3186m by car and <b>3346m</b> by foot.	××
S2 – Strengthening existing places	Distance to nearest settlement is 53m (residential area to the east) . Distance to rural investment area is 4419m. Residential use would mean a loss a community facility at the golf club.	×
S3 – Community Facilities	Walking distance to sports facility (Tryst Sports Centre) is 3286m. Driving distance to sports facility (Tryst Sports Centre) is 3237m. Walking distance to community centre/hall or community education centre (Village Community Hall) is 996m. Driving distance to community centre/hall or community education centre (Village Community Hall) is 1460m. Walking distance to library (Cumbernauld Library) is 3137m. Driving distance to library (Cumbernauld Library) is 3184m.  Approximately 3km from Cumbernauld town centre but close to existing residential neighbourhood.	✓



Site Reference 0004/05  
Location Landrigg Holding, 1 Old Lindsaybegg Road, Cryston  
Site Area 1.4 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31149>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 345m. There are 1 bus stops within a 5 minute walk. Distance to a core path is 316m. Distance to the nearest cycle route is 7443m. Distance to green network is 1507m.	✓
E3 – Existing and new Transport Links	Stepps is the nearest railway station by foot at 3515m. Stepps is the nearest station by car at 3559m. Distance to the nearest road is 31m.  <i>NLC Roads &amp; Transportation state that this site would take access onto an unlit rural road with no footway provision to the village. The junction of Old Lindsaybeg Road/Main Street does not have footway provision on both sides. It is unlikely that a footway could be provided as the land necessary is outwith the existing road network and would need to be taken from established premises and gardens.</i>	×
E4 – Service Provision	Scottish Water has stated that a Drainage impact assessment is required to determine impact on the existing network There is a 759mm combined sewer running along the south side of the site and a Flow and Pressure test may be required. There is also a 56" Trunk main running through the site and there must be a 15m standoff area either side of the main and cannot be compromised by gardens or fences. The developer should contact Service relocation team to discuss further.	×
E5 – Site Constraints	No flooding issues. Distance to opencast coal extraction area 8325m. 0% of the site overlaps with opencast coal extraction search area. Distance to existing mineral extraction site 9102m. 100% of the site overlaps with Coal Authority standing advice area. 0% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 1694m. Distance to potentially contaminated land 0m. 100% of the site overlaps with potentially contaminated land. Distance to an AQMA 1170m. Site investigations would be required and contaminated land report is available.	×
E6 – Deliverability	Close to existing residential settlement, but remediation issues likely to be significant.	×
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as 100% Greenbelt (Policy NBE 3 A.). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	×
N2 – Site Characteristics (incl. current use and management of land)	There are a number of farm buildings on the site with a strong tree belt on the northern boundary. The site is 100% grade 3.2 agricultural land classification	×
N3- Neighbouring Land Uses	The site's neighbouring land uses are predominantly agricultural open space to the north-west, north, and north-east of the site. With the west and south occupied by the settlement of Chryston.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2754m. Distance to a town or community park is 3371m. Distance to a regional scenic area is 6819m.. Distance to Area of Great Landscape Value is 14989m. . Distance to nearest country park is 3701m.. Distance to canal corridors is 5483m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 2920m. Distance to the nearest LNR is 2754m.Distance to the nearest SINC is 602m. . Distance to the nearest country park is 3701m.. Distance to an ancient woodland is 778m. Distance to nearest TPO is 532m.  <i>NLC Biodiversity state that ecological surveys would be required with planning application and existing ecological features should be retained and enhanced.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 474m. Distance to nearest SAM is 2026m. Distance to nearest garden/designated landscape is 12780m. Distance to the nearest battlefield is 8753m. Distance to nearest conservation area is 2691m. . Distance to Antonine Wall is 6796m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 9085m by car and 8944m by foot. The nearest commercial centre (Auchenkilns) is 8092m by car (7999m on foot). The nearest neighbourhood/local centre (Muirhead - Chryston) is 761m by car or by foot.  The nearest hospital is Monklands District General Hospital which is 11,468m by car.  <b>Primary School</b> - St Barbara's (denominational) is 1265m by car and 1173m by foot. Chryston (non-denominational) is 626m by car or by foot.  <b>Secondary School</b> - St Ambrose's High School (denominational) is <b>7084m</b> by car or <b>6943m</b> by foot. Chryston High School (non-denominational) is <b>3603m</b> by car and 588m by foot.	✓
S2 – Strengthening existing places	The site has an 80% overlap with a settlement (Chryston). Distance to rural investment area is 8173m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Iain Nicolson Recreation Centre) is 1220m. Driving distance to sports facility (Iain Nicolson Recreation Centre) is 1220m. Walking distance to community centre/hall or community education centre (Muirhead Hall) is 980m. Driving distance to community centre/hall or community education centre (Muirhead Hall) is 1072m. Walking distance to library (Chryston Library) is 600m. Driving distance to library (Chryston Library) is 600m.  Rural site beyond settlement edge, despite being only 0.5-1km from Chryston shops, clinic and schools.	×

Site Reference 0010/05  
Location Gartferry Road, Moodiesburn  
Site Area 2.6 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31149>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 56m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 5m. Distance to the nearest cycle route is 8233m. Distance to green network is 633m.	✓✓
E3 – Existing and new Transport Links	Gartcosh is the nearest railway station by foot at 4807m. Gartcosh is the nearest station by car at 5194m. Distance to the nearest road is 2m.  <i>NLC Roads &amp; Transportation state that this site should be looked at in conjunction with 0030/05. this may have a fairly major affect on the access strategy for the larger site. The site requires a Transport Assessment to review its connection to and impact on the road network. This should be considered along with all the other proposed sites in Moodiesburn/Chryston to ensure the road network can cope with all the development traffic. If both sites are developed together it would allow a much more efficient access strategy to be formulated. Combined it would be a development in the 350 unit size and as such would require a minimum of 3 access points . These would be much more achievable over the wider frontage.</i>  <i>If combined then the Transport Assessment would be more accurate in reviewing the impact of the development on the wider road network.</i>	×
E4 – Service Provision	Scottish Water has stated that a Drainage impact assessment is required to determine impact on the existing network. Water - There is currently capacity available. This site has large 56" Trunk main running through the site and there must be a stand off area of 15 meters either side of main. Developer should contact the Service relocation team to discuss further.	×
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 6% overlap. Surface flooding 'med' probability (200 years) 18% overlap. Surface flooding 'low' probability (200 years + climate change) 23% overlap.  Distance to opencast coal extraction area 6.9km. Distance to existing mineral extraction site 7.5km. 94% of the site overlaps with Coal Authority standing advice area. 6% of the site overlaps with Coal Authority referral area. Distance to waste site 2.0km. 100% of the site overlaps with potentially contaminated land - site investigations required. Distance to an AQMA 791m. Nosie and Air Quality constraints from major roads and factory nearby. Site investigations would be required and contaminated land report is available.	×
E6 – Deliverability	Close to scenic areas and country park could make this an attractive location for families to live. However, remediation issues would need investigated and Green Belt designation removed.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as 100% Greenbelt (Policy NBE 3 A.). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	×
N2 – Site Characteristics (incl. current use and management of land)	The site is rural open fields, and featuring some sporadic woodland across the central area of the site and a claimed right of way dissecting the site. The site is 100% grade 3.2 agricultural land classification.	×
N3- Neighbouring Land Uses	Areas surrounding the site are predominantly open rural fields, the site borders a road in its north west corner and a river to the north east. Along the southern boundary of the site lies a railway line. Distance to vacant/derelict land 91m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2846m. Distance to a town or community park is 2516m. Distance to a regional scenic area is 5974m. Distance to Area of Great Landscape Value is 15513m. Distance to nearest country park is 4218m.. Distance to canal corridors is 5799m.	±
N5 – Ecological Designations	instance to the nearest SSSI is 1489m. Distance to the nearest LNR is 2846m.Distance to the nearest SINC is 471m. Distance to the nearest country park is 4218m. Distance to an ancient woodland is 731m. Distance to nearest TPO is 0m.  <i>NLC Biodiversity state that ecological surveys would be required with planning application and existing ecological features should be retained and enhanced.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 1118m. Distance to nearest SAM is 1677m. Distance to nearest garden/designated landscape is 13490m. Distance to the nearest battlefield is 7180m. Distance to nearest conservation area is 3205m.. Distance to Antonine Wall is 5296m.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 7718m by car and 7207m by foot. The nearest commercial centre (Auchenkilns) is 5855m by car (5853m on foot). The nearest neighbourhood/local centre (Moodiesburn - Stoneyetts Road) is 389m by car or by foot.  The nearest hospital is Monklands District General Hospital which is 10,704m by car.  <b>Primary School</b> - St Michael's (denominational) is 953m by car and by foot. Glenmanor (non-denominational) is 369m by car or by foot.  <b>Secondary School</b> - St Maurice's High School (denominational) is <b>4941m</b> by car or <b>4916m</b> by foot. Chryston High School (non-denominational) is 2223m by car and 2218m by foot.	✓
S2 – Strengthening existing places	84% of the site overlaps a settlement (Moodiesburn) . Distance to rural investment area is 6894m. Development could lead to the loss of rural character and open space.	±
S3 – Community Facilities	Walking distance to sports facility (Iain Nicolson Recreation Centre) is 1933m. Driving distance to sports facility (Iain Nicolson Recreation Centre) is 1937m. Walking distance to community centre/hall or community education centre (Pivot Community Education Centre) is 615m. Driving distance to community centre/hall or community education centre (Pivot Community Education Centre) is 615m. Walking distance to library (Moodiesburn Library) is 613m. Driving distance to library (Moodiesburn Library) is 613m.  Approximately 0.5km from Moodiesburn neighbourhood centre, adjacent to existing residential neighbourhood.	✓✓

Site Reference 0018/05  
Location The Neuk at Auchinloch, Auchinloch  
Site Area 1.72ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31149>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 238m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 2.0km. Distance to the nearest cycle route is 9.9km. Distance to green network is 3.1m.	✓
E3 – Existing and new Transport Links	Lenzie is the nearest railway station by foot at 1.5km. Lenzie is the nearest station by car at 1.6km. Distance to the nearest road is 3m.  <i>NLC Roads&amp; Transportation state that this site requires a Transport Assessment to examine both its connection to and impact on the road network. The applicant states that preferred access would be from the A757 (B757?), however, there are concerns about this as the road is subject to national speed limit, is unlit, has no footway provision and has a series of double white line sections over almost the whole length which fronts the site. The double white line system in use in the United Kingdom is predicated on poor horizontal or vertical layout, with the lining defining the visibility requirements for overtaking. If the road has a series of such lines then it is unlikely that the necessary visibility for a junction will be achievable. The alternative would be access from Burnbrae Road which brings its own difficulties. The site frontage is split almost 50-50 between a 30 mph and the national speed limit, it is mostly unlit and has no footway provision. The junction of Burnbrae Road/Stepps Road is substandard and unsuitable for the additional traffic it would need to take. The developer is obviously of the opinion that the site will take access onto the B757 with the flow all going south to the A80/M80.</i>	×
E4 – Service Provision	Scottish Water states that a drainage impact assessment is required to determine impact on the current network. Water - There is current capacity however there is a 56" Trunk main running through bottom part of site and a 15 metre stand off area either side of main is required not to be compromised by gardens or fences. Developer should contact the Service relocation team to discuss further.	×
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 36% overlap. Surface flooding 'med' probability (200 years) 39% overlap. Surface flooding 'low' probability (200 years + climate change) 40% overlap. Distance to opencast coal extraction area 10.4km. Distance to existing mineral extraction site 10.2km. 100% of the site overlaps with Coal Authority standing advice area. Distance to waste site 2.5km. Distance to potentially contaminated land 236m. Distance to an AQMA 3.3km. Site investigations would be required and contaminated land report is available.	×
E6 – Deliverability	Given constraints and Green Belt designation, unlikely to be marketable in the medium term at least.	×
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as 100% Greenbelt (Policy NBE 3 A.). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	×
N2 – Site Characteristics (incl. current use and management of land)	The site is currently a formal area of Greenbelt which is utilised for agricultural land. The site is bound to the immediate east by Stepps Road. 100% of the site is grade 3.2. agricultural land classification.	×
N3- Neighbouring Land Uses	The site is surrounded largely by similar areas of open space and agricultural land. To the north however, lies the small settlement of Auchinloch and to the south Lenzie Golf Course. To the west lies an area of open space allocated for housing development. Distance to vacant/derelict land 1.6km.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1378m. Distance to a town or community park is 5555m. Distance to a regional scenic area is 6716m. Distance to Area of Great Landscape Value is 16107m. . Distance to nearest country park is 5291m. Distance to canal corridors is 6762m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 4029m. Distance to the nearest LNR is 1378m. Distance to the nearest SINC is 369m. . Distance to the nearest country park is 5291m.. Distance to an ancient woodland is 607m. Distance to nearest TPO is 2m.  NLC Biodiversity state that ecological surveys would be required with planning application and existing ecological features should be retained and enhanced. Water vole habitats should be retained and fully protected. Water vole habitat should be enhanced and appropriate buffers and mitigation will be required.	±
N6 – Historical Designations	Distance to nearest listed building is 841m. Distance to nearest SAM is 1298m.. Distance to nearest garden/designated landscape is 13625m. Distance to the nearest battlefield is 9987m.. Distance to nearest conservation area is 649m. Distance to Antonine Wall is 7948m.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 11,600m by car and 11,400m by foot. The nearest commercial centre (Auchenkilns) is 9900m by car or on foot. The nearest neighbourhood/local centre (Stepps) is 2400m by car or by foot. The nearest hospital is Monklands District General Hospital which is 14,037m by car.  <b>Primary School</b> - St Barbara's (denominational) is <b>3800m</b> by car and <b>3600m</b> by foot. Auchinloch (non-denominational) is 550m by car or 773m by foot.  <b>Secondary School</b> - St Ambrose High School (denominational) is <b>9400m</b> by foot, however St Maurice's High School is closer by car at <b>9610m</b> . Chryston High School (non-denominational) is 3100m by car and by foot.	××
S2 – Strengthening existing places	52% of the site overlaps the settlement of Auchinloch. Distance to rural investment area is 10372m.	✓
S3 – Community Facilities	Walking distance to sports facility (Stepps Tennis Club) is 2.3km. Driving distance to sports facility (Stepps Tennis Club) is 2.3km. Walking distance to community centre/hall or community education centre (Auchinloch Hall) is 220m. Driving distance to community centre/hall or community education centre (Auchinloch Hall) is 95m. Walking distance to library (Stepps Library) is 2.6km. Driving distance to library (Stepps Library) is 2.7km.  Rural site 3.5km from Kirkintilloch town centre, only community facility within 1km is primary school.	××

Site Reference 0029/05  
Location North of Gartferry Road/east of Auchengeich Road, Cryston  
Site Area 22.98 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31149>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 8m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 4m. Distance to the nearest cycle route is 8431m. Distance to green network is 186m.	✓✓
E3 – Existing and new Transport Links	Lenzie is the nearest railway station by foot at 4019m. Lenzie is the nearest station by car at 4767m. Distance to the nearest road is 0m.  <i>NLC Roads&amp; Transportation state that this site will require a Transport Assessment to determine its connection to and impact on the road network both local and area wide. A site this size would require a minimum of 4 access points and I would suggest that this number is not achievable given the frontages. Onto Auchengeich Road the frontage has no contiguous footway, is unlit and the majority of it is outwith the 30 mph zone. Gartferry Road the junction spacing requirements cannot be met.</i>	××
E4 – Service Provision	Scottish Water have determined that a drainage impact assessment would be required to determine impact on existing network. The site right beside Auchengeich/Moodiesburn waste water treatment works. Water - There is capacity currently. There also is a 56" Trunk main and a stand off area of 15 meters either side - this can not be compromised by gardens or fences. Developer should contact our Service relocation team to discuss further.	×
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 6% overlap. Surface flooding 'med' probability (200 years) 22% overlap. Surface flooding 'low' probability (200 years + climate change) 27% overlap. Distance to opencast coal extraction area 7264m. Distance to existing mineral extraction site 7592m. 100% of the site overlaps with Coal Authority standing advice area. Distance to waste site 2209m. Distance to potentially contaminated land 0m. 100% of the site overlaps with potentially contaminated land - site investigations required. Distance to an AQMA 785m. Noise and air quality constraints as site adjacent to M80. Site investigations would be required and contaminated land report is available.	×
E6 – Deliverability	Majority of site designated greenbelt. Potentially contaminated land may require remediation. Site investigations required. Noise impact assessment required due to M80. Outwith settlement boundaries. Southern part of site may be suitable for residential development, northern part may not be marketable.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as 99% Greenbelt (Policy NBE 3 A.) and 1% designated as site for further locations for housing development (Policy HCF 2 BB). The site is also within the Cumbernauld Sub-Market Area where the Council will seek a provision of affordable housing (Policy HCF3).	×
N2 – Site Characteristics (incl. current use and management of land)	The site is currently used for agricultural purposes (grazing) and is bound to the north by the M80 motorway. The site also contains a dis-used sewage works. Distance to vacant/derelict land 0m. 26% of the site is grade 3.2. agricultural land classification, 74% is grade4 and 5% grade 5.	×
N3- Neighbouring Land Uses	The site is largely surrounded by areas of open space / agricultural land, other than to the south, where it adjoins the settlement of Moodiesburn. The area of open space to the east is currently allocated for housing development. To the west is a designated business / industrial area.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2434m .Distance to a town or community park is 2678m. Distance to a regional scenic area is 5614m. Distance to Area of Great Landscape Value is 15402m. . Distance to nearest country park is 4077m. Distance to canal corridors is 5753m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 1808m. Distance to the nearest LNR is 2434m. . Distance to the nearest SINC is 35m. . Distance to the nearest country park is 4077m. Distance to an ancient woodland is 525m. Distance to nearest TPO is 0m. 0% of the site overlaps an TPO.  <i>NLC Biodiversity state that ecological surveys would be required with planning application and existing ecological features should be retained and enhanced.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 793m. Distance to nearest SAM is 1863m.. Distance to nearest garden/designated landscape is 13316m. Distance to the nearest battlefield is 7245m. . Distance to nearest conservation area is 2463m. Distance to Antonine Wall is 5288m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Cumbernauld Town Centre is 8277m by car and 7766m by foot. The nearest commercial centre (Auchenkilns) is 6414m by car or 6412m by foot. The nearest neighbourhood/local centre (Moodiesburn - Glenmanor) is 540m by car or by foot.  The nearest hospital is Monklands District General Hospital which is 10,902m by car.  <b>Primary School</b> - St Michael's (denominational) is 1297m by car and by foot. Glenmanor (non-denominational) is 225m by car or by foot.  <b>Secondary School</b> - St Maurice's High School (denominational) is <b>5500m</b> by car or <b>5475m</b> by foot. Chryston High School (non-denominational) is 1796m by car and 1771m by foot.	✓
S2 – Strengthening existing places	16% of the site overlaps the settlement of Moodiesburn to the south. Distance to rural investment area is 7279m.	±
S3 – Community Facilities	Walking distance to sports facility (Iain Nicolson Recreation Centre) is 1485m. Driving distance to sports facility (Iain Nicolson Recreation Centre) is 1510m. Walking distance to community centre/hall or community education centre (Pivot Community Education Centre) is 471m. Driving distance to community centre/hall or community education centre (Pivot Community Education Centre) is 471m. Walking distance to library (Moodiesburn Library) is 469m. Driving distance to library (Moodiesburn Library) is 469m.  1.5km from Moodiesburn neighbourhood centre, adjacent to existing residential neighbourhood.	✓✓

**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31151>

101



**Site Reference** 0005/09  
**Location** Drumpark/Drumpellier, Near Bargeddie, Coatbridge  
**Site Area** 9.30 ha  
**Proposed use** Housing & Industry  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31152>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	106,300m <sup>2</sup> of employment land would be generated.	✓✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 0m. There are 6 bus stops within a 5 minute walk. Distance to a core path is 282m. Distance to the nearest cycle route is 318m. Distance to green network is 159m.	✓✓
E3 – Existing and new Transport Links	Kirkwood is the nearest railway station by foot at 1349m. Bargeddie is the nearest station by car at 1499m. Distance to the nearest road is 3m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	✗
E4 – Service Provision	Scottish Water state: Waste Water - Daldowie WWTW currently has capacity. Water - A Water impact assessment may be required to determine impact on existing network. There is a 12" Trunk water main north of site & 8" CI water main north of trunk.	±
E5 – Site Constraints	Distance to opencast coal extraction area 7470m. Distance to existing mineral extraction site 11351m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 140m. Distance to an AQMA 553m.	✓
E6 – Deliverability	Part of two sites including Drumpark School. Green belt site opposite Bargeddie Golf Course and near existing extensive residential land use. Transport links and local land use would support residential development in this location.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps green belt.	✗
N2 – Site Characteristics (incl. current use and management of land)	This green belt site is heavily vegetated Greenfield land in nature, and consists primarily of rough grassland and scattered small trees, a pocket of more established woodland lies in the north east of the site. 100% of the site falls within non-agricultural land.	✓
N3- Neighbouring Land Uses	To the west lies site MIR 0006-09 which is that of the former Drumpark School. The north the site is bound by the A89 (beyond which is Drumpellier Golf Course). To the south lies a wooded area and an area of commercial development. To the east the site is bordered by an area of vacant/derelict land. Distance to vacant/derelict land 0m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 292m. Distance to a town or community park is 951m. Distance to a regional scenic area is 12807m. Distance to Area of Great Landscape Value is 8503m. Distance to nearest country park is 292m. Distance to canal corridors is 442m.	✓
N5 – Ecological Designations	Distance to the nearest SSSI is 1976m. Distance to the nearest LNR is 1406m. 1% of the site overlaps a SINC. Distance to the nearest country park is 292m. Distance to an ancient woodland is 4m. 11% of the site overlaps an TPO. Forestry Commission state: <i>Part of the site is Ancient Semi Natural Woodland listed on the Ancient Woodland Inventory and also a Woodland Grant Scheme 2 - Control of Woodland Removal Policy applies.</i>	✗
N6 – Historical Designations	Distance to nearest SAM is 416m. Distance to nearest garden/designated landscape is 6500m. Distance to the nearest battlefield is 5968m. Distance to nearest conservation area is 997m. Distance to Antonine Wall is 11583m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 2004m by foot and the same by car. The nearest commercial centre (Coatbridge - Showcase Cinema Complex) is 1539m by foot, and 1882m by car. The nearest neighbourhood/local centre (Coatbridge - Woodside) is 1129m by foot, and 1749m by car.  The nearest hospital is Monklands District General Hospital which is 5335m by car.  <b>Primary School</b> - St. Kevin's Primary School (denominational) is 1600m by foot, and 1601m by car. Langloan Primary School (non-denominational) is 1056m by foot and driving distance to a non-denominated primary school (Bargeddie Primary School) is 1588m.  <b>Secondary School</b> - St. Andrew's High School (denominational) is by 2698m by foot, and 3609m by car. Coatbridge High School (non-denominational) is 3311m by foot, and 3991m by car.	✓
S2 – Strengthening existing places	Distance to nearest settlement is 34m (Bargeddie). Distance to rural investment area is 6591m.	✗✗
S3 – Community Facilities	Walking distance to sports facility (Coatbridge Outdoor Sports Complex) is 1508m. Driving distance to sports facility (Coatbridge Outdoor Sports Complex) is 2138m. Walking distance to community centre/hall or community education centre (Janet Hamilton Community Centre) is 1486m. Driving distance to community centre/hall or community education centre (Bargeddie Hall) is 734m. Walking distance to library (Old Monkland Library) is 1285m. Driving distance to library (Old Monkland Library) is 1912m.  0.5-1km from neighbourhood facilities in Bargeddie, close to existing residential area. 1-1.5km from schools. Employment element would create jobs.	✓

Site Reference  
Location  
Site Area  
Proposed use  
Submission Info

0006/09  
Former Drumpark School Coatbridge Road  
2.18 ha  
Housing  
<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31152>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 52m. There are 4 bus stops within a 5 minute walk. Distance to a core path is 282m. Distance to the nearest cycle route is 281m. Distance to green network is 637m.	✓✓
E3 – Existing and new Transport Links	Bargeddie is the nearest railway station by foot at 1436m. Bargeddie is the nearest station by car at 1417m. Distance to the nearest road is 0m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Daldowie WwTW currently has capacity, A draiage impact assessment may be required to determine impact on existing network. Water - Balmore WTW has current capacity . 12" trunk main to north of site.	±
E5 – Site Constraints	Distance to opencast coal extraction area 7936m. Distance to existing mineral extraction site 11781m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 207m. Distance to potentially contaminated land 0m. Distance to an AQMA 501m.	✓
E6 – Deliverability	Part of two sites including Drumpark School. Green belt site opposite Bargeddie Golf Course and near existing extensive residential land use. Transport links and local land use would support residenital development in this location.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps green belt. HCF A2 additions to housing land supply.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is that of the former Drumpark School, Coatbridge. The majority of the area consists of the school buildings and associated hardstanding, with areas of grass to the south and east. Trees form a border around the site with the exception of the north western corner, a cluster of trees also lies centrally towards the north of the site in close proximity to the access point.  100% of the site falls within non-aoricultural land.	✓
N3- Neighbouring Land Uses	The site lies at the western edge of Coatbridge and is bordered to the east by open Greenfield land, to the north by the A89 (beyond which is residential development and Greenfield land), to the west lies agricultural land and farm buildings, with commercial/industrial developement occupying the land to the south. Distance to vacant/derelict land 361m.	±
N4 – Landscape/ Open Space Designations	Distance to a town or community park is 1400m. Distance to a regional scenic area is 12785m. Distance to Area of Great Landscape Value is 8738m. Distance to nearest country park is 254m. Distance to canal corridors is 415m.	✓
N5 – Ecological Designations	Distance to green infrastructre is 254m. Distance to the nearest SSSI is 1959m. Distance to the nearest LNR is 1351m. Distance to the nearest SINC is 228m. Distance to the nearest country park is 254m. Distance to an ancient woodland is 245m. 99% of the site overlaps an TPO.	×
N6 – Historical Designations	Distance to nearest listed building is 0m. Distance to nearest SAM is 393m. Distance to nearest garden/designated landscape is 6700m. Distance to the nearest battlefield is 6161m. Distance to nearest conservation area is 1401m. Distance to Antonine Wall is 11583m.	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 2482m by foot and 2573m by car. The nearest commercial centre (Coatbridge - Showcase Cinema Complex) is 1787m by foot, and 1800m by car. The nearest neighbourhood/local centre (Coatbridge - Woodside) is 1607m by foot, and 1688m by car.  The nearest hospital is Monklands District General Hospital which is 5274m by car.  <b>Primary School</b> - St. Kevin's Primary School (denominational) is 1519m by foot, and the same by car. Bargeddie Primary School (non-denominational) is 1506m by foot and 1507m by car.  <b>Secondary School</b> - St. Andrew's High School (denominational) is by 3177m by foot, and driving distance to a denominated secondary school (St. Ambrose High School) is 3548m. Coatbridge High School (non-denominational) is 3789m by foot, and 3929m by car.	✓
S2 – Strengthening existing places	Distance to nearest settlement (Coatbridge) is 56m. Distance to rural investment area is 6969m.	×
S3 – Community Facilities	Walking distance to sports facility (Kirkwood Sports Barn) is 1892m. Driving distance to sports facility (Coatbridge Outdoor Sports Complex) is 2077m. Walking distance to community centre/hall or community education centre (Janet Hamilton Community Centre) is 1965m. Driving distance to community centre/hall or community education centre (Bargeddie Hall) is 653m. Walking distance to library (Old Monkland Library) is 1763m. Driving distance to library (Old Monkland Library) is 1851m.  0.5-1km from neighbourhood facilities in Bargeddie, close to existing residential area. 1-1.5km from schools. Employment element would create jobs.	✓



**Site Reference** 0004-10  
**Location** Land at Carnbroe Estate, Coatbridge  
**Site Area** 32.26  
**Proposed use** Housing, Retail & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31153>  
**Site Map** <http://www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=17216&p=0>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Area of employment land created is 322600(m²).	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 275m. There are 1 bus stops within a 5 minute walk. Distance to a core path is 941m. Distance to the nearest cycle route is 1609m. Distance to green network is 2010m.	±
E3 – Existing and new Transport Links	Whifflet is the nearest railway station by foot at 2781m. Coatdyke is the nearest station by car at 2783m.  <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: <i>Waste Water -Daldowie WwTW currently has capacity however further investigation is required to determine capacity of existing Deanstoe Walk waste water pumping station. Water - Balmore WTW currently has capacity a flow &amp; pressure test may be required. There is a 200mm main running through site, depending on developer's proposal's this may require to be diverted. Developer should contact our Asset Impact team for further information.</i>	×
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 10% overlap. Surface flooding 'low' probability (200 years + climate change) 12% overlap.  Distance to opencast coal extraction area 3433m. Distance to existing mineral extraction site 8247m. 97% of the site overlaps with Coal Authority standing advice area. 3% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 2. Distance to waste site 104m. 1% of the site overlaps with potentially contaminated land.  The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>  Distance to an AQMA 1144m.	±
E6 – Deliverability	Site forms southern expansion to existing residential development up to A8. Greenbelt designation could constrain development but amenity is similar to existing residential land use to the north.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	100% of the site overlaps green belt. 8% of the site overlaps EDI2 B transport development.	×
N2 – Site Characteristics (incl. current use and management of land)	The site predominantly contains open greenfield land. Carnbore Road 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 hardstanding associated with adjacent existing residential development. The site is 90% grade 3.2 and 2% grade 4 agricultural land classification. 8% of the site falls within non-agricultural land.	✓
N3- Neighbouring Land Uses	There is existing residential development adjacent to the northeast, northwest and south of the site. To the east of the site is woodland 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). Distance to vacant/derelict land 35m.	✓
N4 – Landscape/ Open Space Designations	Distance to a town or community park is 1496m. Distance to a regional scenic area is 15552m. Distance to Area of Great Landscape Value is 6224m. Distance to nearest country park is 3234m. Distance to canal corridors is 368m.	✓
N5 – Ecological Designations	Distance to green infrastructure is 3234m. Distance to the nearest SSSI is 5185m. Distance to the nearest LNR is 5499m. 17% of the site overlaps a SINC. Distance to the nearest country park is 3234m. 1% of the site overlaps an ancient woodland.	×
N6 – Historical Designations	Distance to nearest listed building is 742m. Distance to nearest SAM is 355m. Distance to nearest garden/designated landscape is 5351m. Distance to the nearest battlefield is 5369m. Distance to nearest conservation area is 2040m. Distance to Antonine Wall is 13413m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 3110m by car or 2615m on foot. The nearest commercial centre (Coatbridge - McKinnon Mills) is 1574m by foot and Lock Street Retail Park is 2095m by car. The nearest neighbourhood/local centre (Coatdyke) is 2262m by car or 2225m by foot.  The nearest hospital is Monklands District General Hospital which is 3310m by car.  <b>Primary School</b> - St Stephen's (denominational) is 1560m by foot and 1668m by car. Carnbroe (non-denominational) is 693m by car or 734m by foot.  <b>Secondary School</b> - St Andrews High School (denominational) is 4386m by car and 2249m by foot. Coatbridge High School (non-denominational) is 3247m by car or 3210m by foot.	✓
S2 – Strengthening existing places	Distance to rural investment area is 4870m.	×
S3 – Community Facilities	Walking distance to sports facility (Columbia Sports Complex) is 2751m and driving distance is 3785m. Walking distance to community centre/hall or community education centre (Calder Community Centre) is 1385m and driving distance is 1376m. Walking distance to library (Whifflet Library) is 2690m and driving distance is 3395m.  Edge of Coatbridge settlement. 1km from schools and 2km+ from community facilities. Proposed community facilities to be built as part of development. Not positive because direct access to A8 means it would be easy for residents not to use town centre.	±

Site Reference

Location

Site Area

Proposed use

Submission Info

0007/11

Land at 50 Sykeside Road, Airdrie

2.45 ha

Housing

<http://www.northlanarkshire.gov.uk/index.aspx?articleid=31154>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 250m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 59m. Distance to the nearest cycle route is 44m. Distance to green network is 820m.	✓
E3 – Existing and new Transport Links	Airdrie is the nearest railway station by foot at 1938m. Coatdyke is the nearest station by car at 1762m. Distance to the nearest road is 1m.  <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: Waste Water - Daldowie WwTW currently has capacity there is a 150mm surface water discharge to west of site, 450mm culvert to north east of site. Developer should contact our Asset Impact team to discuss further Water - Balmore WTW currently has capacity. A Flow and Pressure Test may be required to determine impact on existing network.	±
E5 – Site Constraints	River flooding 'high' probability (10years) 1% overlap. River flooding 'med' probability (200 years) 1% overlap. River flooding 'low' probability (200 years + climate change) 1% overlap. Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 4% overlap. Surface flooding 'low' probability (200 years + climate change) 4% overlap.  Distance to opencast coal extraction area 3252m. Distance to existing mineral extraction site 7638m. 100% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 5. Distance to waste site 0m. Distance to potentially contaminated land 0m. 96% of the site overlaps with potentially contaminated land.  The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>  Distance to an AQMA 1448m.	±
E6 – Deliverability	Further site investigation would be required to establish contamination and remediation works for change of use from industrustrial land use in the northern element of the site. Green belt designation to the south of the site. Overall the location is adjacent to existing residential and could deliver residential housing.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	50% of the site overlaps green belt. 49% of the site overlaps EDI1 A1 existing industrial and business areas. 1% of the site overlaps HCF1 A residential areas.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is located in the south of Airdrie, and can be divided approximately into northern and southern sections regarding site characteristics. The northern section of the site can be generally characteristed as commercial/work-yard land, the southern section consists of woodland (designated SINC).  The site is 66% grade 3.2 agricultural land classification and 34% of the site falls within non-agricultural land.	×
N3- Neighbouring Land Uses	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. Sykeside Road forms the northern boundary of the site, with residential development extending beyond. Agricultural land (arable) extends to the south and east of the site.  Distance to vacant/derelict land 192m.	×
N4 – Landscape/ Open Space Designations	Distance to green infrastructre is 3365m. Distance to a town or community park is 987m. Distance to a regional scenic area is 14906m. Distance to Area of Great Landscape Value is 7506m. Distance to nearest country park is 3365m. Distance to canal corridors is 4m.	✓✓
N5 – Ecological Designations	Distance to the nearest SSSI is 5053m. Distance to the nearest LNR is 5509m. Distance to the nearest SINC is 0m. 22% of the site overlaps a SINC. Distance to the nearest country park is 3365m. Distance to an ancient woodland is 0m. 2% of the site overlaps an ancient woodland. Distance to nearest TPO is 9m.	×
N6 – Historical Designations	Distance to nearest listed building is 282m. Distance to nearest SAM is 0m. Distance to nearest garden/designated landscape is 6682m. Distance to the nearest battlefield is 6692m. Distance to nearest conservation area is 1060m. Distance to Antonine Wall is 12565m. I.  Historic Environment Scotland state: <i>This new allocation for housing is located just east of the scheduled monument Monkland Canal, Paddock Street to intersection with North Calder Water (Index No. 11344). Given the proposed land use and the extensive tree screening to the east of the canal, a development of this nature might be possible here without it having a significant impact on the setting of the canal. However, we would welcome any opportunity to retain any of the trees to ensure that the current setting of the canal is maintained.</i>	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Airdrie Town Centre is 1848m by foot, driving distance to town centre (Coatbridge Town Centre) is 2101m. The nearest commercial centre (Locks Street Retail Park) is 905m by foot, and 1074m by car. The nearest neighbourhood/local centre (Coatdyke) is 1228m by foot, and 1264m by car.  The nearest hospital is Monklands District General Hospital which is 2295m by car.  <b>Primary School</b> - St. Stephen's Primary School (denominational) is 540m by foot, 571m by car. Sikeside Primary School (non-denominational) is 718m by foot, and 748m by car.  <b>Secondary School</b> - St. Margaret's High School (denominational) is by 3113m by foot, and driving distance to a denominated secondary school (St. Andrew's High School) is 3365m. Coatbridge High School (non-denominational) is 2191m by foot, and 2226m by car.	✓
S2 – Strengthening existing places	2% of the site overlaps a settlement (Airdrie). Distance to rural investment area is 3998m.	±
S3 – Community Facilities	Walking distance to sports facility (John Smith Swimming Pool) is 1972m and driving distance is 2575m. Walking distance to community centre/hall or community education centre (Calder Community Centre) is 416m and driving distance is 393m. Walking distance to library (Whifflet Library) is 2003m and driving distance is 2374m.  Edge of Airdrie, 0.5km from nearest school and community centre. More substantial community facilities are located 2km away in Coatbridge and Airdrie.	✓

**Site Reference** 0005/12  
**Location** Land at High Street, Shotts  
**Site Area** 55.66 ha  
**Proposed use** Housing, Industry, Retail & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31155>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Area of employment land created is 354667(m²).	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 58m. There are 6 bus stops within a 5 minute walk. Distance to a core path is 9m. Distance to the nearest cycle route is 9838m. Distance to green network is 17m.	✓✓
E3 – Existing and new Transport Links	Shotts is the nearest railway station by foot at 950m and 965m by car. Distance to the nearest road is 0m.  <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	✗
E4 – Service Provision	Scottish Water state: Waste Water - Shotts WWTW has limited capacity and a growth project may be required. Drainage impact assessment will be required to determine the impact on existing network. Water - Camps and Daer currently have capacity a water impact assessment will be required to determine impact on existing network.	±
E5 – Site Constraints	River flooding 'high' probability (10years) 15% overlap. River flooding 'med' probability (200 years) 15% overlap. River flooding 'low' probability (200 years + climate change) 15% overlap. Surface flooding 'high' probability (10 years) 11% overlap. Surface flooding 'med' probability (200 years) 12% overlap. Surface flooding 'low' probability (200 years + climate change) 13% overlap.  Distance to opencast coal extraction area 0m. 14% of the site overlaps with opencast coal extraction search area. Distance to existing mineral extraction site 3178m. 73% of the site overlaps with Coal Authority standing advice area. 27% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 11. Distance to waste site 39m. Distance to potentially contaminated land 0m. 72% of the site overlaps with potentially contaminated land. Distance to an AQMA 3028m.  The Coal Authority state: <i>The Coal Authority is keen to ensure that coal resources are not unnecessarily sterilised by new development. Where this may be the case, The Coal Authority would be seeking prior extraction of the coal where practical or feasible. Prior extraction of coal also has the benefit of removing any potential land instability problems in the process. and: The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>	±
E6 – Deliverability	Site located to the south of Shotts Golf Course on existing industrial land use. Site investigation would be required to establish constraints and remediation from potential contamination and mining land use.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	Distance to DSAP4 local regeneration priorities is 12604m. 4% of the site overlaps EDI1 A1 existing industrial and business areas. Distance to EDI1 A1 existing waste management facilities is 39m. Distance to EDI1 A2 alternative development potential is 11620m. Distance to EDI1 B1 strategic business centres is 13176m. Distance to EDI1 B3 high amenity locations is 9298m. Distance to EDI1 B4 tourism development areas is 14901m. Distance to EDI1 B5 international transport facilities is 13116m.	✗
N2 – Site Characteristics (incl. current use and management of land)	The site consists primarily of vacant/derelict Brownfield, formerly used for coal/mineral activity. Areas of the site have grassed over, large areas of hardstanding are present in the west of the site. A waterbody occupies land to the east of centre. 83% of the site overlaps vacant/derelict land.  The site is 4% grade 4 agricultural land classification 4 and 87% of the site falls within non-agricultural land.	✓
N3- Neighbouring Land Uses	Shotts Golf Course lies to the north of the site (opposite the existing rail track). To the south lies open Greenfield land and further areas of vacant/derelict hardstanding. Commercial development occupies land to the west, and open Greenfield land lies to the east.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 3396m. Distance to a town or community park is 3396m. Distance to a regional scenic area is 22861m. Distance to Area of Great Landscape Value is 9159m. Distance to nearest country park is 4543m. Distance to canal corridors is 11521m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 842m. Distance to the nearest LNR is 3396m. Distance to the nearest SINC is 0m. 15% of the site overlaps a SINC. Distance to the nearest country park is 4543m. Distance to an ancient woodland is 1586m. Distance to nearest TPO is 876m.	✗
N6 – Historical Designations	Distance to nearest listed building is 340m. Distance to nearest SAM is 5989m. Distance to nearest garden/designated landscape is 4093m. Distance to the nearest battlefield is 16585m. Distance to nearest conservation area is 11507m. Distance to Antonine Wall is 20013m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 10647m by foot, and 10681m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 12626m by foot, and 12725m by car. The nearest neighbourhood/local centre (Shotts - Stane) is 777m by foot, and the same by car.  The nearest hospital is Wishaw General Hospital which is 12742m by car.  <b>Primary School</b> - St. Patrick's Primary School (denominational) is 857m by foot, 867m by car. Stane Primary School (non-denominational) is 1339m by foot, and 1344m by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 10849m by foot, and 10883m by car. Calderhead High School (non-denominational) is 1515m by foot, and 1530m by car.	✓
S2 – Strengthening existing places	25% of the site overlaps a settlement (Shotts). 96% of the site overlaps rural investment area.	✓
S3 – Community Facilities	Both walking and driving distance to sports facility (Shotts Leisure Centre) is 359m. Both walking and driving distance to community centre/hall or community education centre (Shotts Community Education Centre) is 613m. Walking distance to library (Shotts Library) is 378m and driving distance is 371m.  Edge of Shotts, 1km from schools and -0.5km from community facilities. 005/12 and 015/12: Major proposals which would create edge-of-town urban extensions. With good design and appropriate facilities/ employment uses, the impact on community planning / town centres should be positive.	✓

Site Reference 0014/12  
Location Springhill Farm, Shotts  
Site Area 36.68 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31155>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 1m. There are 7 bus stops within a 5 minute walk. Distance to a core path is 1171m. Distance to the nearest cycle route is 11590m. Distance to green network is 1179m.	✓✓
E3 – Existing and new Transport Links	Shotts is the nearest railway station by foot at 1728m and 2003m by car. Distance to the nearest road is 0m.  <i>NLC Roads and Transportation state that the B7010 varies in width over the length of this site. At 33 Ha this site could potentially have 800 housing units. The road is not capable of sustaining that number. A Transport Assessment would be required to look at the impact of such a site on the surrounding road network. I am of the opinion that the junction of B7010 and Stane Road will struggle to cope in its present format. The same comment may be made for the junctions of Stane Road and the A71 and B7010 and the A71 at Headless Cross. An upgrade to the B7010 in terms of regulating the width and the addition of a minimum of 3 junctions perhaps as many as 5 probably all roundabout type would be a basic requirement.</i>	xx
E4 – Service Provision	Drainage impact assessment is required to determine impact on existing network.	±
E5 – Site Constraints	Distance to opencast coal extraction area 251m. 0% of the site overlaps with opencast coal extraction search area. Distance to existing mineral extraction site 4405m. 28% of the site overlaps with Coal Authority standing advice area. 72% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 2. Distance to waste site 878m. Site is adjacent to contaminated land,. Distance to an AQMA 10900m. Air Quality and noise assessments would be required. Site investigations would be required and contaminated land report is available. While these sites are not indicated to be at fluvial flood risk by the SEPA maps they are located near an area where groundwater is a problem. That the surrounding area is known as Springhill is a possible hint as to the character of the land. These sites are located within Potentially Vulnerable Area 11/20.	x
E6 – Deliverability	Suitable for residential development. Site investigations required, contamination may be present.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as a Rural Investment Area (Policy NBE 3 B) with a very small area (1%) designated as Short Term Housing Development (Policy HCF 2 A1 - Housing Land Supply).	±
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'under utilised rough grazing land and includes a derelict farmhouse and outbuildings' and 'the buildings of Springhill Farm are identified for 4 housing units'. The site contains 1% vacant/derelict land. 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 existing residential development adjacent to and including Springhill Farm. 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.	x
N3- Neighbouring Land Uses	The north of the site is bounded by a cemetery, Cemetery Road and an area of woodland. To the east of the site the adjacent land is Springhill and Leadloch Road and open greenfield land. There is open greenfield land adjacent to the south and southwest of the site. There is existing residential development (Shotts) adjacent to the west of the site. The distance from the site to Greenbelt is 5136m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 3427m. Distance to a town or community park is 3427m. Distance to a regional scenic area is 24044m. Distance to Area of Great Landscape Value is 8843m. Distance to nearest country park is 5631m. Distance to canal corridors is 12382m.	±
N5 – Ecological Designations	The site is approximately 2km from a Natura 2000 site(SAC). Distance to the nearest SSSI is 2023m. Distance to the nearest LNR is 3427m. Distance to the nearest SINC is 6m. Distance to the nearest country park is 5631m. Distance to an ancient woodland is 2386m. Distance to nearest TPO is 1823m.  <i>NLC Biodiversity state that site would have to provide appropriate buffer to SINC and the any planning application would have to demonstrate that there would ne o adverse effect on the SINC. Ecological surveys should be included with the planning application.</i>	x
N6 – Historical Designations	Distance to nearest listed building is 596m. Distance to nearest SAM is 7115m. Distance to nearest garden/designated landscape is 4245m. Distance to the nearest battlefield is 17100m. Distance to nearest conservation area is 11896m. Distance to Antonine Wall is 21196m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 10,771m by car or 10,642m by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 12,804m by car (12,633m on foot). The nearest neighbourhood/local centre (Shotts - Stane) is 837m by car or 585m by foot.  The nearest hospital is Wishaw General Hospital which is 12,578m by car.  <b>Primary School</b> - St Patrick's (denominational) is 1506m by foot and 1757m by car. Stane (non-denominational) is 658m by car or 671m by foot.  <b>Secondary School</b> - St Aidan's High School (denominational) is 10,981m by car and 10,853m by foot. Calderhead High School (non-denominational) is 2420m by car or 2164m by foot.	✓
S2 – Strengthening existing places	The site is within the settlement boundary of Shotts with 15% of the site overlapping the settlement. The site is within a Rural Investment Area with 100% of the site overlapping the rural investment area.	±
S3 – Community Facilities	Walking distance to sports facility (Shotts Leisure Centre) is 1362m. Driving distance to sports facility (Shotts Leisure Centre) is 1619m. Walking distance to community centre/hall or community education centre (Springhill Senior Citizens Centre) is 467m. Driving distance to community centre/hall or community education centre (Springhill Senior Citizens Centre) is 486m. Walking distance to library (Shotts Library) is 1316m. Driving distance to library (Shotts Library) is 1587m.  Although site is on edge of town adjacent to residential neighbourhoods, it is 3km from Shotts town centre and surgery, 1.5km from primary school. No new community facilities are proposed.	x

**Site Reference** 0002/14  
**Location** Community Road, Bellshill  
**Site Area** 5.26 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31158>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 215m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 10m. Distance to the nearest cycle route is 4024m. Distance to green network is 2031m.	✓
E3 – Existing and new Transport Links	Bellshill is the nearest railway station by foot at 1369m. Bellshill is the nearest station by car at 1393m. Distance to the nearest road is 0m. As the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer.  <i>NLC Roads &amp; Transportation state a Transport Assessment would be required for an evaluation of the various access links into the whole area. It is likely that the existing links are at or near saturation and the addition of residential units of this number will force them to saturation. This site cuts across the Bothwellhaugh Road link from Orbiston to Strathclyde Park. This link is the alternative route to/from the Park if there are issues at the main entrances. It would lead to further difficulties if it were to go through a new residential area.</i>	xx
E4 – Service Provision	Scottish Water states that Daldowie WWTW currently has capacity. Flow & pressure test may be required. There is a existing 110mm water main north of site depending on developer's proposals this may need diverted.	x
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 1% overlap. Surface flooding 'med' probability (200 years) 1% overlap. Surface flooding 'low' probability (200 years + climate change) 1% overlap. Distance to opencast coal extraction area 6591m. Distance to existing mineral extraction site 12022m. 97% of the site overlaps with Coal Authority standing advice area. 3% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 2. Distance to waste site 1827m. 71% of the site overlaps with potentially contaminated land. . Distance to an AQMA 2300m. Air Quality constraints dependant on the number of houses. Noise constraints as very close to houses in the Shirrell area. Site Investigations required and Contaminated Land Constraints report is available.	x
E6 – Deliverability	Suitable for residential development if green belt designation lifted, contamination may require remediation, site investigations will be required.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Greenbelt (Policy NBE 3 A). There is a large amount of woodland on this site, the Control of Woodland Removal Policy should be taken into account. 100% of the site overlaps green belt.	x
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'scrub'. The site is predominantly woodland with a small area of open land to the north and along the west of the site. There is an existing track which travels along the south of the site and Bothwellhaugh Road travels west to east along the near the north of the site. There are also 3 car parking places along community road which are in the north of the site. The site is 100% non-agricultural land.	±
N3- Neighbouring Land Uses	The north of the site is bounded by Community Road. There is existing residential development adjacent to the west and north of the site. The south of the site is bounded by woodland and an existing railway. The east and southeast of the site bounded by Bothwellhaugh Road and woodland. The northeast of the site is adjacent to an unnamed road/track and a golf course. The distance from the site to vacant/derelict land is 105m.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 21m. Distance to a town or community park is 600m. Distance to a regional scenic area is 18793m. Distance to Area of Great Landscape Value is 2472m. Distance to nearest country park is 21m. Distance to canal corridors is 4799m.	✓✓
N5 – Ecological Designations	The site is approximately 4.6km from a Natura 2000 site (SAC). Distance to the nearest SSSI is 1230m. Distance to the nearest LNR is 6765m. Distance to the nearest SINC is 367m. Distance to the nearest country park is 21m. Distance to an ancient woodland is 290m. Distance to nearest TPO is 1341m.  <i>NLC Biodiversity state that possible progression with retention of most of the woodland and appropriate buffers included. Ecological surveys should be included with planning application. Existing woodland should be incorporated in to the site plans. Opportunity for woodland enhancements, and wildlife corridor enhancements.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 509m. Distance to nearest SAM is 648m. Distance to nearest garden/designated landscape is 1294m. Distance to the nearest battlefield is 1643m. Distance to nearest conservation area is 1939m. Distance to Antonine Wall is 17163m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Bellshill Town Centre is 1334m by car or 1265m by foot. The nearest commercial centre (Motherwell - M&Ds) is 1301m by car (1306m on foot). The nearest neighbourhood/local centre (Bellshill - Orbiston) is 852m by car or 798m by foot.  The nearest hospital is Monklands District General Hospital which is 7897m by car.  <b>Primary School</b> - Sacred Heart (denominational) is 918m by foot and 951m by car. Lawmuir (non-denominational) is 318m by car or 299m by foot.  <b>Secondary School</b> - Cardinal Newman High School (denominational) is 2354m by car and 2236m by foot. Bellshill Academy (non-denominational) is 1999m by car or 1874m by foot.	✓✓
S2 – Strengthening existing places	The site is within the settlement boundary of Bellshill with 100% of the site overlapping the settlement. The distance to a rural investment area is 7622m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Sir Matt Busby Sports Complex) is 1794m and driving distance is 1908m. Walking distance to community centre/hall or community education centre (Joe Mckay Community Centre) is 793m and driving distance is 824m. Walking distance to library (Bellshill Cultural Centre) is 1538m and driving distance is 1612m.  Edge of Bellshill, adjacent to existing residential neighbourhoods, <0.5km from shop and primary school. Reduction of public greenspace should be minimised.	✓



**Site Reference** 0004/19  
**Location** Land adjacent to 499 Wishaw Road, Bogside, Wishaw  
**Site Area** 0.16 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>  
**Site Map** <http://www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=12079&p=0>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 60m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 1439m. Distance to the nearest cycle route is 12525m. Distance to green network is 1229m.	✓✓
E3 – Existing and new Transport Links	<p>Wishaw is the nearest railway station by foot at 4144m. Wishaw is the nearest station by car at 4158m. Distance to the nearest road is 9m.As the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer. Issues surrounding access.</p> <p><i>NLC Roads and Transportation state that there are concerns about an additional two accesses being created onto A721. Even if it were possible to ensure that vehicles would enter and leave the site in a forward gear it is likely to cause difficulties. The speed limit reduction was related to matters on the A73. When promoting a speed limit it makes sense to include the existing buildings which have vehicular access on the adjacent road as termination points for each order are required. As can be seen from the A73 south of the Roundabout where the termination points are not inclusive of the former access to the car showroom.</i></p>	xx
E4 – Service Provision	Scottish Water states that Mauldslee WWTW has limited capacity and further investigation is required, The nearest sewers are not yet vested by Scottish Water and the developer would have to get permission to connect to these private sewers. In terms of water facilities Daer WTW has currently has capacity. There is a 15"Trunk main on site boundary along south.	±
E5 – Site Constraints	No issues with flooding identified at this stage. Distance to opencast coal extraction area 3383m. Distance to existing mineral extraction site 9888m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 1123m. Distance to potentially contaminated land 59m.Further investigations will be required to proximity to the old Hardshill colliery(250m to northwest). Noise impact assessment is likely to be required due to traffic noise from Wishaw Road. Distance to an AQMA 6422m.	x
E6 – Deliverability	Located beside a main road, noise assessments required, potential for small scale, low density residential development	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Green Belt Land (Policy NBE 3 A). 100% of the site is green belt.	x
N2 – Site Characteristics (incl. current use and management of land)	The site is currently open land with strong hedgerows to the south and east shielding the A721 (Wishaw Road) and a residential property. The site is 100% grade 4 agricultural Land classification.	x
N3- Neighbouring Land Uses	The site is bordered by residential properties to the east and west. The land to the north of the site is open land with a tree line. To the south of the site is the A721 and open fields. The distance from the site to vacant/derelict land is 202m.	x
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1206m. Distance to a town or community park is 1206m. Distance to a regional scenic area is 26735m. Distance to Area of Great Landscape Value is 964m. . Distance to nearest country park is 7854m. Distance to canal corridors is 10504m.	±
N5 – Ecological Designations	The site is approximately 1.2km from a Natura 2000 site (SAC). Distance to the nearest SSSI is 1237m. Distance to the nearest LNR is 1206m. Distance to the nearest SINC is 832m.. Distance to the nearest country park is 7854m. Distance to an ancient woodland is 297m. . Distance to nearest TPO is 3018m.	±
N6 – Historical Designations	Distance to nearest listed building is 959m. Distance to nearest SAM is 9146m. Distance to nearest garden/designated landscape is 2806m. Distance to the nearest battlefield is 11483m. Distance to nearest conservation area is 4063m.. Distance to Antonine Wall is 24279m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	<p>Wishaw Town Centre is 3357m by car or by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 5449m by car or by foot. The nearest neighbourhood/local centre (Newmains) is 2488m by car or by foot.</p> <p>The nearest hospital is Wishaw General Hospital which is 5223m by car.</p> <p><b>Primary School</b> - St Brigid's (denominational) is 3080m by foot and by car. Newmains (non-denominational) is 2437m by foot or by car.</p> <p><b>Secondary School</b> - St Aidan's High School (denominational) is 4399m by car and by foot. Clyde Valley High School (non-denominational) is 3767m by car or by foot.</p>	xx
S2 – Strengthening existing places	Distance to nearest settlement is 314m. Distance to rural investment area is 1581m.	x
S3 – Community Facilities	<p>Walking distance to sports facility (Wishaw Sports Centre) is 5497m and driving distance is 5497m. Both walking and driving distance to community centre/hall or community education centre (Waterloo Community Centre) is 1898m. Both walking and driving distance to library (Newmains Library) is 2765m.</p> <p>Rural site on edge of Bogside, no community facilities in settlement.</p>	xx



**Site Reference** 0022/19  
**Location** Land adjacent to North & South Road, Bellside, Cleland  
**Site Area** 1.54ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 343m. There are 1 bus stops within a 5 minute walk. Distance to a core path is 358m. Distance to the nearest cycle route is 7450m. Distance to green network is 341m.	✓
E3 – Existing and new Transport Links	Cleland is the nearest railway station by foot at 1066m. Cleland is the nearest station by car at 1146m. Distance to the nearest road is 0m. As the site does not fall within site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer. Suggested issues with frontage onto an unclassified rural road with no footway, system of street lighting and is subject to National Speed Limit.  <i>NLC Roads and Transportation state that The site has a frontage onto an unclassified rural road with no footway, system of street lighting and is subject to National Speed Limit. There are concerns about the junction of Carlisle Road/Shawstonfoot Road, in terms of the visibility to the right approaching from this site is awkward at best. There has been a significant number of units added in the area which have not individually required Transport Assessments. An overview of the operation of the area is now required. Reference is made to Cleland Station but it is distant enough that it would not generally be accessible by walking.</i>	xx
E4 – Service Provision	Scottish Water have stated that SEPA have tightened the consent at Swinstie WWTW, depending on the size of development a growth project may be required. Drainage impact assessment may be required to determine impact on existing network. Surface water should discharge to watercourse with appropriate permission in place. Water - Flow & pressure test may be required	±
E5 – Site Constraints	No issues with flooding identified at this stage. Distance to opencast coal extraction area 352m. Distance to existing mineral extraction site 6261m. 29% of the site overlaps with Coal Authority standing advice area. 71% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 881m. 6% of the site overlaps with potentially contaminated land. Further site investigations will be required. Distance to an AQMA 5107m. Air Quality Impact Assessment may be required regarding the proximity to A71 and timber yard. Site Investigations required re site adjacent to existing timber yard to south as timber yard stands on former mine workings. Noise Impact Assessment required re timber yard to south and A71 dual carriageway to west of site.	x
E6 – Deliverability	Site investigations required. Sound deadening may be required. Potential contamination requiring remediation. Designated greenbelt. May be suitable for residential development	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Greenbelt (Policy NBE 3 A). The land adjacent to the north of the site is designated as Further Locations for Housing Development (Policy HCF 2 BB). 100% of the site overlaps green belt. The site is 100% grade 4 Agricultural Land Classification.	x
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'agricultural'. The site consists of open land which is bounded by a thin tree line to the south, east and west. The site is 100% grade 4 Agricultural Land Classification.	x
N3- Neighbouring Land Uses	The sit is adjacent to an existing residential development to the north and existing industrial/business land to the south. Adjacent to the west of the site is the A73 and to the east is North and South Road. The distance from the site to vacant/derelict land is 11m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2124. Distance to a town or community park is 2124m. Distance to a regional scenic area is 22297m. Distance to Area of Great Landscape Value is 4312m. Distance to nearest country park is 6974m. Distance to canal corridors is 6370m.	✓✓
N5 – Ecological Designations	The site is approximately 4.6km from a Natura 2000 site (SAC).m. Distance to the nearest SSSI is 4650m. Distance to the nearest LNR is 2124m.. Distance to the nearest SINC is 63m. Distance to the nearest country park is 6974m. Distance to an ancient woodland is 66m. Distance to nearest TPO is 649m.  <i>NLC Biodiversity state ecological surveys should be included with planning application. Existing hedgerows and other ecological features should be retained and enhanced.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 327m. Distance to nearest SAM is 5998m. Distance to nearest garden/designated landscape is 2369m. Distance to the nearest battlefield is 9623m. Distance to nearest conservation area is 6325m. Distance to Antonine Wall is 19841m.	x
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 4666m by car or 4586m by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 6218m by car or 5969m by foot. The nearest neighbourhood/local centre (Cleland) is 1685m by car or 1604m by foot.  The nearest hospital is Wishaw General Hospital which is 5992m by car.  <b>Primary School</b> - St Mary's (denominational) is 1905m by foot and 1985m by car. Cleland (non-denominational) is 1497m by foot or 1577m by car.  <b>Secondary School</b> - St Aidan's High School (denominational) is 4881m by car and 4092m by foot. Coltness High School (non-denominational) is 4401m by car or 4388m by foot.	x
S2 – Strengthening existing places	The distance from the site to nearest settlement (residential development to the north) is 615m. The site is Greenbelt and the distance to a rural investment area is 1419m.	x
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 6030m and driving distance is 6267m. Walking distance to community centre/hall or community education centre (Cleland Senior Citizens Centre) is 1496m and driving distance is 1577m. Walking distance to library (Cleland Library) is 1462m and driving distance is 1532m.  On edge of Bellside, 1.75km from community facilities in Cleland village centre. Other sites closer to core of village should be developed first.	x

**Site Reference** 0025/19  
**Location** Arabrab Farm Biggar Road  
**Site Area** 7.26 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	92.85% of the site overlaps a settlement. No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 17m. There are 6 bus stops within a 5 minute walk. Distance to a core path is 1252m. Distance to the nearest cycle route is 6435m. Distance to green network is 1169m.	××
E3 – Existing and new Transport Links	Cleland is the nearest railway station by foot at 575m. Cleland is the nearest station by car at 575m. Distance to the nearest road is 4m.	×
E4 – Service Provision	Scottish Water state: Waste Water -Sewer - SEPA have tightened the consent at Swinstie WWTW, depending on the size of development a growth project may be required. Drainage impact assessment may be required to determine impact on existing network. Surface water should discharge to watercourse with appropriate permission in place. Water -Daer WTW currently has capacity there is a 6" mains to west of site.	±
E5 – Site Constraints	Surface flooding 'high' probability (10 years) 1% overlap. Surface flooding 'med' probability (200 years) 1% overlap. Surface flooding 'low' probability (200 years + climate change) 1% overlap.  Distance to opencast coal extraction area 418m. Distance to existing mineral extraction site 6157m. 100% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 2. Distance to waste site 485m. Distance to potentially contaminated land 0m. Distance to an AQMA 4204m.  The Coal Authority state: <i>The Coal Authority does not support new development over or within the influencing distance of mine entries, even where these have been treated. This can impact on the potential density, capacity and layout of sites put forward for development.</i>	±
E6 – Deliverability	Further investigation would be required to establish constraints of former mining operations and site conditions but the site is located in a residential settlement behind existing housing and would offer a potential for residential development subject to green belt restrictions.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	99% of the site overlaps green belt. 1% of the site overlaps HCF1 A residential areas.	×
N2 – Site Characteristics (incl. current use and management of land)	The site consists of Agricultural land (pastoral), split into separate fields. 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.	×
N3- Neighbouring Land Uses	The site is located in the northern portion (north of the rail line) of the settlement of Cleland, as such residential development lies adjacent to the north and west edges of the site. A large area of commercial/industrial land extends beyond the southern site boundary, and further agricultural land borders the east side.  Distance to vacant/derelict land 292m.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastrctre is 3362m. Distance to a town or community park is 3001m. Distance to a regional scenic area is 21121m. Distance to Area of Great Landscape Value is 4821m. Distance to nearest country park is 5736m. Distance to canal corridors is 4890m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 5498m. Distance to the nearest LNR is 3382m. Distance to the nearest SINC is 94m. Distance to the nearest country park is 5736m. Distance to an ancient woodland is 667m. Distance to nearest TPO is 956m.	±
N6 – Historical Designations	Distance to nearest listed building is 1379m. Distance to nearest SAM is 4534m. Distance to nearest garden/designated landscape is 3615m. Distance to the nearest battlefield is 8532m. Distance to nearest conservation area is 5357m. Distance to Antonine Wall is 18608m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 3907m by foot, and 4288m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 5283m by foot, and 5812m by car. The nearest neighbourhood/local centre (Cleland) is 930m by foot, and the same by car.  The nearest hospital is Wishaw General Hospital which is 5829m by car.  <b>Primary School</b> - (St. Mary's Primary School (denominational) is 1231m by foot, the same by car. Cleland Primary School (non-denominational) is 823m by foot, and the same by car.  <b>Secondary School</b> - St. Aidan's High School (denominational) is 3708m by foot, and 4459m by car. Coltness High School (non-denominational) is 3885m by foot, and the same by car.	✓
S2 – Strengthening existing places	93% of the site overlaps a settlement (Cleland). Distance to rural investment area is 1863m.	✓
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 5157m and driving distance is 5756m. Walking distance to community centre/hall or community education centre (Newarthill Community Education Centre) is 3047m. Driving distance to community centre/hall or community education centre (Cleland Senior Citizens Centre) is 822m. Walking distance to library (Cleland Library) is 787m and driving distance is 777m.  On edge of Cleland, 1km from schools and community facilities. Separated from the min town by a train line.	✓

**Site Reference** 0026/19  
**Location** Land adjacent to North South Road Bellside  
**Site Area** 1.78 ha  
**Proposed use** Housing  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 424m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 213m. Distance to the nearest cycle route is 7507m. Distance to green network is 1564m.	×
E3 – Existing and new Transport Links	Cleland is the nearest railway station by foot and car at 1183m.  <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: <i>Waste Water - SEPA have tightened the consent at Swinstie WWTW, depending on the size of development a growth project may be required. Drainage impact assessment may be required to determine impact on existing network. Surface water should discharge to watercourse with appropriate permission in place. 130m to nearest main sewer Water -Daer WTW currently has capacity there is a 14" water main to west of site</i>	±
E5 – Site Constraints	Distance to opencast coal extraction area 224m. Distance to existing mineral extraction site 6212m. 82% of the site overlaps with Coal Authority standing advice area. 18% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 918m. Distance to potentially contaminated land 0m. 2% of the site overlaps with potentially contaminated land.  Distance to an AQMA 5203m.	✓
E6 – Deliverability	Area of greenfield green belt land south of existing and recent residential development. Site shape may constrain density efficiency but has the potential to delivery residential units.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	97% of the site overlaps green belt. 3% of the site overlaps HCF1 A residential areas.	±
N2 – Site Characteristics (incl. current use and management of land)	10% of the site overlaps vacant/derelict land. The site is 100% grade 4 agricultural land classification. The site is primarily greenfield in nature, characterised by grassland and woodland to the east.	✓
N3- Neighbouring Land Uses	Site MIR0028-19 lies to the north, beyond which lies Cleland. Industrial/commercial land occupies the east, and further greenfield land lies to the south and east.	×
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1966m. Distance to a town or community park is 1966m. Distance to a regional scenic area is 22313m. Distance to Area of Great Landscape Value is 4196m. Distance to nearest country park is 7088m. Distance to canal corridors is 6442m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 4531m. Distance to the nearest LNR is 1966m. 8% of the site overlaps a SINC. Distance to the nearest country park is 7088m. 10% of the site overlaps an ancient woodland. Distance to nearest TPO is 703m.	×
N6 – Historical Designations	Distance to nearest listed building is 186m. Distance to nearest SAM is 6046m. Distance to nearest garden/designated landscape is 2250m. Distance to the nearest battlefield is 9740m. Distance to nearest conservation area is 6441m. Distance to Antonine Wall is 19858m.	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 4663m by foot and 4734m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 6038m by foot, and 6258m by car. The nearest neighbourhood/local centre (Cleland) is 1685m by foot, and the same by car.  The nearest hospital is Monklands General Hospital which is 6275m by car.  <b>Primary School</b> - St Mary's Primary - Cleland - (denominational) is 1986m by foot, and 1986m by car. Cleland Primary School (non-denominational) is 1578m by foot, and the same by car.  <b>Secondary School</b> - St Aidan's High School (denominational) is 4154m by foot, and 4904m by car. Coltness High School (non-denominational) is 4331m by foot, and 4331m by car.	×
S2 – Strengthening existing places	Distance to nearest settlement is 731m. Distance to rural investment area is 1337m.	×
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 5913m and driving distance is 6201m. Both walking and driving distance to community centre/hall or community education centre (Cleland Senior Citizens Centre) is 1577m. Walking distance to library (Cleland Library) is 1543m and driving distance is 1533m.  Rural location outwith settlements, 2km from schools and 1.5km+ from nearest community facilities.	×

Site Reference 0028/19  
Location Land adjacent to North/South Road Bellside  
Site Area 0.43 ha  
Proposed use Housing  
Submission Info <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 425m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 467m. Distance to the nearest cycle route is 7508m. Distance to green network is 1566m.	×
E3 – Existing and new Transport Links	Cleland is the nearest railway station by foot and car at 1184m. Distance to the nearest road is 3m. <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: <i>Waste Water - SEPA have tightened the consent at Swinstie WWTW, depending on the size of development a growth project may be required. Drainage impact assessment may be required to determine impact on existing network. Surface water should discharge to watercourse with appropriate permission in place 25m to nearest main sewer Water - Daer WTW currently has a capacity there is a 14" water main to west of site.</i>	±
E5 – Site Constraints	Distance to opencast coal extraction area 458m. Distance to existing mineral extraction site 6212m. 56% of the site overlaps with Coal Authority standing advice area. 44% of the site overlaps with Coal Authority referral area. Distance to waste site 918m. Distance to potentially contaminated land 89m.  Distance to an AQMA 5218m.	✓
E6 – Deliverability	Adjoins MIR 0026-19. Derelict land joining greenfield green belt land and south of existing and recent residential development. Would ideally be developed in conjunction with MIR 0026-19.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	88% of the site overlaps green belt. 12% of the site overlaps HCF1 A residential areas.	±
N2 – Site Characteristics (incl. current use and management of land)	41% of the site overlaps vacant/derelict land. The site is 100% grade 4 agricultural land classification. The site is primarily greenfield in nature, characterised by grassland and woodland to the east. With a large central area of hardstanding present.	✓
N3- Neighbouring Land Uses	Site MIR0026-19 lies to the south, beyond which further greenfield land. Cleland occupies the north border of the site. Industrial/commercial land occupies the east, and further greenfield land lies to east.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2146m. Distance to a town or community park is 2146m. Distance to a regional scenic area is 22313m. Distance to Area of Great Landscape Value is 4432m. Distance to nearest country park is 7088m. Distance to canal corridors is 6442m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 4768m. Distance to the nearest LNR is 2146m. Distance to the nearest SINC is 0m. Distance to the nearest country park is 7088m. 1% of the site overlaps an ancient woodland. Distance to nearest TPO is 787m.	×
N6 – Historical Designations	Distance to nearest listed building is 422m. Distance to nearest SAM is 6046m. Distance to nearest garden/designated landscape is 2327m. Distance to the nearest battlefield is 9740m. Distance to nearest conservation area is 6441m. Distance to Antonine Wall is 19858m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 4664m by foot and 4735m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 6040m by foot, and 6259m by car. The nearest neighbourhood/local centre (Cleland) is 1687m by foot, and the same by car.  The nearest hospital is Monklands General Hospital which is 6276m by car.  <b>Primary School</b> - St Mary's Primary - Cleland - (denominational) is 1987m by foot, and 1987m by car. Cleland Primary School (non-denominational) is 1579m by foot, and the same by car.  <b>Secondary School</b> - St Aidan's High School (denominational) is 4155m by foot, and 4906m by car. Coltness High School (non-denominational) is 4333 by foot, and 4333m by car.	×
S2 – Strengthening existing places	Distance to nearest settlement is 731m. Distance to rural investment area is 1337m.	×
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 5914m and driving distance is 6203m. Both Walking distance to community centre/hall or community education centre (Cleland Senior Citizens Centre) is 1578m. Walking distance to library (Cleland Library) is 1544m and driving distance is 1534m.  Rural location outwith low density settlements, 2km from nearest schools and 1.5km+ from nearest community facilities in Cleland.	×

**Site Reference** 0002/20  
**Location** Overtown Road, Waterloo, Wishaw  
**Site Area** 1.61 ha  
**Proposed use** Housing & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	The site is 122m to the nearest bus stop. Direct and attractive pedestrian links to these facilities are essential. The site is 564m to a core path. The site is 11.8km to the nearest cycle route. Distance to green network is 130m.	✓✓
E3 – Existing and new Transport Links	The site is 2.5km to a railway station. The nearest road is 7m. There is no footway connection along the frontage of this site. As there is no railway station within 800m there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer. Sites fall with 400m of any bus stop location and - Where sites fall with 400m of any bus stop location, direct and attractive pedestrian links to these facilities are essential.  <i>NLC Roads &amp; Transportation state that there is no footway connection along the frontage of this site.</i>	×
E4 – Service Provision	Scottish Water state that the Sewer Car barns currently have capacity. Surface water should discharge to watercourse with appropriate permission in place. Water flow & pressure test may be required. There is a 15" Trunk main running along top edge of site stand off areas are required.	×
E5 – Site Constraints	The site has 4% overlap with surface water flooding High probability (10 years). The site has 19% overlap with surface water flooding medium probability (200 years). The site has 21% overlap with surface water flooding low probability (200 years + climate change). The site is 3.5km to opencast coal extraction area. The site is 10km to the nearest existing mineral extraction site. 30% of the site overlaps with Coal Authority standing advice area and 70% of the site overlaps with Coal Authority referral area and is 668m to a waste site. The site is in close proximity to potentially contaminated land (11% overlap). The site is 5km to an AQMA 4941m. Odour or other PH Constraints may be an issue if nearby industrial estate has malodours emissions. As the site is in close proximity to industrial site a noise impact assessment will be required. Site Investigations required and Contaminated Land Constraints Report Available.	×
E6 – Deliverability	Designated as greenbelt. Currently used as football pitches. Flood prevention measures may be required. Site investigations required. Potential contamination requiring remediation. Development may remove local leisure facilities, the site may not be suitable for residential development	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Green Belt Land (Policy NBE 3 A).	×
N2 – Site Characteristics (incl. current use and management of land)	The site's current use is identified as 'Leisure and Recreation'. The site is predominantly open field with a small tree line to the east and to the north/northwest where it adjoins the road. 100% of the site is green belt. The site is 100% grade 4 agricultural Land classification.	×
N3- Neighbouring Land Uses	There is an existing residential settlement to the southwest of the site. Surrounding the site to the east and south is open greenbelt land. To the north is an area identified as a 'Site of importance for Nature Conservation'.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 68m. The site is 62m to town or community park. The site is 26km to a regional scenic area. The site is 304m to Area of Great Landscape Value. The nearest country park is 6km. The site is 9.6km to canal corridors.	✓✓
N5 – Ecological Designations	The site is approximately 630m from a Natura 2000 site (SAC). The site is 623m to the nearest SSSI. Distance to the nearest LNR is 68m. The site is 13m to the nearest SINC. The nearest country park is 6.4km. The nearest ancient woodland is 604m. The site is 2km to the nearest TPO.  <i>NLC Biodiversity state that site can progress with retention of ecological features and appropriate buffers. Ecological surveys should be included with planning application. Retain ecological features, include appropriate buffer in site design. Opportunity for habitat enhancements, and wildlife corridor enhancements.</i>	±
N6 – Historical Designations	The site is 861m to a Listed Building. The site is 7.6km to the nearest SAM. The nearest garden/designated landscape is 3.6km. The site is 10km to the nearest battlefield. The site is 3.3km to a conservation area. The site is 2.4km from Antonine Wall.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 1739m by car or 1713m by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 3831m by car or 3805m by foot. The nearest neighbourhood/local centre to walk to (Cambusnethan) is 1899m, however the closest to drive to is Newmains at 2181m.  The nearest hospital is Wishaw General Hospital which is 3605m by car.  <b>Primary School</b> - St Ignatius (denominational) is 2370m by foot and 2519m by car. Overtown (non-denominational) is 974m by foot or by car.  <b>Secondary School</b> - St Aidan's High School (denominational) is 2781m by car and 2755m by foot. Clyde Valley High School (non-denominational) is 2186m by car or by foot.	×
S2 – Strengthening existing places	The site 100% overlaps another settlement (Waterloo). Distance to rural investment area is 3013m.  <i>NLC Housing Services state Support for the sites at Overtown Road, Waterloo (Ref: 0002/20) as these have been identified as potential sites for the Council New-build Programme. The former primary school on Overtown Road, Wishaw is currently a vacant and unproductive site adjacent to a residential area. The existing football field adjacent to this site would assist development of the school site for residential purposes within the council's new build programme but is situated within greenbelt. The playing field is prone to flooding and does not have appropriate changing facilities. The development proposals could retain an element of playing surface and improve conditions to allow this facility to be better utilised while augmenting the development of the vacant former primary school site to improve amenity and address local housing needs.</i>	✓✓
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 3853m and driving distance is 3879m. Both walking and driving distance to community centre/hall or community education centre (Waterloo Community Centre) is 280m. Walking distance to library (Wishaw Library) is 2188m and driving distance is 2214m.  On edge of Waterloo, 1-1.5km from community facilities in Wishaw and Overtown. Limited community facilities, and other sites closer to core of village should be developed first.	×



Site Reference	0007/20
Location	Garrion Farm, Garrion Bridge, Overtown
Site Area	7.01 ha
Proposed use	Housing
Submission Info	<a href="http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163">http://www.northlanarkshire.gov.uk/index.aspx?articleid=31163</a>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	No long term employment proposed but construction employment would be generated.	±
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 280m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 1392m. Distance to the nearest cycle route is 14922m. Distance to green network is 307m.	±
E3 – Existing and new Transport Links	Wishaw is the nearest railway station by foot at 4786m. Wishaw is the nearest station by car at 4901m.  <i>Transport Scotland state that as the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service.</i>	×
E4 – Service Provision	Scottish Water state: <i>Waste Water - There are no public sewers within the vicinity of site, it would be impractical to connect to public sewer and developer should contact SEPA to discuss private treatment.</i> <i>Water - Camps WTW currently has capacity.</i>	±
E5 – Site Constraints	Surface flooding 'med' probability (200 years) 1% overlap. Surface flooding 'low' probability (200 years + climate change) 1% overlap.  Distance to opencast coal extraction area 6468m. Distance to existing mineral extraction site 13211m. 73% of the site overlaps with Coal Authority standing advice area. 27% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 3749m.  5% of the site overlaps with potentially contaminated land. Distance to an AQMA 5571m.	✓
E6 – Deliverability	Green belt site on river bend of current agricultural land use. Site would have potential for residential development subject to establishing site constraints relating to current land use.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	98% of the site overlaps green belt. 2% of the site overlaps HCF A2 additions to housing land supply. 2% of the site overlaps HCF2 A2 additions to housing land supply.	±
N2 – Site Characteristics (incl. current use and management of land)	The site is 100% grade 4 agricultural land classification. The site predominantly consists of existing development, interspersed with some grassed areas.	✓✓
N3- Neighbouring Land Uses	Distance to vacant/derelict land 9m. The site is adjacent to existing residential development to the south and open fields to the northwest and east. There is an existing industrial/commercial area to the north and south of the site.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 1244m. Distance to a town or community park is 2918m. Distance to a regional scenic area is 28170m. 100% of the site overlaps an Area of Great Landscape Value. Distance to nearest country park is 4319m. Distance to canal corridors is 11597m.	×
N5 – Ecological Designations	Distance to the nearest SSSI is 670m. Distance to the nearest LNR is 1244m. Distance to the nearest SINC is 0m. Distance to the nearest country park is 4319m. Distance to an ancient woodland is 116m. Distance to nearest TPO is 1249m.	±
N6 – Historical Designations	Distance to nearest listed building is 36m. Distance to nearest SAM is 6412m. Distance to nearest garden/designated landscape is 3843m. Distance to the nearest battlefield is 9810m. Distance to nearest conservation area is 426m. Distance to Antonine Wall is 25794m.	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Wishaw Town Centre is 4655m by foot and 4678m by car. The nearest commercial centre (Wishaw - Caledonian Park) is 5929m by foot, and 6020m by car. The nearest neighbourhood/local centre (Wishaw - Netherton) is 4956m by foot, and 5061m by car.  The nearest hospital is Monklands General Hospital which is 5696m by car.  <b>Primary School</b> - St Thomas' Primary School - Wishaw - (denominational) is 4459m by foot, and 4497m by car. Overtown Primary School (non-denominational) is 2376m by foot, and the same by car.  <b>Secondary School</b> - St Aidan's High School (denominational) is 5685m by foot, and 5730m by car. Clyde Valley High School (non-denominational) is 2482m by foot, and 2482m by car.	×
S2 – Strengthening existing places	Distance to nearest settlement is 407m. Distance to rural investment area is 5305m.	×
S3 – Community Facilities	Walking distance to sports facility (Wishaw Sports Centre) is 5026m and driving distance is 5113m. Walking distance to community centre/hall or community education centre (Overtown Community Centre) is 2045m and driving distance is 1913m. Walking distance to library (Wishaw Library) is 5054m and driving distance is 5240m.  Rural location outwith settlements, 2km from nearest community facilities in Overtown.	×



**Site Reference** 0002/10  
**Location** 1 Carnbroe, Coatbridge  
**Site Area** 15.42 ha  
**Proposed use** Industry  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31153>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Proposed for Business and Industry Classes 4,5 & 6. Long term employment will be created	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 320m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 1303m. Distance to the nearest cycle route is 1288m. Distance to green network is 1689m.	✓
E3 – Existing and new Transport Links	Whifflet is the nearest railway station by foot at 1373m. Whifflet is the nearest station by car at 1558m. Distance to the nearest road is 21m.  <i>NLC Roads &amp; Transportation state that this site will take access from the A8 which will be a trunk road designated as the A8 All Purpose Road. There is another proposal for the Mossend International Rail Freight Terminal which will also take access from the A8 in a similar location. The access is likely to be taken from a roundabout whose location has been discussed with Transport Scotland's Consultant. This site would need to take access from the same roundabout and as such the layout may need to change to reflect this. It is understood that discussions regarding use and layout for this site are ongoing with the Development Management Planning team.</i>	✗
E4 – Service Provision	Scottish Water state that further investigation is required to determine capacity of existing East Shawhead waste water pumping station & Shawhead waste water pumping station. Water - Flow & pressure test may be required. There is a 200mm DI water main east of site.	±
E5 – Site Constraints	River flooding 'high' probability (10years) 2% overlap. River flooding 'med' probability (200 years) 2% overlap. River flooding 'low' probability (200 years + climate change) 2% overlap. Surface flooding 'med' probability (200 years) 1% overlap. Surface flooding 'low' probability (200 years + climate change) 1% overlap. Distance to opencast coal extraction area 4237m. Distance to existing mineral extraction site 8836m. 100% of the site overlaps with Coal Authority standing advice area. Distance to waste site 99m. 100% of the site overlaps with potentially contaminated land.. Distance to an AQMA 576m. Air Quality and Noise constraints as closet housing on east and west of site. Odour of other PH constraints are dependent on proposed use. Site investigations would be required and Contaminated Land Constraints report is available.	✗
E6 – Deliverability	Site investigations required. Brownfield site. Can it be accessed directly from A8? May be suitable for business and industry use.	✓
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as 20% Promoting Industrial and Business Sites (Policy EDI 2 A) and 80% Community Facilities (Policy HCF 1 B1). A very small part of the site is also designated as a Tree Preservation Order (NBE 1 A4d). The west of the site is also designated as a SINC (Policy NBE 1 A4a). The site lies adjacent to Greenbelt land to the east and south of the site) (Policy NBE 3 A).	✗
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as 'VACANT FORMER LANDFILL SITE'. The site contains open land with a strong tree belt/woodland area along the west of the site and a thin tree line along the east and south borders. The southeast of the site is brownfield land with existing hardstanding and is of a industrial/commercial nature. 18% of the site is vacant and/or derelict land. The site is 100% Grade 3.2 Agricultural Land Classification.	✗
N3- Neighbouring Land Uses	The west and north of the site is bounded by woodland and the North Calder Water. The east of the site is bounded by an existing railway. The southwest of the site is bounded by the A8 (Glasgow and Edinburgh Road) and the southeast is adjacent to existing development of an industrial nature (works).	✗
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2740m. Distance to a town or community park is 1746m. Distance to a regional scenic area is 14850m. Distance to Area of Great Landscape Value is 6297m. Distance to nearest country park is 2740m. Distance to canal corridors is 912m.	±
N5 – Ecological Designations	. Distance to the nearest SSSI is 4562m. Distance to the nearest LNR is 4870m. 14% of the site overlaps a SINC. Possible progression with retention of SINC, and appropriate buffers. Ecological surveys should be included with planning application. Distance to the nearest country park is 2740m. 3% of the site overlaps an ancient woodland. Part of the site consists of Ancient Semi Natural Woodland listed on Ancient Woodland Inventory Site lies adjacent to a TPO.  <i>NLC Biodiversity state that possible progression with retention of SINC, and appropriate buffers. Ecological surveys should be included with planning application. Opportunity for habitat enhancements, and wildlife corridor enhancements within adjoining SINC and within the development.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 615m. Distance to nearest SAM is 901m. Distance to nearest garden/designated landscape is 5247m. Distance to the nearest battlefield is 5208m. Distance to nearest conservation area is 1764m. Distance to Antonine Wall is 12775m.	✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Coatbridge Town Centre is 1660m by car or 1611m on foot. The nearest commercial centre (Coatbridge - McKinnon Mills) is 997m by car or foot. The nearest neighbourhood/local centre (Coatbridge - Whifflet) is 1667m by car or 995m by foot.  The nearest hospital is Monklands District General Hospital which is 2989m by car.  <b>Primary School</b> - St Bernard's (denominational) is 1412m by foot and 974m by car. Shawhead (non-denominational) is 830m by car or 478m by foot.  <b>Secondary School</b> - St Andrews High School (denominational) is 1675m by car and 1435m by foot. Coatbridge High School (non-denominational) is 2926m by car or 2795m by foot.	✓✓
S2 – Strengthening existing places	The site is directly adjacent to an existing settlement (Rosehall, Coatbridge is to the west and Carbore, Coatbridge is to the east of the site). The distance to a rural investment area is 4908m.	✗
S3 – Community Facilities	Walking distance to sports facility (Columbia Sports Complex) is 1311m and driving distance is 1822m. Walking distance to community centre/hall or community education centre (Shawhead Community Centre) is 689m and driving distance is 822m. Walking distance to library (Whifflet Library) is 1282m and driving distance is 1506m.  Edge of Rosehall, 1km from schools and community facilities.	✓✓

**Site Reference** 0003/19  
**Location** Dalziel Park Hotel, Cleland  
**Site Area** 0.3 ha  
**Proposed use** Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>  
**Site Map** <http://www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=12057&p=0>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Site is proposed for leisure/ commercial development including provision of additional accomodation for the Dalziel Park Hotel and provision of SPA and associated leisure facilities. Long term employment will be created (approximately 10-12 full time jobs)	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 1659m. There are 0 bus stops within a 5 minute walk. Distance to a core path is 1603m. Distance to the nearest cycle route is 6392m. Distance to green network is 297m. As the site a site does not fall within 400m of any bus stop location there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer.	✖✖
E3 – Existing and new Transport Links	Carfin is the nearest railway station by foot at 2186m. Carfin is the nearest station by car at 2190m. Distance to the nearest road is 41m. As the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer.  <i>NLC Roads and Transportation state the area shown is not contiguous with the Hotel Building and looks to be a space for the addition of some cottage/remote room type facilities. Providing the site is limited to a generation of no more than 5 vehicles then Hagen Drive would be capable of dealing with it.</i>	✖
E4 – Service Provision	Daldowie currently has capacity. Water - Flow & pressure test may be required.	±
E5 – Site Constraints	No issues with flooding identified at this stage. Distance to opencast coal extraction area 2630m. Distance to existing mineral extraction site 8251m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 2339m. Distance to potentially contaminated land 27m.Site investigations required depending on type of development (former coal mine site 130m to the west). Noise assessment may be required in relation to Dalziel Country Club . Distance to an AQMA 2533m. Contaminated Land Report available.	✖
E6 – Deliverability	Site investigations required, potential hazard from nearby contamination that may require remediation. Due to surrounding uses and woodland may be most suitable for leisure use.	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Greenbelt (Policy NBE 3 A) and there is also two areas designated as SINCS on the site. The forestry Commission states that there is woodland on this site so the Control of Woodland Removal Policy should be taken into account.	✖
N2 – Site Characteristics (incl. current use and management of land)	The site is predominantly existing wooded area and open land. It is identified as 'open ground, part of the Dalziel Park Hotel and Country Club complex'. The site is 100% grade 3.2 agricultural land classification.	✖
N3- Neighbouring Land Uses	There is existing residential development to the north and west of the site. The Dalziel Golf course adjacent to the south and east of the site. The distance to vacant/derelict land 158m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 2986m. Distance to a town or community park is 2112m. Distance to a regional scenic area is 21690m. Distance to Area of Great Landscape Value is 2914m. Distance to nearest country park is 4134m. Distance to canal corridors is 4957m.	±
N5 – Ecological Designations	Distance to the nearest SSSI is 4869m. Distance to the nearest LNR is 3552m. Distance to the nearest SINC is 111m. Distance to the nearest country park is 4134m. Distance to an ancient woodland is 167m. 67% of the site overlaps an TPO.  <i>NLC Biodiversity state possible progression with retention of some of the woodland. Ecological surveys should be included with planning application. Opportunity for woodland enhancement and connectivity throughout the site.</i>	✖
N6 – Historical Designations	Distance to nearest listed building is 1388m. Distance to nearest SAM is 4638m. . Distance to nearest garden/designated landscape is 2986m. Distance to the nearest battlefield is 6700m. Distance to nearest conservation area is 3425m. . Distance to Antonine Wall is 19140m.	✓✓
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Motherwell Town Centre is 3785m by car or 3748m by foot. The nearest commercial centre (Motherwell - B&Q Bellhill Road) is 4850m by car or 4786m by foot. The nearest neighbourhood/local centre to walk to (Carfin) is 2014m or Cleland is 2669m by car.  The nearest hospital is Wishaw General Hospital which is 7232m by car.  <b>Primary School</b> - Our Lady & St Francis (denominational) is 2000m by foot and 2082m by car. Keir Hardie Memorial is 2804m by foot, or Cleland (non-denominational) is 2872m by car.  <b>Secondary School</b> - Taylor High School (denominational) is 3759m by car and 2905m by foot. Brannock High School (non-denominational) is 2934m by car or 2852m by foot.	±
S2 – Strengthening existing places	The site is within a settlement boundary (residential area to the north and west 100% overlap). The distance to a rural investment area is 3816m.	✓✓
S3 – Community Facilities	Walking distance to sports facility (Aquatec) is 3978m and driving distance is 4353m. Both walking and driving distance to community centre/hall or community education centre (John McCormack Community Centre) is 1690m. Walking distance to library (Cleland Library) is 2947m and driving distance is 2981m.  Consolidation of existing leisure use, creates jobs.	✓

**Site Reference** 0002/13  
**Location** Ground Adjacent to 121 Bellshill Road, Fallside, Uddingston  
**Site Area** 5.4 ha  
**Proposed use** Housing, Industry & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31156>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/ opportunities	Proposed as mixed use with residential and for community use for small businesses, so potentially creating some long term employment.	✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 203m. There are 2 bus stops within a 5 minute walk. Distance to a core path is 86m. Distance to the nearest cycle route is 79m. Distance to green network is 144m.	✓✓
E3 – Existing and new Transport Links	Uddingston is the nearest railway station by foot at 1171m and 1965m by car. Distance to the nearest road is 2m. As the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer.  <i>NLC Roads&amp; Transportation state that the proposal at 20 Ha of housing could potentially have 458 units. This would require a minimum of 3 accesses and the actual number would need to be determined by the provision of a Transport Assessment. Dependant on the location of the accesses the development is more than the 400m recommended as the appropriate distance to walk for access to public transport. Kilmuir Road is a Local Distributor Standard Road and as such frontage access should be refused. Aitkenhead Road is a District Distributor Road (A752) and as such frontage access should be refused and junction locations should be considered carefully.</i>	xx
E4 – Service Provision	Scottish Water states that Daldowie WWTW has current capacity. Flow & pressure test may be required. There is a 150mm DI water main south of site.	✓
E5 – Site Constraints	River flooding 'high' probability (10years) 1% overlap. River flooding 'med' probability (200 years) 1% overlap. River flooding 'low' probability (200 years + climate change) 1% overlap. Surface flooding 'high' probability (10 years) 2% overlap. Surface flooding 'med' probability (200 years) 9% overlap. Surface flooding 'low' probability (200 years + climate change) 13% overlap. Distance to opencast coal extraction area 8147m. Distance to existing mineral extraction site 13096m. 100% of the site overlaps with Coal Authority standing advice area. Approximate number of mine entries within the site is 0. Distance to waste site 1756m. 36% of the site overlaps with potentially contaminated land. Distance to an AQMA 2721m. Possible noise Constraints as site is close to M74 and railway. Site Investigations required and Contaminated Land Constraint Report available. While not shown at fluvial flood risk there is at least one watercourse within this site. There is also some doubt as to how the land is drained. Neighbouring South Lanarkshire Council is unaware of a watercourse or culvert on the south side of the boundary. Part of the site is shown at surface water risk and there is an existing pond at the railway boundary. The site is located within Potentially Vulnerable Area 11/17.	x
E6 – Deliverability	Site is more suitable for business use rather than mixed use, site investigations and drainage report required. Green belt designation precludes development at present	x
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated Greenbelt (Policy NBE 3 A). 100% of the site overlaps green belt. The site is 100% non-agricultural land.	xx
N2 – Site Characteristics (incl. current use and management of land)	The site is identified as containing 'a pond close to the bridge taking Bellshill Road over the railway line... the majority of the land is poor quality grazing land, interspersed with hardstanding areas' and 'the site previously contained a bing'. The site also contains a thick line of trees along the border to the south and north of the site. There is existing development (farming and storage) in the east of the site with an associated track travelling from the northeast. The site is 100% non-agricultural land.	±
N3- Neighbouring Land Uses	The site is bounded by existing railway lines to the north and south of the site and by Bellshill Road and two existing residential properties (121 and 123 Bellshill Road) to the east. The distance from the site to vacant/derelict land is 516m.	±
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 286m. Distance to a town or community park is 109m. Distance to a regional scenic area is 16523m. Distance to Area of Great Landscape Value is 5003m. Distance to nearest country park is 1727m. Distance to canal corridors is 4244m.	✓
N5 – Ecological Designations	Distance to the nearest SSSI is 1325m. Distance to the nearest LNR is 4925m. Distance to the nearest SINC is 1304m. Distance to the nearest country park is 1727m. Distance to an ancient woodland is 1174m. Distance to nearest TPO is 369m.  <i>NLC Biodiversity state that ecological surveys should be included with planning application. Tree line around the boundary of this site should be kept.</i>	±
N6 – Historical Designations	Distance to nearest listed building is 369m. Distance to nearest SAM is 1987m. Distance to nearest garden/designated landscape is 2655m. Distance to the nearest battlefield is 2113m. Distance to nearest conservation area is 760m. Distance to Antonine Wall is 15432m.	±
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	Bellshill Town Centre is 2505m by car or 2362m by foot. The nearest commercial centre (Birkenshaw Trading Estate) is 2313m by car (1946m on foot). The nearest neighbourhood/local centre (Viewpark - Old Edinburgh Road) is 656m by car or by foot.  The nearest hospital is Monklands District Hospital which is 7740m by car.  <b>Primary School</b> - The closest walkable school is St John The Baptist P.S (denominational) at 296m, however the closest drivable school is John Paul li (denominational) at 128m. Tannochside (non-denominational) is 1599m by car or 1559m by foot.  <b>Secondary School</b> - Cardinal Newman High School (denominational) is 2271m by car and 2128m by foot. Uddingston Grammar (non-denominational) is 2318m by car or 1470m by foot.	✓✓
S2 – Strengthening existing places	The site is within the settlement boundary of Uddingston with 20% of the site overlapping the settlement. The site is Greenbelt and the distance to a rural investment area is 9292m.	±
S3 – Community Facilities	Walking distance to sports facility (Bikenshaw Sports Barn) is 1847m and driving distance is 2176m. Walking distance to community centre/hall or community education centre (Viewpark OAP Hut) is 758m and driving distance is 758m. Both walking and driving distance to library (Viewpark Library) is 1313m.  Edge of town site, between existing residential neighbourhoods and 1-1.5km from community facilities in Uddingston and Fallside.	✓

**Site Reference** 0007/19  
**Location** Land south of Asda, Newmains, Wishaw  
**Site Area** 2.77 ha  
**Proposed use** Retail & Other  
**Submission Info** <http://www.northlanarkshire.gov.uk/index.aspx?articleid=31162>

Economic Capital – The economy, assets and viability		
E1 – Business Employment and skill levels/opportunities	Proposed development is for leisure/ retail adjacent to established retail (ASDA). Some long term employment would be created.	✓✓
E2 – Sustainable Transport opportunities	Distance to the nearest bus stop is 249m. There are 3 bus stops within a 5 minute walk. Distance to a core path is 3m. Distance to the nearest cycle route is 10080m. Distance to green network is 1528m.	±
E3 – Existing and new Transport Links	<p>Cleland is the nearest railway station by foot at 3696m. Cleland is the nearest station by car at 3696m. Distance to the nearest road is 1m.As the site does not fall within 800m of a rail station, there may be a need to support the introduction/rerouting of a bus service(s) and provide associated infrastructure, the cost of which would require to be met by the developer</p> <p><i>NLC Roads and Transportation state that some indication of what the likely breakdown of the development as retail v leisure would be required before further comment could be made. This breakdown and the form of both would determine what parking standards would apply to the site. This is the first reference I have seen to a proposal for development to submit funding towards a Council designed solution to the difficulties at Newmains Cross. Given the land constraints it is unlikely that a solution can be designed which would address the issues which currently exist never mind additional pressure from new development. There are additional concerns over the form of the access – it would normally require 2 accesses for the differing types of development but it is unlikely that these could be formed and comply with junction spacing standards. Given the A71 is a District Distributor standard road the junction spacing should be 100m. The frontage of the site is approx. 140m and given that the spacing also has to include ASDA's entrance is likely to be unachievable.</i></p>	××
E4 – Service Provision	Scottish Water states that Carbars WWTW has currently has capacity, development size will determine requirement for further investigation. Surface water should discharge to watercourse with appropriate permissions in place. There is a combined sewer running through site, depending on developer's proposals will determine if diversion is required. Water - Flow & pressure test may be required.	×
E5 – Site Constraints	Distance to opencast coal extraction area 1369m. Distance to existing mineral extraction site 7911m. 88% of the site overlaps with Coal Authority standing advice area. 12% of the site overlaps with Coal Authority referral area. Approximate number of mine entries within the site is 0. Distance to waste site 1377m. 64% of the site overlaps with potentially contaminated land. Further site investigations will be required. Distance to an AQMA 5864m. Noise Impact Assessment required in relation to housing facing A71 (road traffic noise); close proximity to existing public house; housing facing industrial units on western side of development site. Odour assessment is likely to be required due to nearby works. Site investigations would be required due to number of former industrial uses on western side of development site. Contaminated Land Report available. . This site appears to be close to the South Calder Water. An appropriate stand-off distance from the watercourse should be provided to avoid flood risk and allow watercourse maintenance however one or more of these sites may impinge on the functional floodplain.	×
E6 – Deliverability	Designated as greenbelt, site investigations required, potential contamination that may require remediation, potential flood risk to the south east of the site. May be suitable for business/leisure use	±
Natural Capital – The Land and its Ecosystems		
N1 – Planning Designations and Policy	The site is currently designated as Greenbelt (Policy NBE 3 A). The adjacent land to the west is designated as Promoting Industrial and Business Sites (Policy EDI 2 A), to the northwest is designated as Protecting Neighbourhood and Local Centres (Policy RTC 1 C) to the south is Short Term Housing Development (Policy HCF A2 - Additions to Housing Land Supply), and to the northeast is designated as Community Parks within Greenbelt (Policy HCF 1 B2). There is woodland on this site so the Control of Woodland Removal Policy should be taken into account. 100% of the site overlaps green belt.	×
N2 – Site Characteristics (incl. current use and management of land)	The site is existing brownfield and open land with a tree belt and cluster to the south and southwest. 100% of the site falls with non-agricultural land.	±
N3- Neighbouring Land Uses	The site is bordered to the west and northwest by existing industrial/retail land (works and supermarket superstore). The A71 borders the north of the site and the east of the site is a mixture of woodland and open land. The distance to vacant/derelict land 17m.	✓
N4 – Landscape/ Open Space Designations	Distance to green infrastructure is 12m.Distance to a town or community park is 12m. Distance to a regional scenic area is 24726m. Distance to Area of Great Landscape Value is 2256m. Distance to nearest country park is 8331m. Distance to canal corridors is 8808m.	✓✓
N5 – Ecological Designations	<p>The site is approximately 2.5km from a Natura 2000 site (SAC). . Distance to the nearest SSSI is 2515m. Distance to the nearest LNR is 12m. Distance to the nearest SINC is 127m. Distance to the nearest country park is 8331m. Distance to an ancient woodland is 740m. Distance to nearest TPO is 1571m.</p> <p><i>NLC Biodiversity state ecological surveys should be included with planning application. No significant constraints.</i></p>	✓
N6 – Historical Designations	Distance to nearest listed building is 228m. Distance to nearest SAM is 8007m.. Distance to nearest garden/designated landscape is 1410m. Distance to the nearest battlefield is 10871m. Distance to nearest conservation area is 5463m. Distance to Antonine Wall is 22270m.	×
Social Capital – The People and their lives		
S1 – Proximity of sensitive receptors (e.g. key neighbourhood institutions)	<p>Wishaw Town Centre is 3004m by car or by foot. The nearest commercial centre (Wishaw - Caledonian Park) is 5037m by car or 4995m by foot. The nearest neighbourhood/local centre (Newmains) is 13m by car or by foot.</p> <p>The nearest hospital is Wishaw General Hospital which is 4811m by car.</p> <p><b>Primary School</b> - St Brigid's (denominational) is 634m by foot and by car. Morningside (non-denominational) is 495m by foot or 498m by car.</p> <p><b>Secondary School</b> - St Aidan's High School (denominational) is 3215m by car and by foot. Coltness High School (non-denominational) is 2298m by car or by foot.</p>	±
S2 – Strengthening existing places	The site is located within the settlement boundary of Newmains, with 90% of the site overlapping the settlement. The site is Greenbelt and the distance to a rural investment area is 1395m.	✓✓
S3 – Community Facilities	<p>Walking distance to sports facility (Wishaw Sports Centre) is 5056m and driving distance is 5086m. Both walking and driving distance to community centre/hall or community education centre (Branchal Road OAP Hut) is 1780m. Both walking and driving distance to library (Newmains Library) is 369m.</p> <p>Adjacent to Asda superstore and &lt;0.5km from Newmains town centre. Neutral impact.</p>	±

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skontaktuj się z nami, żeby przedyskutować Twoją potrzebę.

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