

NORTH LANARKSHIRE LOCAL DEVELOPMENT PLAN MODIFIED PROPOSED PLAN

SOUTH WISHAW MINI-CHARRETTE BACKGROUND REPORT

NOVEMBER 2018



North Lanarkshire Council

Enterprise and Communities

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A 2018 South Wishaw Mini-Charrette Update

This updates the Background Report on the South Wishaw Mini-Charrette presented at the time of the North Lanarkshire Local Development Plan Proposed Plan consultation in 2017.

Changes in circumstances

Since the Proposed Plan consultation in 2017 Planning Permission has been granted on Appeal for a site at Castlehill/Overton with a suggested capacity of 601 houses. This is subject to a Section 75 Agreement that ties the delivery of houses to the provision of a financial contribution to education provision.

Considerations

The South Wishaw Mini-Charrette identified a revised dispersed settlement pattern as the most suitable development profile to deliver the South Wishaw Community Growth Area. This was supported through the Main Issues Report stages of the Development Plan process and underpins the strategy identified in the Proposed Local Development Plan.

The site for which Planning Permission now exists had been submitted at the Call for Sites stage of the Development Plan process. A reduced size site with a capacity of 175 was identified in the Proposed Plan. This allocation was based on a realistic expectation of delivery in the Plan period and the Council's revised strategy for delivering the South Wishaw Community Growth Area.

Although the Planning Permission in Principle is for 426 units more than the expected capacity of the Community Growth Area, the detailed development profile of the site is still to be finalised, through applications for full planning permission and the provision of the education related contributions. As such the site may not deliver those additional units within the effective period of the plan, or secure a generous and flexible supply of sites.

It would not be prudent to deviate from the Council's dispersed settlement strategy set out in the North Lanarkshire Local Development Plan Proposed Plan, in line with Government concerns that large sites of questionable effectiveness may not be suitable in this location.

The North Lanarkshire Local Development Plan Modified Proposed Plan maintains the dispersed settlement pattern strategy and the sites previously identified.

B South Wishaw Mini-Charrette Background Report

1. Introduction

- 1.1 The South Wishaw Mini-Charrette was undertaken in response to an emerging issue at the examination stage of the current North Lanarkshire Local Plan (NLLP), which related to their being an effective housing land supply in North Lanarkshire. Concerns were also raised about housing land supply issues in North Lanarkshire at the time of the adoption of NLLP by Scottish Government, and the expectation that '*a truly generous supply of genuinely effective housing land on a range of sites within each Housing Sub-Market Areas*' would be achieved.
- 1.2 The Scottish Government advised that in preparing the Local Development Plan, the Council should review the housing land supply. This mini-charrette therefore focuses on reviewing effective housing land supply issues and developing a spatial development strategy for housing development within the South Wishaw study area.
- 1.3 Housing development within the South Wishaw Community Growth Area (CGA) has not taken place at the pace originally envisaged. In response to this, and the Scottish Governments concerns surrounding housing land supply issues the Council is re-examining the effectiveness of housing land supply within South Wishaw. A Mini-Charrette was identified as a suitable method to facilitate this, the details of which are in this background report. The Mini-Charrette was as much about testing the process as the outcomes and has been used to inform the Local Development Plan.

2. South Wishaw Mini-Charrette

- 2.1 The overarching conclusions and recommendations emerging from the South Wishaw Mini-Charrette are:
 - Based on the views of each participants and set within the context of a local and national housing market that is still very subdued, South Wishaw is seen as a tertiary/cold market that in turn questions viability of many sites.
 - The four component framework was a constructive approach to re-evaluate housing land supply taking account of barriers to development.
 - It is crucial that current development economics and viability knowledge is used to re-evaluate housing land.
 - In terms of a spatial strategy for South Wishaw, there is no simple 'one size fits all' answer and would require to be flexible enough to cope with any future changes that may occur.
 - Important to establish a flexible long-term 'transformational framework' that would kick start stalled regeneration, support local economies, helping to create the kind of safe and pleasant neighbourhoods that attract investment together with incremental steps towards the long term vision.
 - In South Wishaw the aim of reinforcing existing settlements, their infrastructure, emerging green networks and distinctive identities and communities is essential and could be part of a longer term 'housing market making' initiative.

2.2 Appendix 1 contains the South Wishaw Mini-Charrette Executive Summary and Final Report.

3. Development Sites – Site Selection

- 3.1 The site options identified in the Mini-Charrette were considered as part of the Main Issues Report of the Local Development Plan and the fullest range of site types identified formed the geographic basis for site selection for the Proposed Plan.
- 3.2 The Site Selection Methodology Background Report contains details on how the South Wishaw Mini-Charrette informed this methodology as well as setting out the full findings of the Site Selection process.

»South Wishaw *charrette*

South Wishaw Charrette
Executive Summary - Final

June 2013





WISHAW

NEWMAINS

BOGSIDE

WATERLOO

GOWKTHRAPPLE

OVERTOWN

STUDY AREA BOUNDARY

South Wishaw
Emerging Illustrative Masterplan

SAMPLE SITES

Samples Sites were identified as representative of the types of sites available in the study area; urban, edge of town or rural

- SITE 1:** Community Growth Area @ Waterloo
- SITE 2:** Auction Mart Site @ Caledonian Road / East Academy Street
- SITE 3:** East Thornlie Street
- SITE 4:** Gowkthrapple Regeneration Site
- SITE 5:** Castlehill Road Sites
- SITE 6a:** South Newmains
- SITE 6b:** South Newmains
- SITE 6c:** East Morningside
- SITE 6d:** Royal George Washery

REQUIREMENTS & BRIEF

DESIGN CHARRETTE

A design charrette is an intensive multi-disciplinary, multi-day planning process that encourages active engagement of stakeholders in developing ideas collaboratively in response to specific planning and design issues.

SSCI MAINSTREAMING PROGRAMME

A key objective of the Scottish Government's Scottish Sustainable Communities Initiative (SSCI) Charrette Mainstreaming Programme is that the benefits of charrette working are promoted, developed and maximised for the Scottish planning context.

SOUTH WISHAW MINI-CHARRETTE

The South Wishaw Mini-Charrette was undertaken in March 2013 for North Lanarkshire Council (NLC) and sponsored by the Scottish Government (SG). The project was programmed to be shorter in duration than the previous charrettes in this series, hence 'mini-charrette'. The mini-charrette focused on reviewing effective housing land supply issues and developing a spatial strategy for housing development in the South Wishaw area defined by the study boundary.

The context for the mini-charrette was the North Lanarkshire Local Plan which was adopted on 28 September 2012. The effectiveness of housing land allocations was raised as a key issue in the Examination of the Plan. At the time of its adoption the SG also raised concerns about housing and land supply issues in North Lanarkshire in particular about achieving a 'truly generous supply of genuinely effective housing land on a range of sites within each sub market area'. SG advised that in preparing the Local Development Plan (LDP), the Council should review its housing land supply.

Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits provides the policy definition of '**effective housing land**'. The Government's Chief Planner's letter dated 29 October 2010 (Providing an Effective Supply of Land for Housing) published online at (<http://www.scotland.gov.uk/Resource/Doc/212607/0106433.pdf>) stipulates that '**effective housing land**' is defined as whether 'residential units can be completed and occupied.... Scottish Planning Policy (SPP) states that a supply of effective land **for at least 5 years** should be maintained at all times to ensure a **continuing generous supply of land for housing.**'

North Lanarkshire Council (NLC) is now embarking on the preparation of its first LDP. Currently the Council is at the pre-Main Issues Report phase and is developing an engagement strategy to encompass a wide range of stakeholders at all stages of the process but in a more collaborative way than that deployed under the previous legislative framework. The Council also intends to facilitate a 'Call for Sites' consultation to provide an early opportunity for interested parties to suggest sites for development and/or have their land use(s) changed.

Housing development within the South Wishaw Community Growth Area (CGA, see Main Report Chapter 2) has not taken place at the pace originally envisaged. In response to this, and the Scottish Government's concerns for housing land supply issues, the Council is re-examining the effectiveness of housing land supply within South Wishaw. A mini-charrette was identified as a suitable method to facilitate this. The mini-charrette took place in Gowkthrapple CentrePoint on 12-14 March 2013. This report summarises the process and outcomes. Further detail is available in the Main Report.

MINI-CHARRETTE REQUIREMENTS & OUTCOMES

The A-S:L/DWA team were commissioned by the SG on 26 February 2013 to facilitate the South Wishaw mini-charrette working with, but **independent** of, NLC officers. It was agreed that the mini-charrette was to be a short, simple, focussed and cost effective approach to engage with invited **stakeholders. These included** community representatives, council staff, **public sector and partner organisations, special interest organisations,** land owners and housing developers.

The requirements and outcomes of the mini-charrette process are detailed in Chapter 4: Main report. In summary the requirement and outcomes were:

Identify clear parameters and criteria to identify genuinely effective housing sites with NLC, community representatives, housing developers and other key stakeholders.

The mini-charrette identified and broadly agreed **eight assessment criteria** to identify genuinely effective housing sites in South Wishaw and they are summarised in Main Report : Chapter 3.

Review current housing site allocations in the South Wishaw area in consultation with NLC, community representatives, housing developers and other key stakeholders.

During the mini-charrette process **ninety two different housing sites** were quickly reviewed in general terms using the agreed criteria. The 'sources' of the different sites are highlighted in Main Report : Chapter 3. Nine mini-charrette representative 'sample sites' were then assessed against the eight assessment criteria. The outcomes from assessment are outlined in a 'traffic light' format and are summarised in Main Report : Chapter 4.



Day 3 - "Pin up" / Report Back



Day 3 - Report Back



Day 3 - Report Back



Day 2 - Design Studio



Day 2 - Site Visit



Sketch Plan

Identify which sites in the current allocation are unlikely to be developed in the time period covered by the LDP or are unsuitable for development in terms of sustainability or design issues.

The mini-charrette, among the eight appraisal criteria, used high level **geotechnical analyses** (engineering, mining, contamination and gas, foundations) and high level assessment of **transportation issues** to confirm anticipated technical constraints to development. General **local housing market analysis** was also undertaken. This analysis and outcomes are summarised in Main Report : Chapters 3 and 4. All of this analysis was based on information available that could reasonably be assessed given the mini-charrette timescale. Further studies would be required to consider these issues with greater certainty.

Consider the characteristics of other potential sites being put forward by developers/others as part of the mini-charrette process and their suitability for inclusion in the development strategy, taking account of sustainability issues and their potential in design solution terms.

During the mini-charrette process ninety two different housing sites were quickly reviewed in general terms using the agreed criteria. This included eleven sites that were identified in the Report of Examination and included **potential sites put forward by developers and land owners**. Further detail is available in Chapter 4.

Consider what would be an appropriate type of development for sites currently allocated in the LDP, and other potential sites, assessing the approximate capacity and viability of typical sites

In total **nine 'sample' sites** were illustrated by focusing on specific representative sites. The site studies are summarised in Main Report : Chapter 4 using a standard template and 'traffic light' appraisal against the eight criteria referred to above.

Develop spatial strategy options for housing development in the submarket area which takes account of the delivery viability and is informed by the characteristics of the individual sites.

The final output from the mini-charrette was an **emerging preferred emerging spatial strategy diagram** with key elements and explanatory text and this is summarised in Main Report : Chapter 4.

Given the focussed nature of the mini-charrette event the A-S:L/DWA team proposed to work up and test a framework based on the following four components:

- Identifying and using **five planning scenarios** to test;
- Agreeing **appraisal criteria** to **test specific typical 'sample' sites** in South Wishaw;
- Illustrating various **housing development typologies** for specific 'sample' sites that are typical of the five scenarios;
- Identifying an **emerging spatial strategy** for further consideration.

TERMS OF REFERENCE

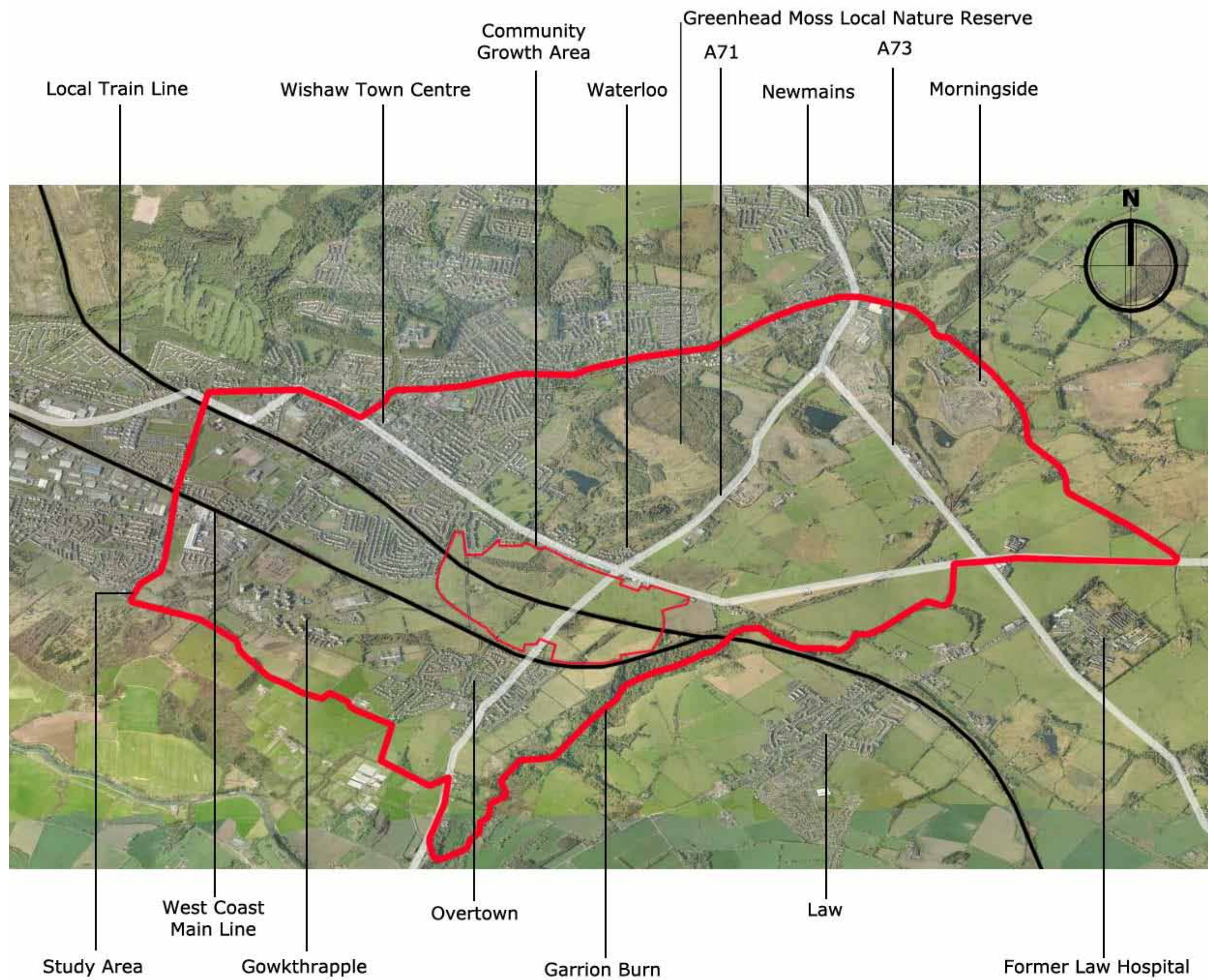
Key terms of reference for all participants during the mini-charrette were that it was about;

- Testing scenarios for delivering new housing in South Wishaw;
- Developing a methodology for assessing the effectiveness of sites for housing in the South Wishaw area;
- Identifying issues that require further consideration.

The Charrette was not about;

- Ruling anything in or out; any sites considered were as a means of testing the scenarios and expressly not about confirming sites that were categorically more or less effective. Given time constraints the mini-charrette could not conduct a comprehensive assessment of all aspects of effective housing land supply;
- Unpicking the North Lanarkshire Local Plan or the designated Community Growth Area;
- Prejudging the 'call for sites' or the Main Issues Report in the forthcoming LDP.

In summary the mini-charrette was as much about testing the process as the outcomes and it is hoped that the forthcoming engagement strategy for the LDP may be informed by the mini-charrette findings.



LOCATION & CHARACTERISTICS

The study area consists of southern and eastern parts of the existing Wishaw urban area including part of the town centre, the existing settlements of Waterloo, Overtown, Morningside and Bogside and the southern fringes of Newmains. The study area is on a plateau north-east of the River Clyde valley. The study area is defined by the Clyde Valley and field boundaries parallel to Castlehill Road to the southwest, the Garrion Burn and South Lanarkshire boundary to the south east, the A722 arterial route from central Wishaw to Newmains to the north and Morningside Road that runs parallel with the A73 to the north-east. The study area is 11.9 sqkm / 1192 hectares.

The study area includes the sites identified as part of the South Wishaw CGA and they take the form of several parcels of land to the north of Overtown and south of Waterloo, amounting to 38 hectares west of the A71 and 27 hectares east of the A71.

Waterloo is contiguous with east Wishaw, located at the junction of the A71 and A721. Overtown is, arguably, more clearly defined as a discreet settlement at the junction of Castlehill Road and A71. Gowkthrapple, whilst part of Wishaw, is a distinct neighbourhood separated from the town centre by the west-coast mainline. The study area is bisected by significant road and rail routes connecting with the Glasgow city region and beyond. Long established roads run across the study area.

The landscape setting is principally agricultural land peppered with remnants of mining and industrial activity in the area. Many sites across the area display characteristics of 'damaged land'. Nevertheless there is a 'sense of place' with distinct communities, the Clyde Valley and access to the countryside creating an attractive setting in a location which has good transport links to the city region and beyond.

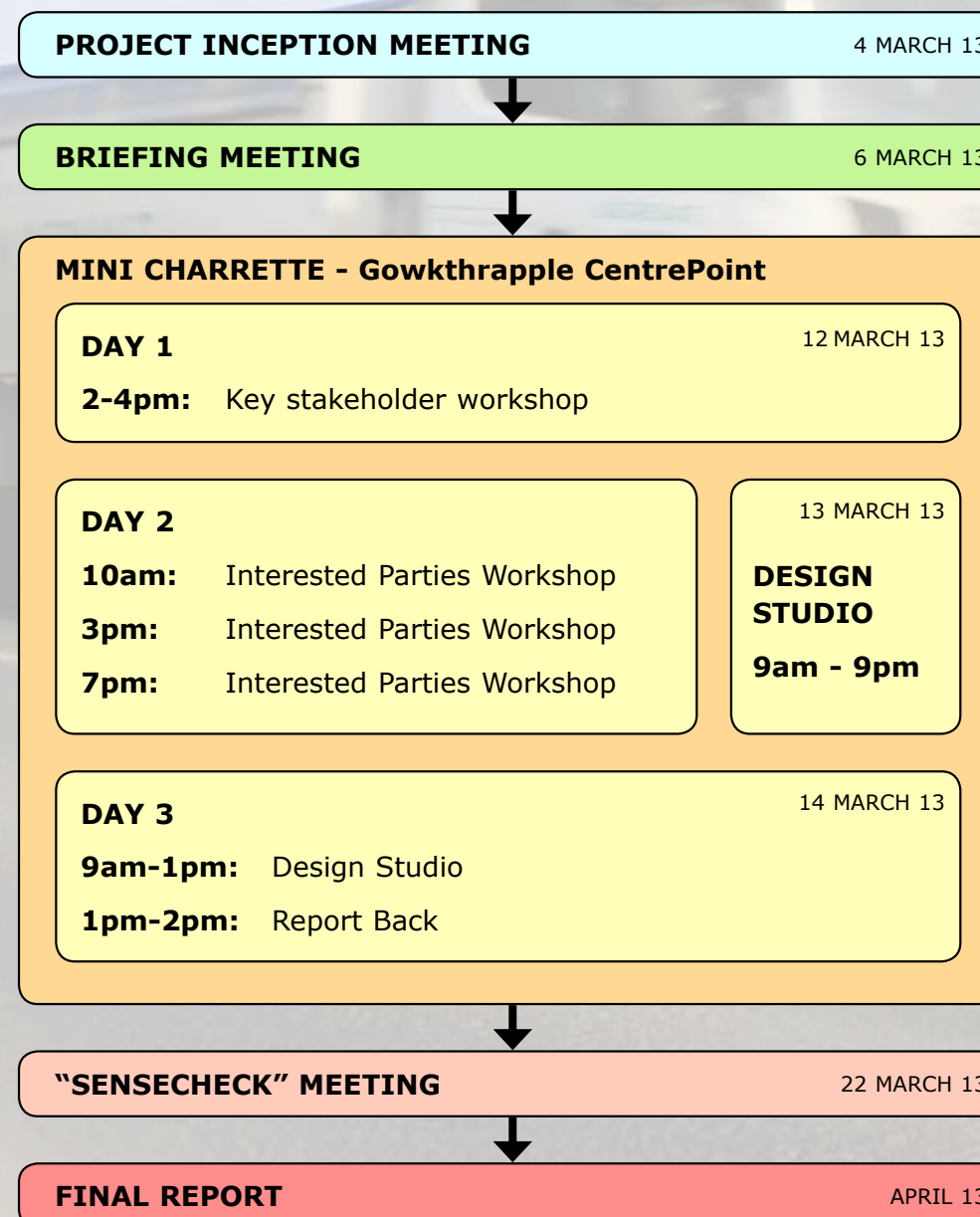
PLANNING CONTEXT

The Glasgow and Clyde Valley Strategic Development Plan (2012) identifies demand in North Lanarkshire for 21,600 dwelling between 2008/09 and 2025, with 15,200 to be delivered by 2020. The GCVSDP also identifies thirteen Community Growth Areas (CGAs) to deliver approximately

19,000 new houses and this includes South Wishaw with an indicative capacity of 1,500 new houses. The economic downturn has had an impact on growth projections and slowed the rate of economic and demographic increase, however the GCVSDP still anticipates that rates will recover to previous levels.

PROGRAMME & KEY EVENTS

The South Wishaw Mini-Charrette held at Gowthrapple CentrePoint included:







PARTICIPANTS

The stakeholders involved in the mini-charrette are recorded in Appendix 1 of the Main Report (Sign In Sheets) and included;

- North Lanarkshire Council (Strategic Planning, Roads, Property, Housing, Biodiversity/Greenspaces Housing, Property, Major Developments, Regeneration)
- NLC Councillors
- Glasgow & Clyde Valley Strategic Development Planning Authority
- Scottish Water
- SEPA
- SNH
- Glasgow Clyde Valley Green Network Partnership
- FCS
- Architecture + Design Scotland
- SportScotland
- Central Scotland Forest Trust
- South Lanarkshire Council Planning
- House builders and planning consultants
- Land owners
- Garrion People's Housing Cooperative
- Community Forum
- Newmains & District Housing Association
- Strathclyde Police: Architectural Liaison Officer
- North Lanarkshire Federation of Tenants Associations
- Overtown & Waterloo Community Council and residents

LONG LIST OF SITES

	No. of sites
 Housing Land Audit	27
 Vacant + Derelict Land Survey	26
 Sites not pursued in local plan	27
 Report of Examination	11
Industrial land supply	1

Other sites

COMPONENT A: FIVE PLANNING SCENARIOS

1: Community Growth Area

2: Community Growth Area:
Technically Constrained

3: Urban Area Wishaw:
Windfall Sites

4: Dispersed Sites Outside
Wishaw Urban Area

5: Housing Cluster Sites
Within Maturing Woodland

SAMPLE SITES

SITE 1: CGA @ Waterloo

SITE 2: Auction Mart Site @ Caledonian
Road / East Academy Street

SITE 3: East Thornlie Street

SITE 4: Gowkthrapple Regeneration Site

SITE 5: Castlehill Road Sites

SITE 6a: South Newmains

SITE 6b: South Newmains

SITE 6c: East Morningside

SITE 6d: Royal George

COMPONENT B: APPRAISAL CRITERIA

1. Ownership & Locational Criteria

2. Policy Built & Natural Environment
Protection

3. Technical Constraints

4. Infrastructure & Remedial Work

5. Marketability

6. Supporting Existing Communities

7. Community Infrastructure & Local
Employment

8. Sustainability & Green Networks

Can the site be developed
in period under
consideration?

Is there a positive plot
value?

How does the site sit in
the hierarchy of locations /
sites:

- Prime
- Mature
- Sustainable
- Regeneration
- Market failure

Power Lines
Railways
Roads
Mining Issues
Contamination
Natural Heritage
Topography

COMPONENT C: ILLUSTRATING VARIOUS HOUSING DEVELOPMENT TYPOLOGIES



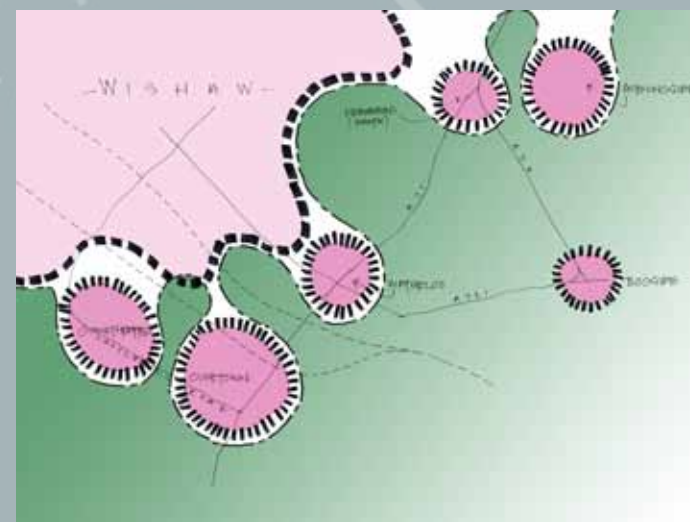
SAMPLE SITE APPRAISAL

SITE "TRAFFIC LIGHT" TEST



1. Ownership & Locational Criteria 
2. Policy Built & Natural Environment Protection 
3. Technical Constraints 
4. Infrastructure & Remedial Work 
5. Marketability 
6. Supporting Existing Communities 
7. Community Infrastructure & Local Employment 
8. Sustainability & Green Networks 

COMPONENT D: EMERGING SPATIAL STRATEGY



FRAMEWORK FOR TESTING

The A-S:L/DWA team established a Framework that was developed and tested during the mini-charrette. The Framework consisted of four components;

- Identifying and using **five planning scenarios** to test effectiveness for housing land supply;
- Agreeing **appraisal criteria** to test specific typical 'sample' sites in South Wishaw;
- Illustrating various **housing development typologies** for specific 'sample' sites that are typical of the five scenarios;
- Identifying an **emerging spatial strategy** for further consideration.

Sample Sites to Test

An initial review of the area identified a **longlist** of 92 sites comprising the following;

- Draft 2012 Housing Land Audit (27 sites)
- Vacant + Derelict Land Survey (26 sites)
- Sites brought forward at call for sites but not pursued beyond initial stages of the Local Plan (27 sites)
- Report of Examination 2012 – sites commented upon by the Reporter (11 sites)
- Industrial Land Supply (1 site)

In addition the team reviewed the rest of the study area for potential sites beyond those listed above to test during the charrette.

COMPONENT A: USING FIVE PLANNING SCENARIOS

The A-S:L/DWA team used five planning scenarios to explore the issues to be covered by the mini-charrette. The aim was to identify and appraise representative/typical actual sites and using 'what if?' scenarios. The team assessed the 'deliverability' of the scenario against the appraisal criteria including technical constraints and overall benefits and risks.

Scenario 1: Community Growth Area (CGA)

CGA as initially envisaged with the original target of 1,500 houses based on the sites identified in the Local Plan.

Scenario 2: Community Growth Area: Technically Constrained

A technical constraints review of the CGA was undertaken to identify severely constrained land/sites. In particular sites that are now known to have geo-technical (geology, ground bearing capacity, contamination) constraints or have environmental health considerations (pollution, noise etc.) were identified.

Scenario 3: Urban Area Wishaw: Windfall Sites

The A-S:L/DWA team identified a range of brownfield 'windfall sites' within the urban area and assessed the sites against the appraisal criteria summarised below. The aim was to identify typical small and large sites for consideration.

Scenario 4: Dispersed Sites Outside Wishaw Urban Area

The A-S:L/DWA team identified and confirmed a range of brownfield/greenfield sites outside the Wishaw urban area and assessed the sites against the appraisal criteria summarised under Component B: Agreeing Appraisal Criteria.

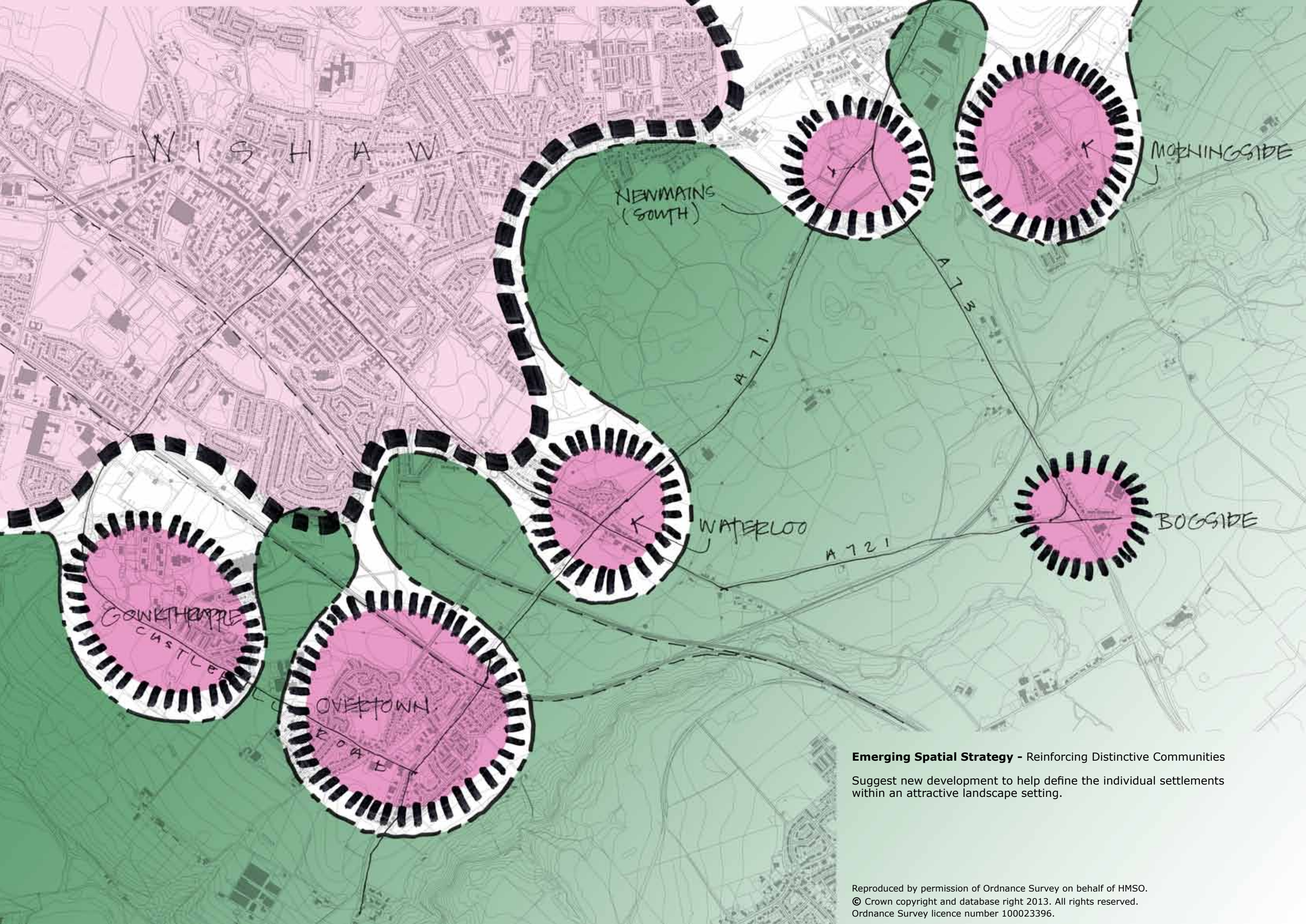
Scenario 5: Housing Sites Within Maturing Woodland

In this scenario the A-S:L/DWA team took a longer term (10 years +) view and assessed sites that may become available within the 'maturing woodlands' in South Wishaw such as those that were recently planted with Forestry Commission

COMPONENT B: AGREEING APPRAISAL CRITERIA

The A-S:L/DWA team used the mini-charrette to explore, discuss and broadly agree specific appraisal criteria to identify genuinely effective housing sites. Originally five criteria were identified (1 to 5 below) and three criteria (6-8) were added after discussion at the Key Stakeholders Briefing Workshop. In summary the criteria were:

- 1. Ownership & Locational Criteria:** considering site ownership and locational criteria such as proximity to town centre/public transport, community facilities and environmental assets. The appraisal criteria was based upon the established NLC Local Plan Housing Background Report assessment criteria.
- 2. Built & Natural Environment Protection Policy:** considering EU, national and Local Plan designations.
- 3. Technical Constraints:** a range of technical criteria and basing consideration on available information on the follow topics: Site accessibility; Road capacity and trip generation; Compatibility of uses; Environmental health considerations (pollution, noise etc.); Geo-technical (geology, ground bearing capacity, mining, contamination); Below and above ground services (alignment + capacity); Flooding + drainage; Site topography.
- 4. Infrastructure & Remedial Work:** The appraisal included a review of the following issues: Can any required infrastructure be realistically provided by a developer or another party? Is the market strong enough to fund the remedial work required? Has any public funding required to make residential development economically viable been committed?



Emerging Spatial Strategy - Reinforcing Distinctive Communities

Suggest new development to help define the individual settlements within an attractive landscape setting.

- 5. Marketability:** The appraisal considered the following issues: Can the site be developed in the period under consideration? How does the site sit in the hierarchy of potential sites? Is the site attractive to housebuilders? Is there a positive plot value? Can the site be developed in the period under consideration?
- 6. Supporting Existing Communities:** The appraisal included a review of the following issues: Opportunity to reinforce distinctive places & communities e.g. Gowkthapple, Newmains, Overtown, Waterloo; How proposals fit within the bigger South Wishaw 'housing context': housing displacement and managing affordable housing voids etc.
- 7. Community Infrastructure & Local Employment:** The appraisal included a review of the following issues: Reinforcing Wishaw Town Centre: district functions; Opportunities for self-build/small local builders; Reinforcing existing/proposed local neighborhood centres; Opportunities for local employment including:
- 8. Sustainability & Green Networks:** The appraisal included a review of the following issues: Opportunity for low carbon place making; Enhanced natural habitats; Reinforcing existing/proposed green corridors and links; Promoting walking and cycling.

COMPONENT C: ILLUSTRATING VARIOUS HOUSING DEVELOPMENT TYPOLOGIES

A-S:L/DWA team went on to explore and illustrate the five planning scenarios using housing development typologies. Sample sites that we felt to be typical of sites available in South Wishaw were identified, principally based on the long list of 92 sites identified in the initial site mapping exercise.

Scenario 1 + 2 - Community Growth Area: typical site

Sites within the CGA have similar characteristics; they have similar landscape and topography characteristics, they tend to be bounded by railways and roads, share a site boundary with existing settlements (Wishaw, Waterloo or Overtown) and there are historic records of mineworking or similar activity. The sites vary in layout and size. The sample site selected for testing is of medium / average size. This distinction between Scenarios 1 + 2 (based on total target numbers) was not tested in the course of the charrette and requires further consideration.

Sample Site

- 1 - CGA @ Waterloo

Scenario 3 - Urban Area Wishaw: Windfall Sites: small, medium & large

There are a range of sites in the town, mostly brownfield sites with a street frontage of some description. Sites tend to be small and invite infill development. However there are several larger sites, especially in Gowkthapple, that present more significant regeneration opportunities. The sample sites selected to test this scenario are typical, brownfield sites; a small corner site, a medium town centre site and a larger 'regeneration' site.

Sample Sites

- 2 - Auction Mart site (medium)
- 3 - East Thornlie Street (small)
- 4 - Gowkthapple Regeneration site (large)

Scenario 4 - Dispersed Sites Outside Wishaw Urban Area: small + larger

There are a range of potential types of sites outwith the settlement boundary of Wishaw (and the other settlements). However most of the edge of town / greenfield sites tend to be of medium to large scale based on field boundaries and with scope to be extended by future, adjacent development.

Sites in this scenario also have potential to be tested against Scenario 5.

Sample Sites

- 5 - Castlehill Road (large)
- 6a - South Newmains (A71 / A73 apex) - (medium)
- 6b - South Newmains (large)
- 6c - East Morningside (large)
- 6d - Royal George (large)

Scenario 5 - Housing Sites Within Maturing Woodland: small & larger

As with Scenario 4 there is scope to consider developing within establishing woodland settings to enhance the setting of development and mitigate against visual impact.

In total **nine 'sample' sites** were illustrated by focussing on specific representative sites. The sites are summarised in the Main Report using a standard template and 'traffic light' appraisal against the 8 appraisal criteria set out above.

COMPONENT D: EMERGING SPATIAL STRATEGY

The final output from the mini-charrette was a **preferred emerging spatial strategy** diagram with key planning principles and explanatory text and this is summarised in the Main Report.

In counterpoint to the CGA proposition the emerging strategy suggests **reinforcing the existing settlements**, taking cognisance of the legacy of mining and industrial activity that imposes constraints to development in many locations in the area. This strategy would seek to support the existing communities, and town and village centres, and enhance the landscape setting with a network of green infrastructure linking across the area.

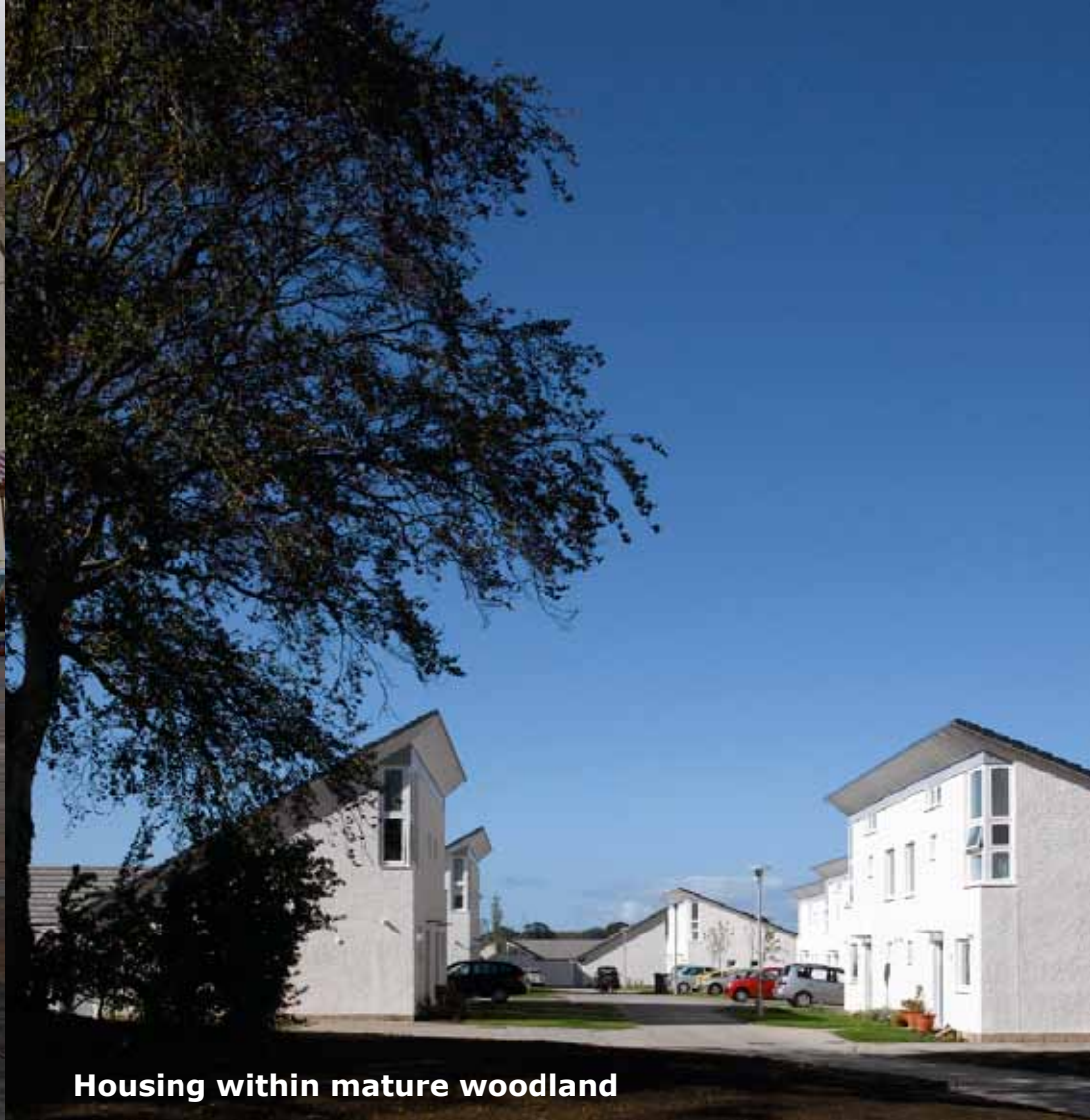
This emergent strategy was informed by discussions throughout the mini-charrette and, alongside other possible strategies, warrants further consideration. It was acknowledged that there is a **need for an overarching framework** working towards a long term vision for South Wishaw that encourages and enables incremental development to work towards that end.



Housing within mature woodland



Town centre regeneration



Housing within mature woodland



Quality suburban housing



Rural routes



Urban housing

KEY CONCLUSIONS & RECOMMENDATIONS

The fundamental aim of the two and a half day mini-charrette was to inform the NLC 'call for sites' process ahead of the Main Issues Report for the North Lanarkshire LDP. The mini-charrette also responded to the concerns raised by the SG, at the adoption stage of the North Lanarkshire Local Plan in September 2012, about achieving a truly generous supply of genuinely effective housing land on a range of sites within each sub market area.

In view of the limited lead in time and the focussed two and half day (12/13/14 March) nature of the mini-charrette event, the A-S:L/DWA team quickly established a four component framework that was tested in the mini-charrette. Around **seventy individuals 'signed in' for the five main events** and a number of individuals attended more than one event. Overall the attendance included a good cross section of stakeholders. Seven overarching conclusions emerged from the South Wishaw mini-charrette process namely:

- NLC, partners, communities, land owners & house builders all have **different priorities and responses on housing land supply** based on their particular driving motivation and the challenges they face. **This is set within the context of a local and national housing market that is still very subdued.** Completions compared with 2008 have halved and **South Wishaw is seen as a tertiary/cold market** that in turn questions viability of many sites;
- The mini-charrette process was effective as a **sharp and focussed engagement method** that involved a range of invited stakeholders;

- **The four component framework is a useful tool to assist in making judgements** on housing land 'deliverability'. In particular the revised appraisal criteria, five scenarios and housing typologies provide a robust structure. Overall the four component framework was a constructive approach to **re-evaluating housing land supply taking account of barriers to development and assessment criteria;**
- It is also clear that having access to **development economics skills** is important. Acknowledging the changing development economics and viability of proposed development is also crucial;
- In terms of going forward on the emerging spatial strategy for South Wishaw, there is **no simple 'one size fits all' answer.** A robust spatial strategy would need to include a range of 'key moves', a diversity and choice of types of sites (**S,M,L,XL; town centre and/or edge of settlement**) and be flexible enough to cope with different sequences of events.
- Therefore it will be important to **establish a flexible long-term 'transformational framework'** that would kick start stalled regeneration, support local economies, helping to create the kind of safe and pleasant neighbourhoods that attract investment together with incremental steps towards the long term vision. In South Wishaw the aim of reinforcing existing settlements, their infrastructure, emerging green networks and distinctive identities and communities is essential and could be part of a longer term 'housing market making' initiative.
- The mini-charrette four component framework can help to inform 'Call for Sites' prior to the publication of the Main Issues Report of the new North Lanarkshire LDP.

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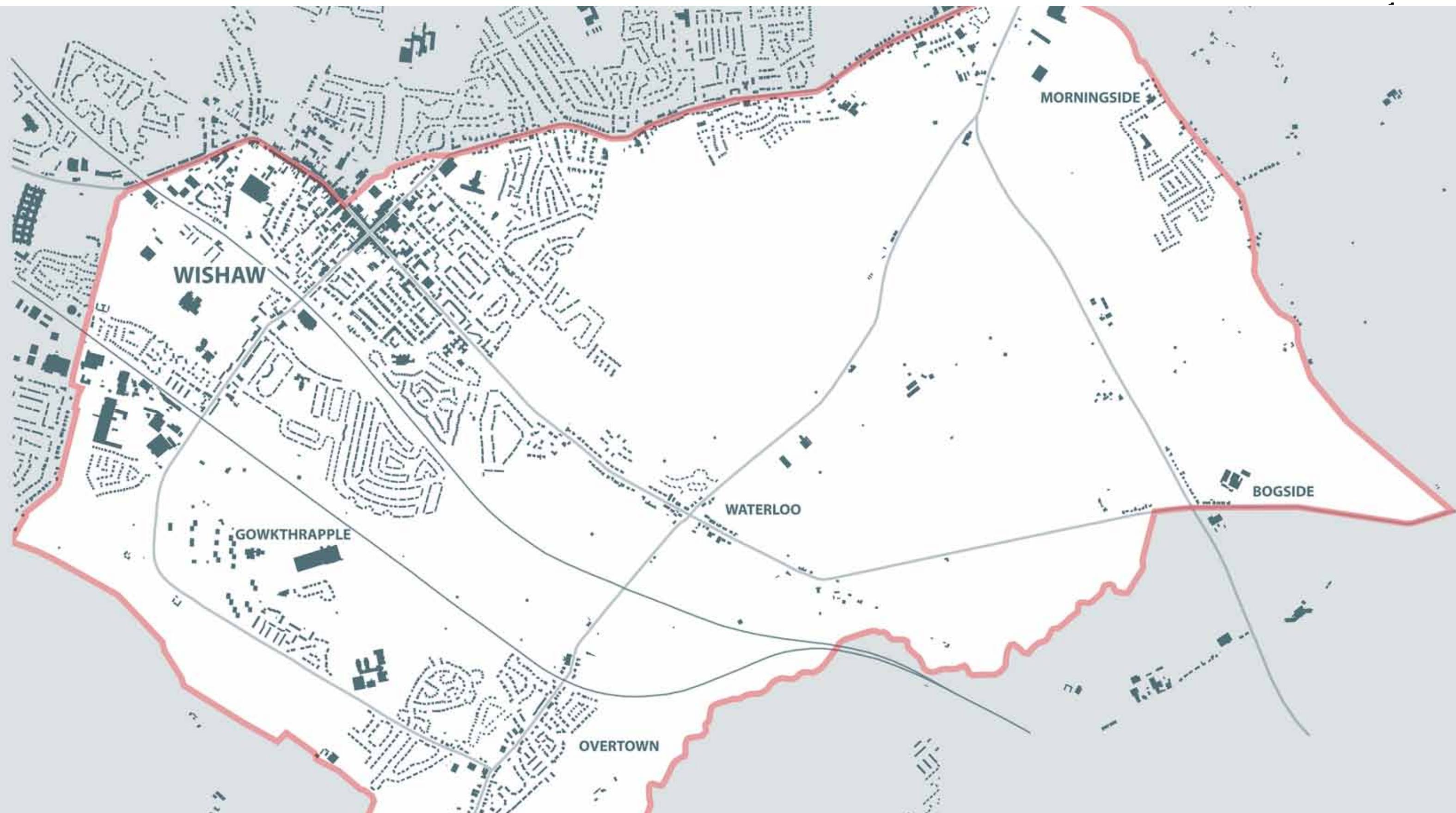
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»South Wishaw *charrette*

South Wishaw Charrette
FINAL REPORT

June 2013



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1. Participants: Sign In Sheets

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1.0 Introduction

DESIGN CHARRETTE

A design charrette is an intensive multi-disciplinary, multi-day planning process that encourages active engagement of stakeholders in developing ideas collaboratively in response to specific planning and design issues.

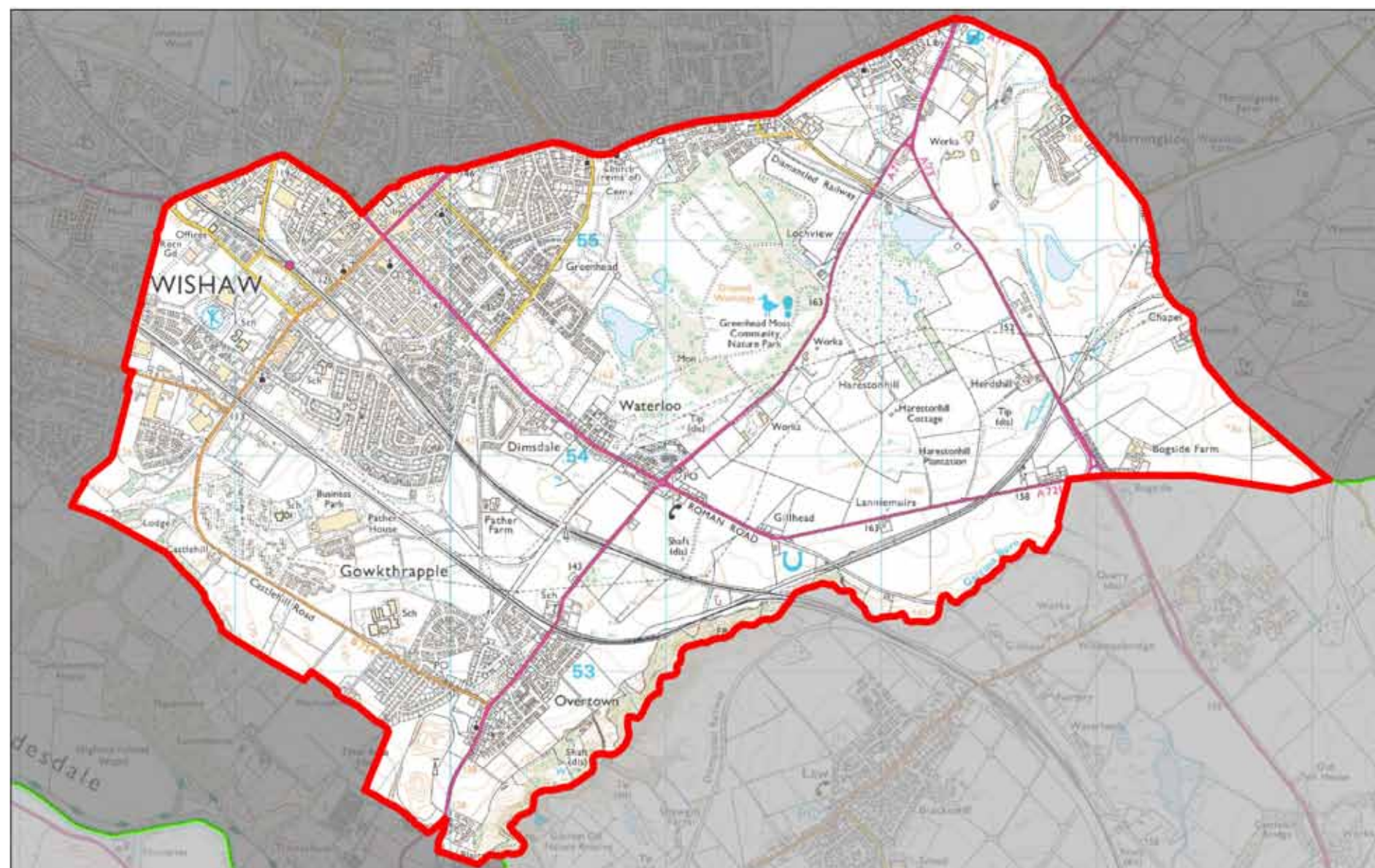
SSCI MAINSTREAMING PROGRAMME

A key objective of the Scottish Sustainable Communities Initiative (SSCI) Charrette Mainstreaming Programme is that the benefits of charrette working are promoted, developed and maximised for the Scottish planning context. Promoted by the Scottish Government (SG) Planning and Architecture Division (PAD) the SSCI Charrette Mainstreaming Programme is focussed on developing approaches that optimise the input of design team and project team members in order that high quality outputs can be achieved within an efficient process. The SSCI supports Scottish Ministers' objectives for health and carbon reduction. The initiative is also intended to act to support local economies, helping to create the kind of safe and pleasant places that attract investment.

In 2012/13 the Charrette Mainstreaming Programme was extended into a second year. The focus for the second year of programme was the use of design charrettes to support and inform Main Issues Reports (MIRs) and their subsequent Local Development Plans (LDPs). These charrettes are a follow-up to the three locally driven design charrettes, delivered in South West Johnstone, Callander and Girvan between October 2011 and March 2012 and the charrette series run in March 2010 as part of the Scottish Sustainable Communities Initiative (SSCI). This Report summarises the background, mini-charrette process and outcomes from the final charrette to be commissioned, that took place in March 2013 in South Wishaw.

BACKGROUND

The South Wishaw Mini-Charrette was undertaken in March 2013 for North Lanarkshire Council (NLC) and sponsored by the Scottish Government. The project was programmed to be shorter in duration than the previous charrettes in this series, hence 'mini-charrette'.



South Wishaw Mini-Charrette Study Area Boundary

The South Wishaw Mini-Charrette was not be a full public charrette and instead the aim was to engage with **invited** community representatives, council staff, land owners, housing developers and other stakeholders.

The mini-charrette focused on reviewing effective housing land supply issues and developing a spatial strategy for housing development in the South Wishaw area defined by the study area boundary.

The recently adopted North Lanarkshire Local Plan (NLLP) set the context for the mini-charrette where an effective housing land supply emerged as a key issue in the Examination of the plan. At the time of its adoption the SG also raised concerns about housing land supply issues in North Lanarkshire and their expectation that 'a truly generous supply of genuinely effective housing land on a

range of sites within each Housing Sub-market Areas' would be achieved. SG advised that in preparing the LDP, the Council should review housing land supply.

The SG's Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits provides the policy definition of 'effective housing land'. The Government's Chief Planner's letter dated 29 October 2010 (Providing an Effective Supply of Land for Housing) published online at (<http://www.scotland.gov.uk/Resource/Doc/212607/0106433.pdf>) stipulates that 'effective housing land' is defined as whether 'residential units can be completed and occupied.... Scottish Planning Policy (SPP) states that a supply of effective land **for at least 5 years** should be maintained at all time to ensure **a continuing generous supply of land for housing**.

North Lanarkshire Council (NLC) is now embarking on the preparation of its first LDP. Currently the Council is at the pre-MIR phase and want to develop and implement an engagement strategy to encompass a wide range of stakeholders at all stages of the process but in a more collaborative way than that deployed under the previous legislative framework. The Council also intends to facilitate a 'Call for Sites' consultation to provide an early opportunity for interested parties to suggest sites for development and/or have their land use(s) changed. In this context the mini-charrette focussed on housing land issues.

Housing development within the South Wishaw Community Growth Area (CGA, See Chapter 2) has not taken place at the pace originally envisaged. In response to this, and the SG's concerns surrounding housing land supply issues the Council is re-examining the effectiveness of housing land supply within South Wishaw. A mini-charrette was identified as a suitable method to facilitate this. The mini-Charrette took place in Gowkthrapple CentrePoint on 12-14 March 2013.

MINI-CHARRETTE REQUIREMENTS

The A-S:L/DWA team were commissioned by the SG on 26 February 2013 to facilitate the South Wishaw mini-charrette working with, but **independent** of, NLC officers. It was agreed that the mini-charrette was to be a short, focussed and cost effective approach to engage with invited stakeholders. These included community representatives, council staff, public sector and partner organisations, special interest organisations, land owners and housing developers.

In summary the requirements of the mini-charrette process were to:

- Identify clear parameters and criteria to identify genuinely effective housing sites with NLC, community representatives, housing developers and other key stakeholders.
- Review current housing site allocations in the South Wishaw area in consultation with NLC, community representatives, housing developers and other key stakeholders.
- Identify which type of sites in the current allocation are (un)likely to be developed in the time period covered by the LDP or are (un)suitable for development in terms of sustainability or design issues.
- Consider the characteristics of other potential sites being put forward by developers/others as part of the mini-charrette process and their suitability for inclusion in the development strategy, taking account of sustainability issues and their potential in design solution terms.
- Consider what would be an appropriate type of development for sites currently allocated in the LDP and other potential sites, assessing the approximate number on typical sites.
- Develop spatial strategy options for housing development in the South Wishaw area which takes account of the delivery viability and is informed by the characteristics of the individual sites.

Given the focussed nature of the mini-charrette event the A-S:L/DWA team proposed to work up and test a framework based on the following four components:

- Identifying and using **five planning scenarios** to test;
- Agreeing **appraisal criteria** to **test specific typical 'sample' sites** in South Wishaw;
- Illustrating various **housing development typologies** for specific 'sample' sites that are typical of the five scenarios;
- Identifying an **emerging spatial strategy** for further consideration.

TERMS OF REFERENCE

Key terms of reference for all participants during the mini-charrette were that it was about;

- testing scenarios for delivering new housing in South Wishaw;
- developing a methodology for assessing the effectiveness of sites for housing in the South Wishaw area;
- identifying issues that require further consideration.

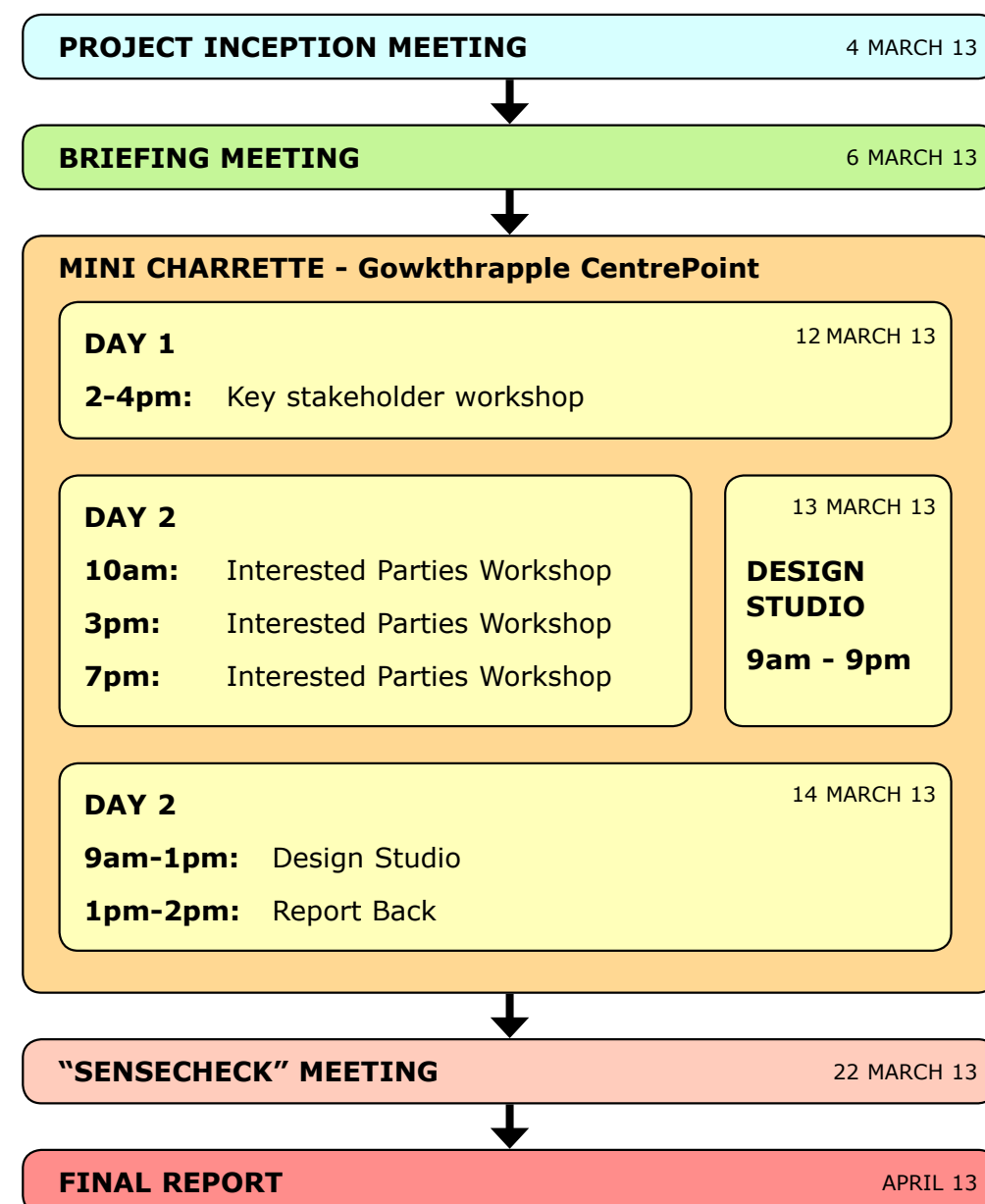
The Charrette was not about;

- ruling anything in or out; any sites considered were as a means of testing the scenarios and expressly not about confirming sites that were categorically more or less effective. Given time constraints the mini-charrette could not conduct a comprehensive assessment of all aspects of effective housing land supply;
- Unpicking the North Lanarkshire Local Plan or the designated Community Growth Area;
- Prejudging the 'call for sites' or the Main Issues Report in the forthcoming LDP.

In summary the mini-charrette was as much about testing the process as the outcomes and it is hoped that the forthcoming engagement strategy for the LDP may be informed by the mini-charrette findings.

PROGRAMME & KEY EVENTS

The South Wishaw Mini-Charrette held at Gowthrapple CentrePoint included:



PARTICIPANTS

The stakeholders involved in the mini-charrette are recorded in Appendix 1 (Sign In Sheets) and included;

- North Lanarkshire Council (Strategic Planning, Roads, Property, Housing, Biodiversity/GreenspacesHousing, Property, Major Developments, Regeneration)
- NLC Councillors
- Glasgow & Clyde Valley Strategic Development Planning Authority
- Scottish Water
- SEPA
- SNH
- Glasgow Clyde Valley Green Network Partnership
- FCS
- Architecture + Design Scotland
- SportScotland
- Central Scotland Forest Trust
- South Lanarkshire Council Planning
- House builders and planning consultants
- Land owners
- Garrion People's Housing Cooperative
- Community Forum
- Newmains & District Housing Association
- Strathclyde Police: Architectural Liaison Officer
- North Lanarkshire Federation of Tenants Associations
- Overtown & Waterloo Community Council and residents

PROJECT TEAM

Scottish Government: Planning and Architecture Division:

Jim Mitchell and Oonagh Baxter

North Lanarkshire Council: Strategic Planning

Gordon Laing, Carolyn Whitten, Mark Forest and Michael Wright

DESIGN TEAM

Austin-Smith: Lord – architects, landscape, urban design

Graham Ross: Project Principal

Neil Chapman

Alison Gray

Colin Miller

Colin Reynolds

Roan Rutherford

Douglas Wheeler Associates Ltd – strategy & regeneration consultants

Douglas Wheeler: Project Director

Transport Planning Ltd. – transport

Alex Sneddon

Stuart Livingston

AECOM – ground conditions & engineering

David Illingworth

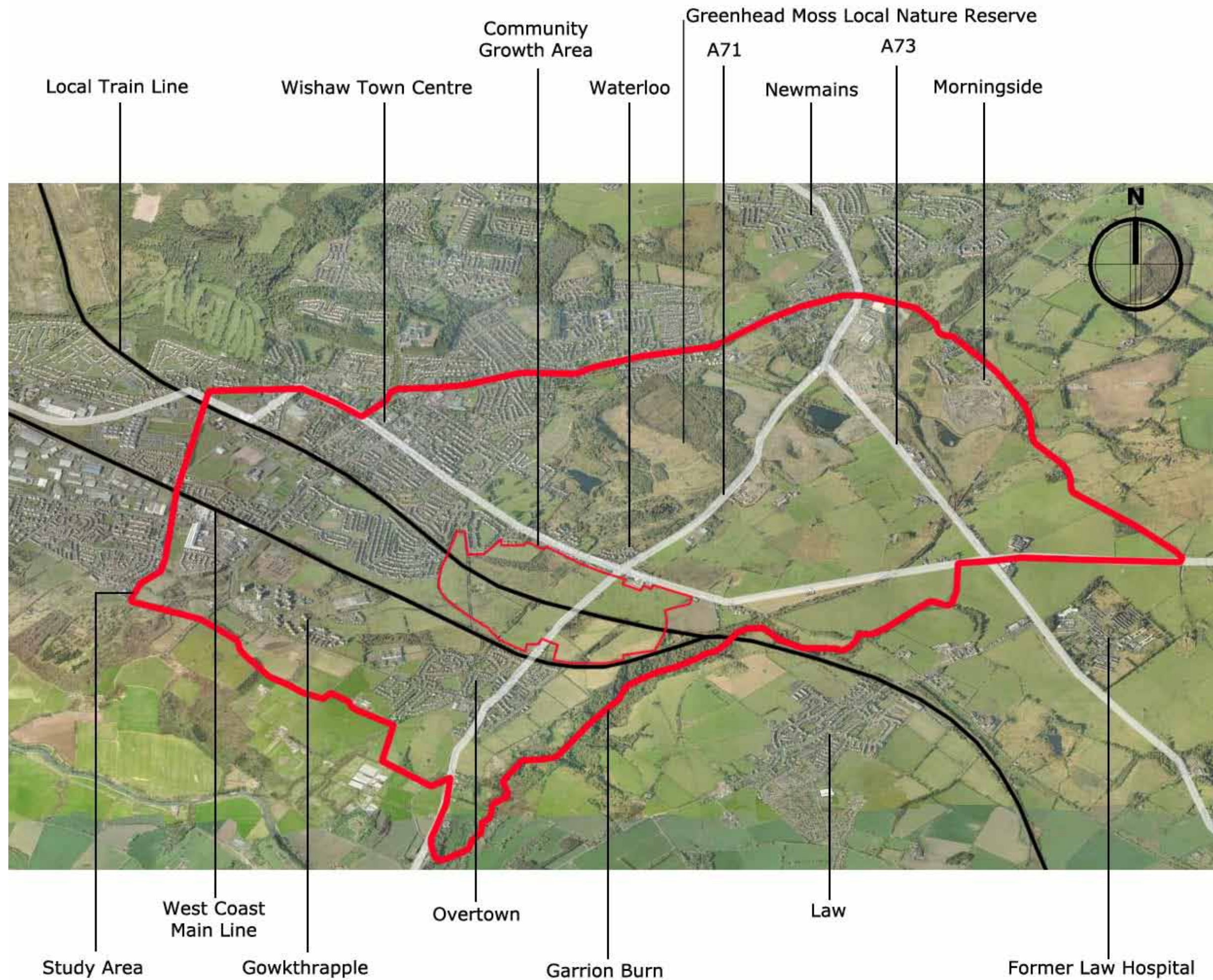
Ryden – housing market & property advice

Dr Mark Robertson





2.0 South Wishaw: Study Area



South Wishaw Mini-Charrette Study Area

STUDY AREA LOCATION

The study area consists of southern and eastern parts of the existing Wishaw urban area including part of the town centre, the existing settlements of Waterloo, Overtown, Morningside and Bogside and the southern fringes of Newmains. The study area is defined by the Clyde Valley and field boundaries parallel to Castlehill Road to the southwest, the Garrion Burn and South Lanarkshire boundary to the south east, the A722 arterial route from central Wishaw to Newmains to the north and Morningside Road that runs parallel with the A73 to the north-east. The study area is 11.9 sqkm / 1192 hectares.

The study area includes the sites identified as part of the South Wishaw CGA and they take the form of several parcels of land to the north of Overtown and south of Waterloo, amounting to 38 hectares west of the A71 and 27 hectares east of the A71. South Wishaw is part of the Motherwell Housing Sub-Market Area.



The Clyde Valley

TOWNSCAPE & LANDSCAPE

The study area is at the south-eastern fringe of the Glasgow city region conurbation. Wishaw is at the edge of the conurbation with settlements farther from Glasgow being discreet settlements in the rural countryside setting.

The study area is on a plateau north-east of the Clyde Valley. The topography is undulating with a gradual south-west facing slope affording long views. The site is characteristic rural-urban fringe land with small hamlet / village settlements located at principal road junctions throughout the site.

The study area within Wishaw is characteristic of many towns in Scotland's Central Belt. The planned urban grid of the original town core is still evident and neighbourhoods of different eras built throughout the late 19th and 20th Century creating a patch work of development between parkland, road and railways, vacant and derelict land.



The CGA sites from the Pather Farm track looking towards Gowkthrapple

Waterloo is contiguous with east Wishaw, and is located at the junction of the A71 and A721. Overtown is, arguably, more clearly defined as a discreet settlement at the junction of Castlehill Road and A71.

The Clyde Valley High School is located between Overtown and Gowkthrapple. The campus is due to be redeveloped with the addition of two new primary schools. Gowkthrapple, whilst part of Wishaw, is a distinct neighbourhood separated from the town centre by the west-coast mainline. Developed in the 1960s and 70s the area has been the focus of recent regeneration initiatives.

The study area is bisected by significant road and rail routes connecting with the Glasgow city region and beyond. The west-coast mainline railway and the local railway to Lanark bisect the site running north-west / south-east across the study area. Long established roads run across the study area. The A71 road from Edinburgh to Ayrshire bisects the site north-east / south-west. The A73 runs south-east toward the Scottish Borders.



Traffic on A71 between Waterloo and Overtown

The landscape setting is principally agricultural land peppered with remnants of mining and industrial activity in the area. The field boundaries are characteristically defined by fencing and hedgerows. There is established woodland along the eastern flank of Wishaw at Greenhead Moss Community Nature Park and in the glen of the Garrion Burn.

Many sites across the area display characteristics of 'damaged land'; spoil heaps and bings, lochans formed by excavations and the like. Nevertheless there is a 'sense of place' with distinct communities, the Clyde Valley and access to the countryside creating an attractive setting in a location which has good transport links to the city region and beyond.



A721 (Stewarton Street) in Wishaw looking west towards the town centre



Cleared sites in Gowkthrapple



Powerlines and pylons at the Gowkthrapple transformer



New tree planting within the CGA



Edge of settlement sites at Castlehill Road

PLANNING CONTEXT

The **Glasgow and Clyde Valley Strategic Development Plan** (2012) identifies demand in **North Lanarkshire** for 21,600 dwelling between 2008/09 and 2025, with 15,200 to be delivered by 2020. The GCVSDP also identifies thirteen Community Growth Areas (CGAs) to deliver approximately 19,000 new houses and this includes South Wishaw with an indicative capacity of 1,500 new houses.

The economic downturn has had an impact on growth projections and slowed the rate of economic and demographic increase, however the GCVSDP still anticipates that rates will recover to previous levels.

South Wishaw was identified as a CGA which could accommodate up to 1,500 new dwellings and reinforce Wishaw Town centre, the associated Town Centre Renewal Priority as well as supporting the future sub-regional centre at Ravenscraig. Through the NLC Local Plan examination this indicative capacity was revised to 900 dwellings which is the current adopted plan position. The CGA was envisaged as delivering a variety of transformational requirements including:

- linkages to existing & planned extensions to **fixed public transport network or Park & Ride facilities**;
- contributions to establishment of **Green Network** including the creation and management of interconnected green spaces and enhancement of adjacent Green Belt;
- treatment of associated **derelict or contaminated land**;
- associated **infrastructure improvements** and flood management requirements;
- **integration with existing communities: wider regeneration initiatives** & support for **access strategies**;
- **green transport links** (including walking, cycling and public transport to employment areas and the Town Centre);
- range of appropriate **mixed uses: housing types and choice**;
- **high design standards** in the built environment & urban form;
- securing the long-term **quality and stability of any**

new urban - green belt boundary;

- access to **adequate social & community facilities** including educational, religious and cultural and if necessary, a neighbourhood centre;
- provision for **affordable (including social rented) housing** where demonstrable social housing need is identified in Local Housing Strategies;
- improvements based on a **landscape character assessment**.

The **North Lanarkshire Local Plan** was adopted on 28 September 2012. The **effectiveness of housing land**

allocations was raised as a key issue in the Examination of the Plan. NLC is now embarking on the preparation of its **first** North Lanarkshire **LDP** which is anticipated to be adopted towards the end of 2015 / early 2016. The approach developed at the mini-charrette will inform the Call for Sites, which will be the next stage in the development of the Main Issues Report.

As the mini-charrette was to inform the next NLC Local Development Plan which is anticipated for adoption in 2015, the development timeframe, under consideration, was approx. 5-10 years hence.



South Wishaw Community Growth Area 13
Extract from Glasgow and Clyde Valley Strategic Development Plan (2012) - Community Growth Areas

SUMMARY SOCIO-ECONOMIC PROFILE

Using the Wishaw Local Area Partnership (WLAP) as a 'proxy' area definition, the total population of the WLAP in 2011 was 54,500 with 25,380 dwellings. Key statistics for the LAP based on Scottish Neighbourhood Statistics 2011 are:

- 16.3% of the population are over 65;
- the percentage 16-64 claiming Job Seekers Allowance is 6.2, compared with North Lanarkshire 5.9 & Scotland 4.3;
- the percentage +60 claiming Guarantee Credits is 22.1 compared with North Lanarkshire 22.6 & Scotland 16.5 (Guarantee Credits is a passport benefit for low incomes);

The Scottish Index of Multiple Deprivation (SIMD) statistics in 2011 showed 17 data zones in the WLAP as being in the in worst 15% datazones in Scotland. The worst 15% are generally regarded as the most deprived communities in Scotland. The SIMD 2012 shows the Gowkthrapple community comprises two data zones (S01004532 and S01004533) ranked 233rd and 17th in Scotland, respectively.

As of March 2008, there were 940 residents within Gowkthrapple, accounting for just 0.3% of North Lanarkshire's population total. The population age profile of Gowkthrapple residents is similar to the North Lanarkshire and national average with a slightly higher proportion of children aged 0-4 years, offset by a slightly lower level of 16-24 year olds. One of the Gowkthrapple data zones is ranked the 6th most deprived in Scotland; the second is within the top 4% deprived.

The socio-economic statistics for the area further re-enforce the very significant extent of deprivation and exclusion with 44% of the Gowkthrapple working age population in receipt of some type of State Benefit in May 2008, more than double the North Lanarkshire and almost three times the Scottish average. Incapacity Benefit claimants accounted for more than half (54%) of all claimants in Gowkthrapple and 24% of the areas working age population. Again these levels were more than double the North Lanarkshire and national averages. Levels of Job Seekers Allowance claimants were also four times North Lanarkshire/Scottish averages and for lone parents the level was threefold.

OVERVIEW: SWOT & VISION

At the Key Stakeholders Briefing Workshop (See Chapter 3) participants were asked to undertake a Strengths Weaknesses Opportunities Threats (SWOT) Analysis of the South Wishaw Study Area. The SWOT analysis identified issues based on participant's knowledge of the area. This established a point of reference that informed the mini-charette. Figure 2.1 summarises the 'composite SWOT'.

FIGURE 2.1: SOUTH WISHAW: SWOT	
Strengths	Weaknesses
<ul style="list-style-type: none"> - location on edge of Clyde Valley: access to countryside - environmental designations: SSSI SINC - road connections: M74 & M8 - public transport: Wishaw Rail Station: park & ride - recent woodland planting - proximity to Wishaw town centre - distinct communities: local pride & heritage - diverse development opportunities - live land designations/consents 	<ul style="list-style-type: none"> - certain sites damaged: under mined & contaminated - pylons & mobile phone transmitters - noise: roads & railways - land in multiple ownerships - inability to fund infrastructure & services investment - regeneration challenges: deprivation & low owner occupation
Opportunities	Threats
<ul style="list-style-type: none"> - investment in brownfield & damaged land - increase owner occupation - enhance green network - growing community interest in cycling/walking - partnership working - kick start stalled regeneration e.g.Gowkthrapple - regenerate Wishaw town centre - improve community facilities - subsidise land values to promote very sustainable development - mine working as a heat source - promoting new school campus - promote mixed use centres: convenience shops & local employment - opportunities for local house builders & self-build - impose a flexible development framework: roads, services & advance planting 	<ul style="list-style-type: none"> - Global/European/UK economic conditions hamper recovery - lack of funding & investment: public, private & third sector - lack of community 'buy in' for overall strategy - lack of a 'joined up' strategy & emphasis on delivery - real or perceived lack of effective housing supply and/or demand in South Wishaw as part of the Motherwell Housing Sub Market Area - over reliance on large scale development sites

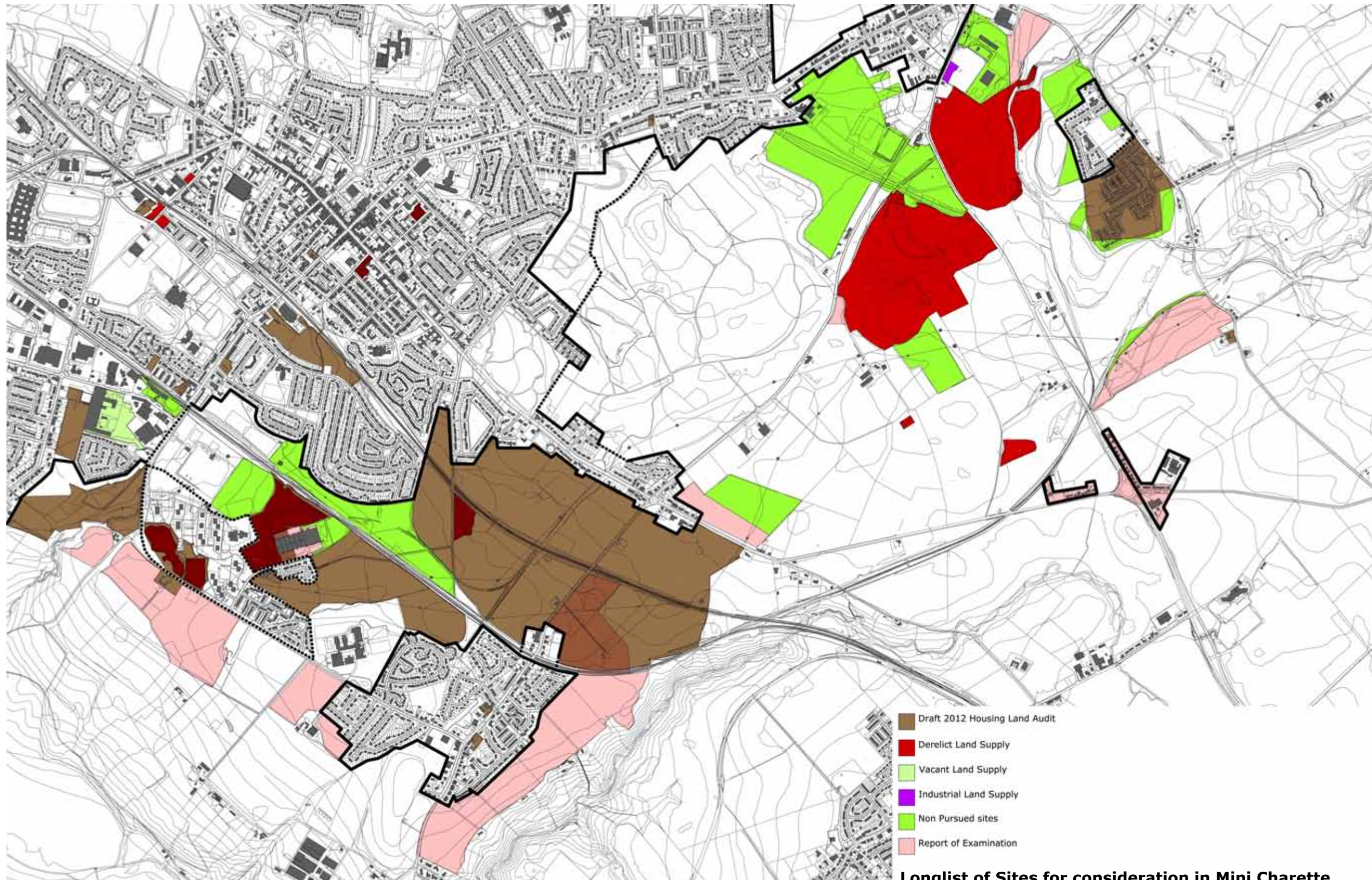
2030 VISION

The Key Stakeholders Briefing Workshop also discussed a long term 2030 vision for South Wishaw that was summarised as:

'South Wishaw is a more sustainable, attractive and distinctive place to live'



3.0 The Mini-Charrette: Framework



Longlist of Sites for consideration in Mini Charette

FRAMEWORK FOR TESTING

The A-S:L/DWA team established a Framework that was developed and tested during the mini-charrette. The Framework consisted of four components;

- Identifying and using **five planning scenarios** to test;
- Agreeing **appraisal criteria** to **test specific typical 'sample' sites** in South Wishaw;
- Illustrating various **housing development typologies** for specific 'sample' sites that are typical of the five scenarios;
- Identifying an **emerging spatial strategy** for further consideration.

Sample Sites to Test

An initial review of the area identified a **longlist** of 92 sites comprising the following;

- Draft 2012 Housing Land Audit (27 sites)
- Vacant + Derelict Land Survey (26 sites)
- Sites brought forward at call for sites but not pursued beyond initial stages of the Local Plan (27 sites)
- Report of Examination 2012 – sites commented upon by the Reporter (11 sites)
- Industrial Land Supply (1 site)

In addition the team reviewed the rest of the study area for potential sites beyond those listed above to test during the charrette.

COMPONENT A: USING FIVE PLANNING SCENARIOS

The A-S:L/DWA team used five planning scenarios to explore the issues to be covered by the mini-charrette. The aim was to identify and appraise representative/typical actual sites and using 'what if?' scenarios. The team assessed the 'deliverability' of the scenario against the appraisal criteria including technical constraints and overall benefits and risks.

Scenario 1: Community Growth Area (CGA)

CGA as initially envisaged with the original target of 1,500 houses based on the sites identified in the Local Plan.

Scenario 2: Community Growth Area: Technically Constrained

A technical constraints review of the CGA was undertaken to identify severely constrained land/sites. In particular sites that are now known to have geo-technical constraints (geology, ground bearing capacity, contamination) or have environmental health considerations (pollution, noise etc.) were identified.

Scenario 3: Urban Area Wishaw: Windfall Sites

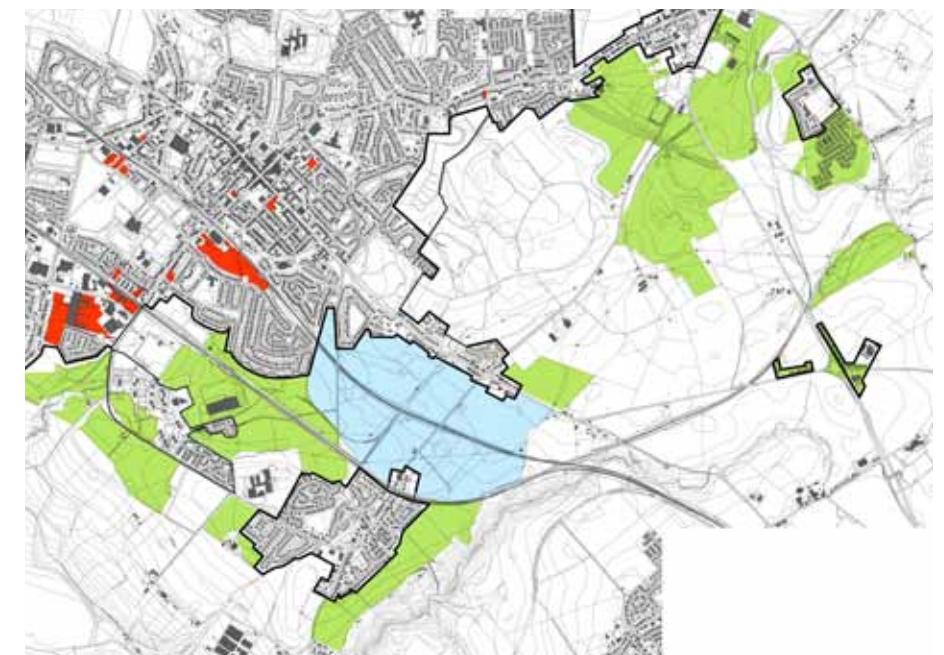
The A-S:L/DWA team identified a range of brownfield 'windfall sites' within the urban area and assessed the sites against the appraisal criteria summarised below. The aim was to identify typical small and large sites for consideration.

Scenario 4: Dispersed Sites Outside Wishaw Urban Area

The A-S:L/DWA team identified and confirmed a range of brownfield/greenfield sites outside the Wishaw urban area and assessed the sites against the appraisal criteria summarised under Component B: Agreeing Appraisal Criteria.

Scenario 5: Housing Sites Within Maturing Woodland

In this scenario the A-S:L/DWA team took a longer term (10 years +) view and assessed sites that may become available within the 'maturing woodlands' in South Wishaw such as those that were recently planted with Forestry Commission Scotland grants.








Longlist of 92 Sites - "Scenarios" by Area

- Scenario 1/2 - Community Growth Area
- Scenario 3 - Urban 'Windfall' Sites
- Scenario 4/5 - Dispersed Sites Outwith Wishaw and Development Clusters with Woodland

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LONG LIST OF SITES

	No. of sites
 Housing Land Audit	27
 Vacant + Derelict Land Survey	26
 Sites not pursued in local plan	27
 Report of Examination	11
 Industrial land supply	1

Other sites

COMPONENT A: FIVE PLANNING SCENARIOS

1: Community Growth Area

2: Community Growth Area:
Technically Constrained

3: Urban Area Wishaw:
Windfall Sites

4: Dispersed Sites Outside
Wishaw Urban Area

5: Housing Cluster Sites
Within Maturing Woodland

SAMPLE SITES

SITE 1: CGA @ Waterloo

SITE 2: Auction Mart Site @ Caledonian
Road / East Academy Street

SITE 3: East Thornlie Street

SITE 4: Gowkthrapple Regeneration Site

SITE 5: Castlehill Road Sites

SITE 6a: South Newmains

SITE 6b: South Newmains

SITE 6c: East Morningside

SITE 6d: Royal George




COMPONENT C: ILLUSTRATING VARIOUS HOUSING DEVELOPMENT TYPOLOGIES



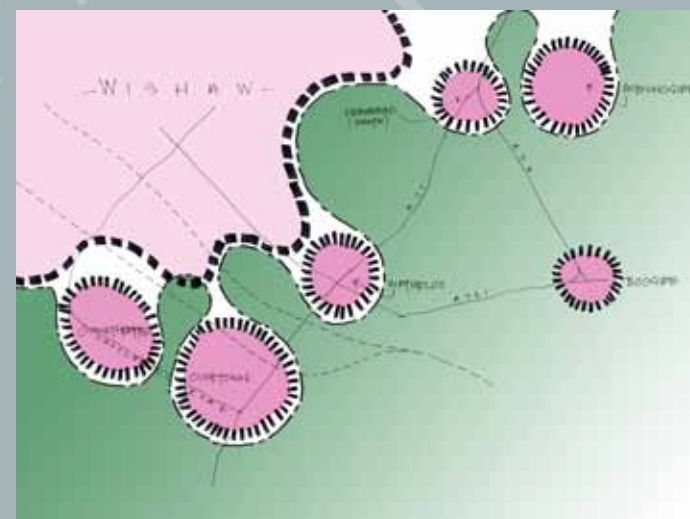
SAMPLE SITE APPRAISAL

SITE "TRAFFIC LIGHT" TEST



1. Ownership & Locational Criteria 
2. Policy Built & Natural Environment Protection 
3. Technical Constraints 
4. Infrastructure & Remedial Work 
5. Marketability 
6. Supporting Existing Communities 
7. Community Infrastructure & Local Employment 
8. Sustainability & Green Networks 

COMPONENT D: EMERGING SPATIAL STRATEGY



COMPONENT B: APPRAISAL CRITERIA

1. Ownership & Locational Criteria

2. Policy Built & Natural Environment
Protection

3. Technical Constraints

4. Infrastructure & Remedial Work

5. Marketability

6. Supporting Existing Communities

7. Community Infrastructure & Local
Employment

8. Sustainability & Green Networks

Can the site be developed
in period under
consideration?

Is there a positive plot
value?

How does the site sit in
the hierarchy of locations /
sites:

- Prime
- Mature
- Sustainable
- Regeneration
- Market failure

Power Lines
Railways
Roads
Mining Issues
Contamination
Natural Heritage
Topography

COMPONENT B: AGREEING APPRAISAL CRITERIA

The A-S:L/DWA team used the mini-charrette to explore, discuss and broadly agree specific criteria to identify genuinely effective housing sites. Originally five criteria were identified (1 to 5 below) and three criteria (6-8) were added after discussion at the Key Stakeholders Briefing Workshop. In summary the criteria were:

1. Ownership & Locational Criteria
2. Built & Natural Environment Protection Policy
3. Technical Constraints
4. Infrastructure & Remedial Work
5. Marketability
6. Supporting Existing Communities
7. Community Infrastructure & Local Employment
8. Sustainability & Green Networks



1. Ownership & Locational Criteria:

To include any details of site ownership and locational criteria such as proximity to town centre/public transport, community facilities and environmental assets. The appraisal included a review of the following issues, based upon the NLC Local Plan Housing Background Report assessment criteria namely:

- is land in single or multiple ownership?
- does the site offer an opportunity for urban renewal? There is a focus on brownfield sites?
- Does the site affect the green belt? Will it maintain or define boundaries?
- Are there environmental assets? There is a need to safeguard locations, habitats, species etc.
- how accessible is the site by walking/cycling/public transport?
- Is the site close to community facilities?
- Is the site close to Town/Village Centres?
- are there issues of health and safety to consider?



2. Built & Natural Environment Protection Policy:

The appraisals considered where there are any EU, national and Local Plan policy designations. The appraisal included a review of the following issues:

- are there any green belt designations?
- is there special landscape character?
- are there any listed buildings/scheduled monuments/ designed landscape?
- are there designated nature conservation sites? including
 - Sites of Special Scientific Interest;
 - Special Areas of Conservation;
 - Sites of Importance for Nature Conservation;
 - Local Nature Reserves etc;
 - Other key wildlife habitats/species.



3. Technical Constraints:

A range of technical criteria and basing consideration on available information on the follow topics:

- how easy is site accessibility?
- are there road capacity issues?
- are land uses compatible?
- are there environmental health considerations (pollution, noise etc.)?
- are there geo-technical issues (geology, ground bearing capacity, contamination)?
- where are below and above ground services and is there spare capacity?
- are there flooding + drainage issues?
- is site topography challenging for development?



4. Infrastructure & Remedial Work:

The appraisal included a review of the following questions:

- Can any of the required infrastructure be provided realistically by the developer or another party?
- Is the market strong enough to fund the remedial work required?
- Has the public funding required to make residential development economically viable been committed by the public bodies concerned?



5. Marketability:

The appraisal included a review of the following questions:

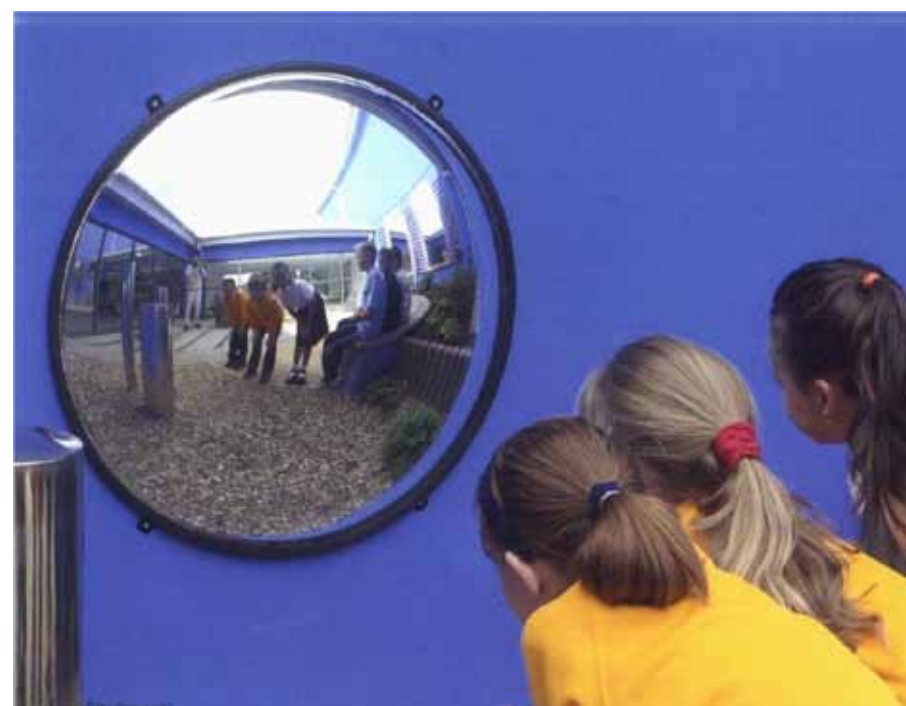
- Can the site or a relevant part of it be developed in the period under consideration?
- Does the site reflect current house builders 'appetite'?
- Is there a positive plot value?
- How does the site sit in the hierarchy of locations / sites:
 - Prime
 - Mature
 - Sustainable
 - Regeneration
 - Market failure
- can the site be developed in the period under consideration?



6. Supporting Existing Communities:

The appraisal included a review of the following issues:

- does development present an opportunity to reinforce distinctive places & communities? e.g. Gowkthapple, Newmains, Overtown, Waterloo;
- how would development fit within the bigger South Wishaw 'housing context': housing displacement and managing affordable housing voids?
- would development align with views expressed in open and transparent consultation process?
- how to learn lessons: going forward from previous consultations;
- how to take account of local people's views;



7. Community Infrastructure & Local Employment:

The appraisal included a review of the following issues:

- is there scope to reinforce Wishaw Town Centre?;
- are there opportunities for self-build/small local builders?;
- is there scope to reinforce existing/proposed local neighborhood centres?;
- do opportunities exist for local employment? Including:
 - Small sites: workshops
 - Business centre
 - Work from home



8. Sustainability & Green Networks:

The appraisal included a review of the following issues:

- are there opportunities for low carbon place making?;
- are there opportunities for quality housing design and specification?;
- are there opportunities to work with, and enhance, structure planting?;
- is it possible to enhance natural habitats;
- are there opportunities to reinforce existing/proposed green corridors and links?;
- does the site promote walking and cycling?

COMPONENT C: ILLUSTRATING VARIOUS HOUSING DEVELOPMENT TYPOLOGIES

A-S:L/DWA team went on to explore and illustrate the five planning scenarios issuing housing development typologies during the mini-charrette. Sample sites that we felt to be typical of the types of sites available in South Wishaw were identified, principally based on the long list of 92 sites identified in the initial site mapping exercise.

Scenario 1 + 2 - Community Growth Area: typical site

Sites within the CGA have similar characteristics; they have similar landscape and topography characteristics, they tend to be bounded by railways and roads, share a site boundary with existing settlements (Wishaw, Waterloo or Overtown) and there are historic records of mineworking or similar activity. The sites vary in layout and size. The sample site selected for testing is of medium / average size. This distinction between Scenarios 1 + 2 (based on total target numbers) was not tested in the course of the charrette and requires further consideration.

Sample Site -

- 1 - CGA @ Waterloo

Scenario 3 - Urban Area Wishaw: Windfall Sites: small, medium & large

There are a range of sites in the town, mostly brownfield sites with a street frontage of some description. Sites tend to be small and invite infill development. However there are several larger sites, especially in Gowkthrapple, that present more significant regeneration opportunities. The sample sites selected to test this scenario are typical, brownfield sites; a small corner site, a medium town centre site and a larger 'regeneration' site.

Sample Sites -

- 2 - Auction Mart site (medium)
- 3 - East Thornlie Street (small)
- 4 - Gowkthrapple Regeneration site (large)

Scenario 4 - Dispersed Sites Outside Wishaw Urban Area: small + larger

There are a range of potential types of sites outwith the settlement boundary of Wishaw (and the other settlements).

However most of the edge of town / greenfield sites tend to be of medium to large scale based on field boundaries and with scope to be extended by future, adjacent development. Sites in this scenario also have potential to be tested against Scenario 5.

Sample Sites -

- 5 - Castlehill Road (large)
- 6a - South Newmains (A71 / A73 apex) - (medium)
- 6b - South Newmains (large)
- 6c - East Morningside (large)
- 6d - Royal George (large)

Scenario 5 - Housing Sites Within Maturing Woodland: small & larger

As with Scenario 4 there is scope to consider developing within establishing woodland settings to enhance the setting of development and mitigate against visual impact.

In total **nine 'sample' sites** were illustrated by focussing on specific representative sites. The sites are summarised in Chapter 4 using a standard template and 'traffic light' appraisal against the 8 criteria set out above.

COMPONENT D: EMERGING SPATIAL STRATEGY

The final output from the mini-charrette was a **preferred emerging spatial strategy** diagram with key planning principles and explanatory text and this is summarised in Chapter 4.

HOUSING DEVELOPMENT TRENDS: MARKET CONTEXT

The Registers of Scotland reports a fall of -1.5% in Scottish house prices during 2012, but a marginal rise of 0.8% in North Lanarkshire from an average price of £156,224 to £156,419.

House price falls in Scotland since 2007 have improved affordability for potential purchasers. The house-price-to earnings ratio in Scotland fell from 4.69 in 2007 to 3.47 in 2012 (Lloyds), and mortgage lending increased by 5% in 2012 (Council of Mortgage Lenders).

Sales in Scotland fell by 57% between 2006/07 and 2010/11, before recovering by 10% in 2011/12 (to 70,962 sales).

House sales in **North Lanarkshire experienced a sharper decline of 67%** over the same period, but also had a slightly faster upturn in 2011/12 of 16% (to 3513 sales).

The Scottish Government's Directorate for Housing, Regeneration and Welfare monitors new-build housing in both the private and the social housing sectors. Scotland recorded 11% more housing starts year-on-year to Quarter 3 2012 (13,830 starts); private sector starts were 21% higher while social housing starts were lower by -12%.

In North Lanarkshire private housing starts increased over the same period by 13% to 289, although this remains a long way below the market peak of 1687 new housing starts in 2005/06. Social housing starts doubled last year from 70 to 141.

Current Context

The emerging picture is of a housing market where **prices have stabilised** - at least for the moment -and **development has increased** from its low point. Current private sector housing sites being developed in Wishaw are shown in the following table:

Reduced prices and sales volumes since the market peak, in tandem with **restricted finance for house buyers**, have led developers to impose very strict site selection criteria. **Only prime sites with proven demand** and planning

Development	Developer	Description
Aspect, Shankly Drive, Morningside, Wishaw 	Bett Homes	This phase comprises around 50 new 2 bed terraced, 3-bed semi detached and 3 & 4-bed detached homes. Prices from £112,950 for a 2-bed terraced property to £139,950 for a 3-bed semi detached home
Morningside Gardens, Wishaw 	Stewart Milne	Development of around 100 new 2 & 3-bed terraced villas, 3-bed semi-detached houses and 3, 4 & 6-bed detached homes. Prices from £112,950 for 2-bed terraced mews, £159,995 for 3-bed semi-detached and from £191,495 for 4-bed detached

potential are considered.

Smaller sites are preferred (up to 0.8 hectares) to reduce the build-out period and minimise working capital.

Both of the above sites in Wishaw fit within the general parameters of 50 – 100 units by a mainstream house-builders targeted largely at purchasers in the £113,000 to £192,000 price bracket, already in the housing market, or potentially to attract well-capitalised first-time buyers.

Phased payments for land are preferred to up-front site purchase. Competition for sites meeting these strict criteria is typically producing five or six competitive bids (or two to three bids in North Lanarkshire), compared with twenty or more in the pre-2007 peak times. As the small number of desirable sites diminishes however, values are rising and a **lack of prime sites will bring secondary opportunities back** into focus.

TRANSPORT ISSUES: INITIAL OBSERVATIONS

The nationally established 'hierarchy of travel modes' is always used when considering accessibility of development. Adopting this approach means that pedestrian, cycle, public transport and private car access should be considered (in that order) when assessing development opportunities.

The charette feedback demonstrated no adverse comments at all in relation to wider area accessibility. The wider area is permeable (more permeable than some respondents realised) for those on foot or cycle and public transport penetration by bus throughout the South Wishaw area is generally good, though thought to be better east – west than north – south. Heavy rail travel options exist within Wishaw as do park and ride opportunities, and the wider area is crossed by several (notably the A71, A721, A73 and Castlehill Road) high standard roads that combine to form a usable network enabling road access options in several areas.

Road access itself does not appear to be a particular constraint in relation to the core CGA – access to the CGA parcels could be gained from the A71. However, connecting the CGA parcels by anything other than foot or cycle links (which can be accommodated on existing bridge crossings) is compromised by the presence of the rail lines (West Coast Main Line and Wishaw loop). In the wider area, general accessibility to other sites is generally good and achievable. Park and Ride at Wishaw appeared during the charette to be under subscribed, however, additional housing stock could increase that demand and areas of ground appear to exist around Wishaw Park and Ride that would facilitate future expansion – availability of that land and its protection for that purpose should be pursued.

It would be worth reexamining the extent of the core path network in South Wishaw as several apparently usable links exist that are not included on the core paths plan. Even if these are not added as actual 'core paths', the possibility of signing the walk and cycle network is worth examining further to help knit the various community areas together.

GEOTECHNICAL CONSTRAINTS: OVERVIEW

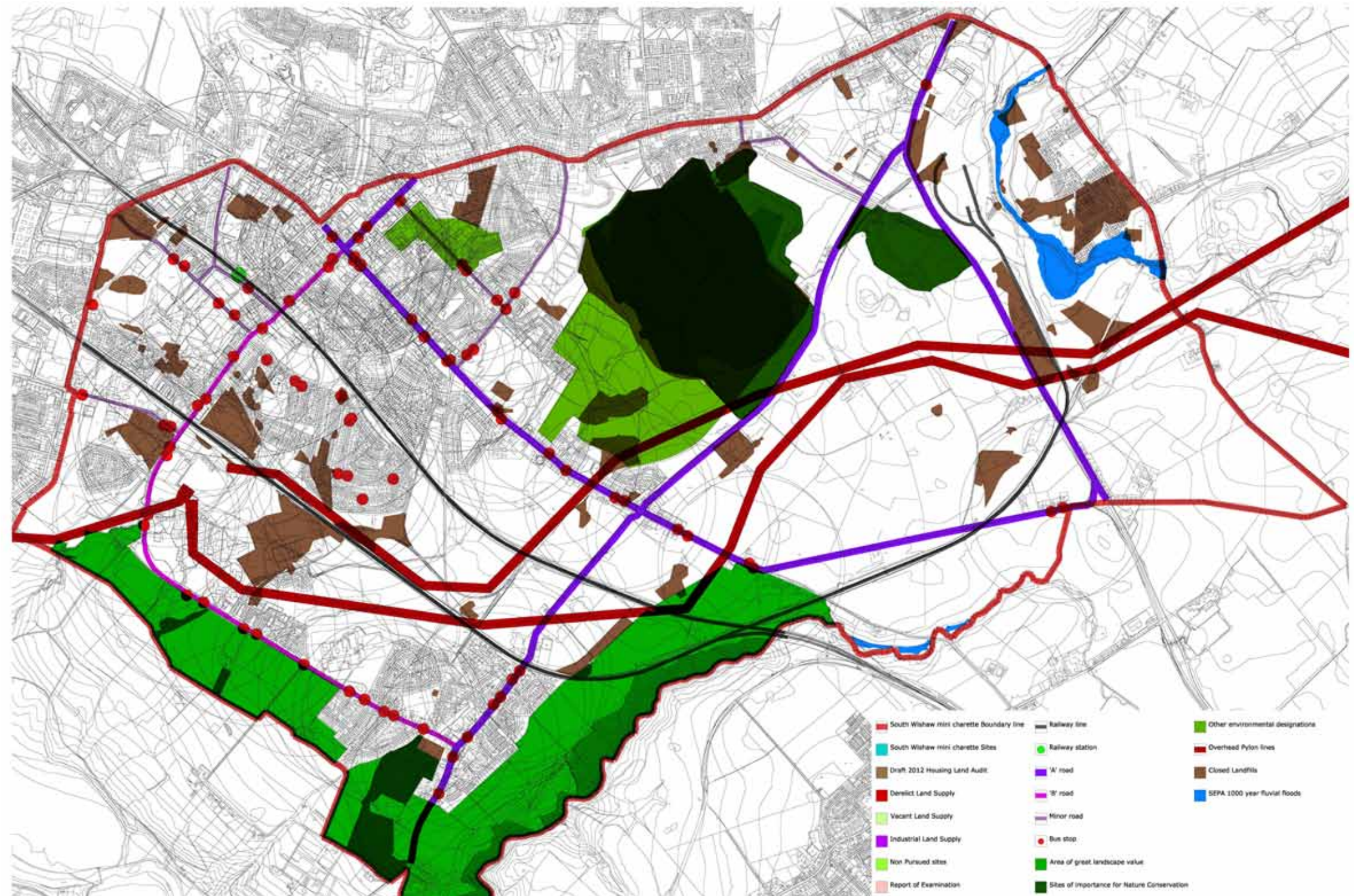
As part of the study area analysis, a high level review has been undertaken to identify potential engineering constraints to development within the mini Charrette area.

The assessment included review of the following sources of information:

- Coal Authority website.
- British Geological Survey (BGS) website.
- Historic Maps.
- Site specific reports (CGA and Castlehill area only).

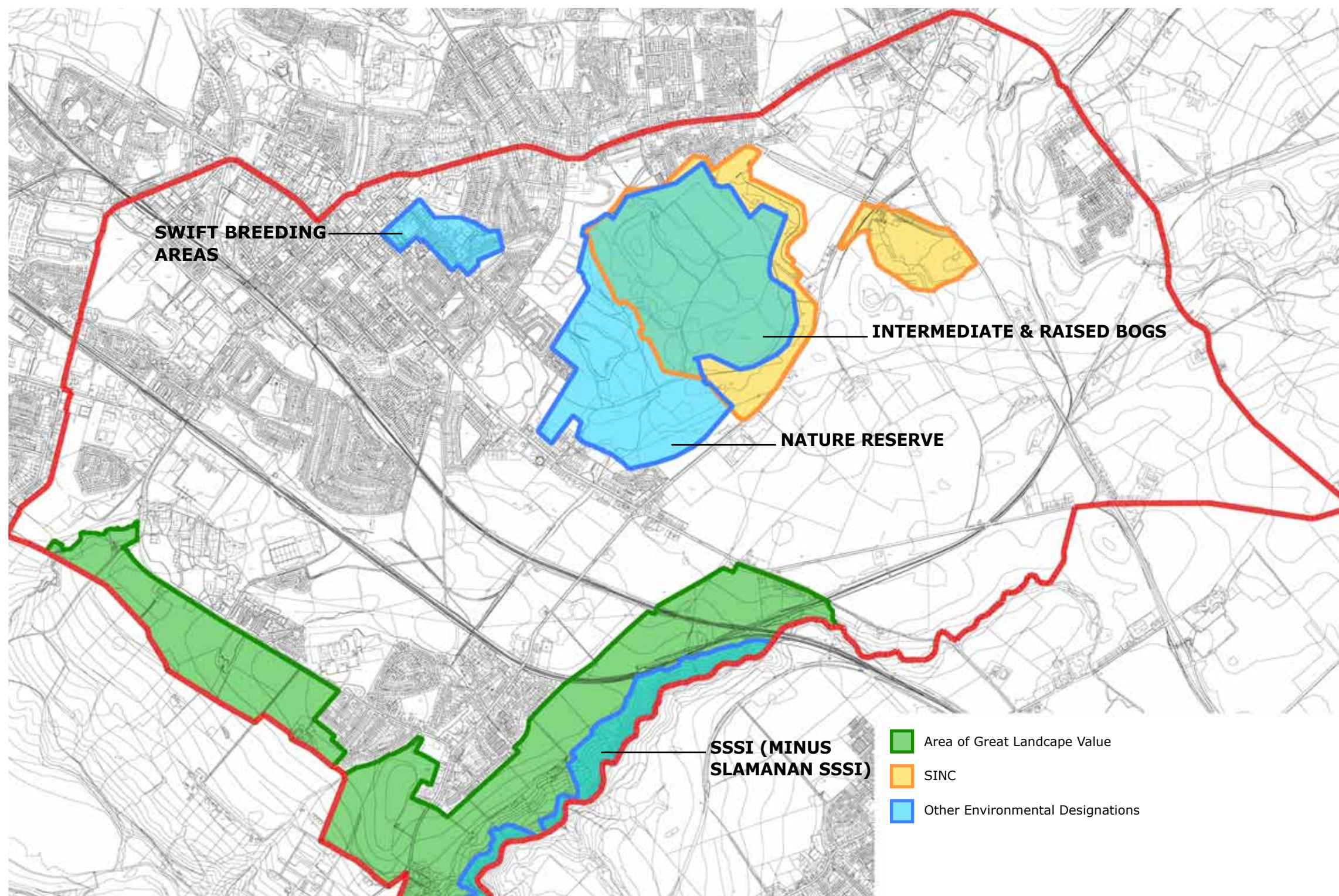
As a first stage in the indicative constraints mapping exercise areas have been identified from which development is likely to be excluded, these include:

- Overhead electricity pylon exclusion corridors.
- Sites impacted by flooding.
- Potential opencast prospecting sites.
- International, National, Regional and Local designated sites such as:
 - International: Natura site the Clyde Valley Woods Special Area of conservation (SAC) present in the far south-east (international).
 - National: Garrion Gill Site of Special Scientific Interest (SSSI) in the far south-east (regional) and
 - Local: Greenhead Moss and Perchy Pond Local Nature Reserve (Greenhead Moss Nature Conservation Park) (local).



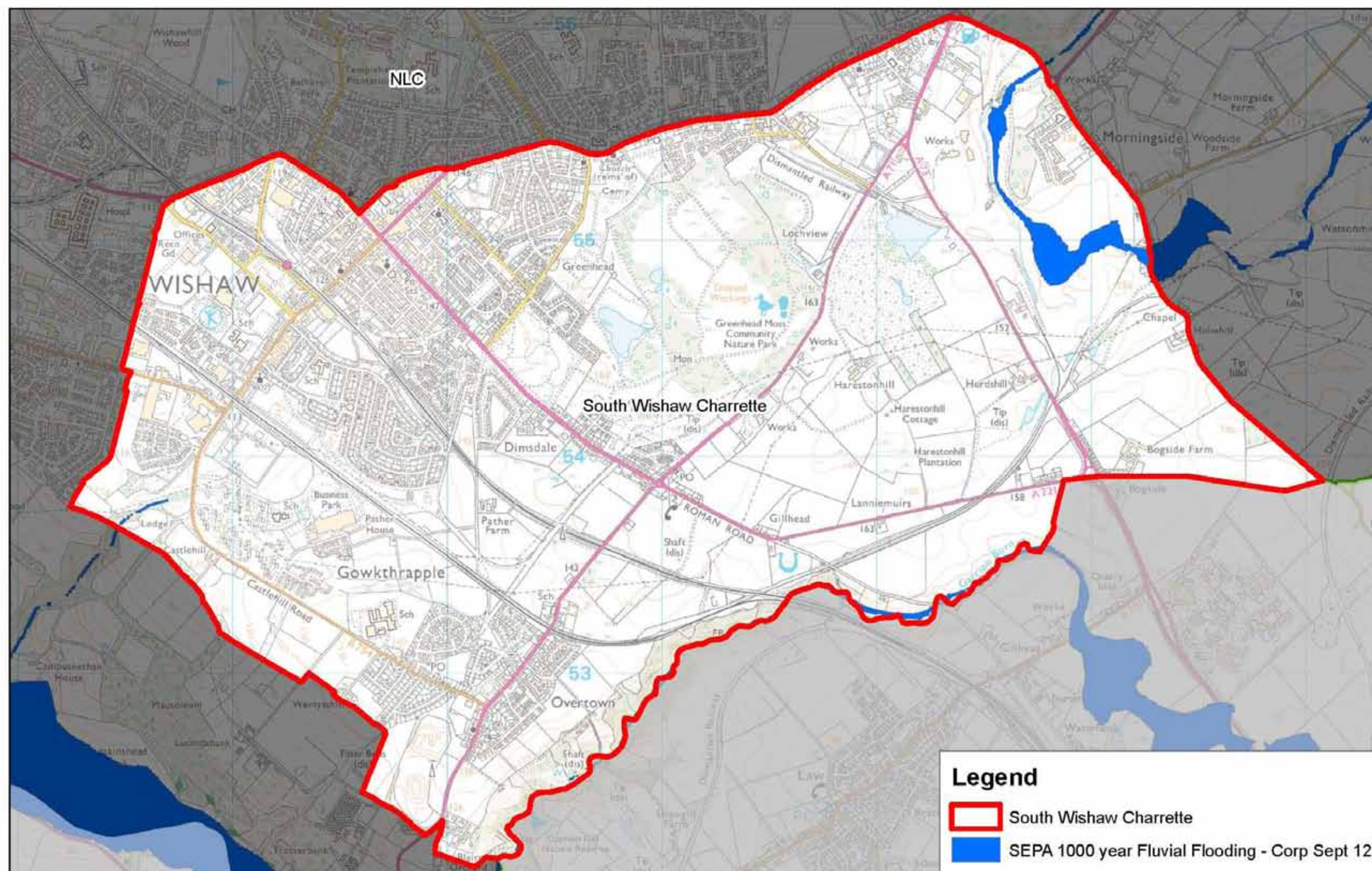
CONSTRAINTS MAPPING

The location of overhead pylons and a nominal exclusion corridor is shown on this drawing. In the absence of specific development proposals and consultation with the local electricity supplier (SPEN) a 50m exclusion corridor from the central line of the overheads has been adopted for this study tying in with that existing for current developments in the study area.

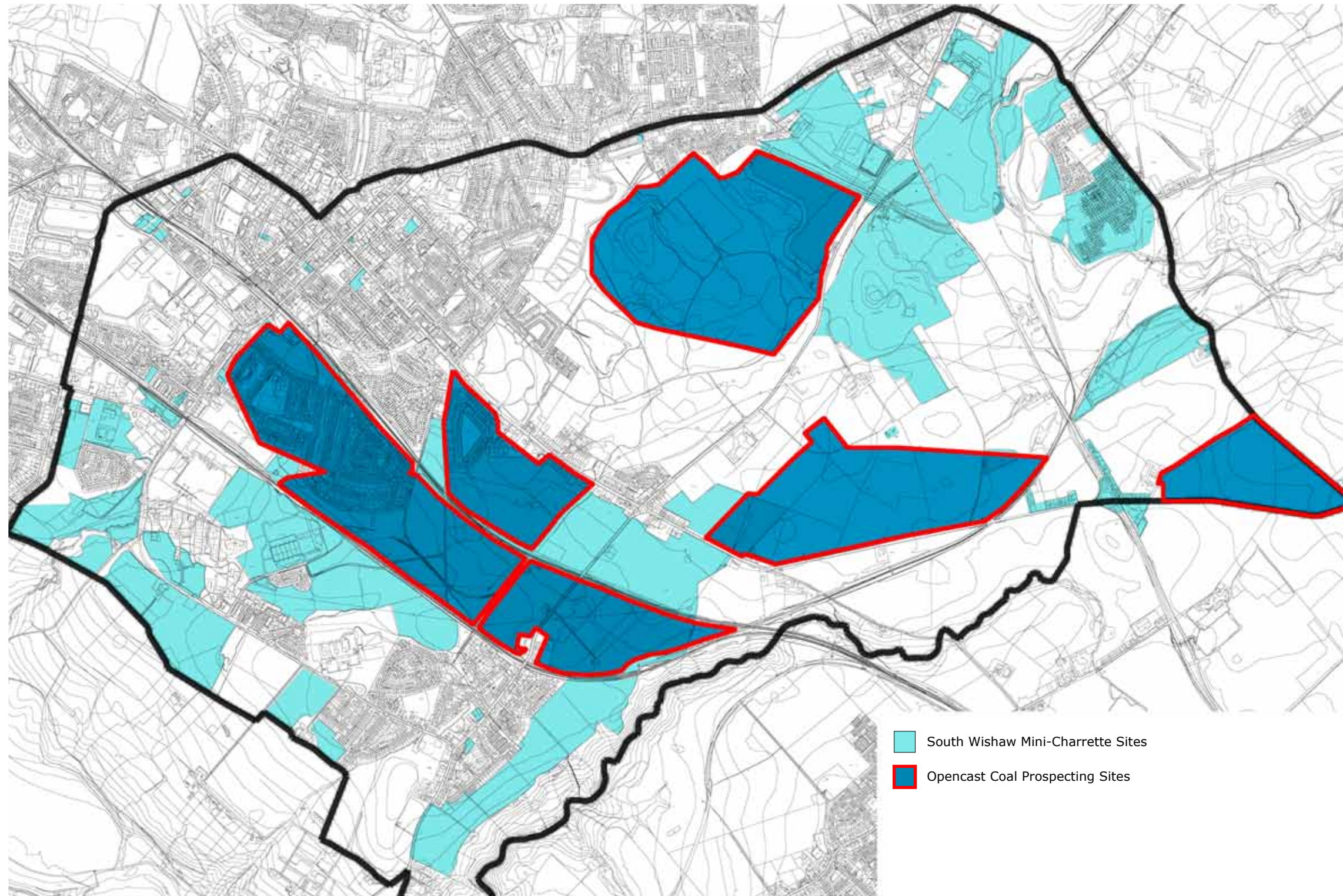


ENVIRONMENTAL DESIGNATIONS

The SAC, SSSI and the Nature Park are taken as excluded from development; peat is also shown to be present in this area.



FLOOD MAPPING
A review of the SEPA Flood Map indicates that other than close to the River Clyde flooding is not an issue; Pluvial (urban) Flooding has not been considered.



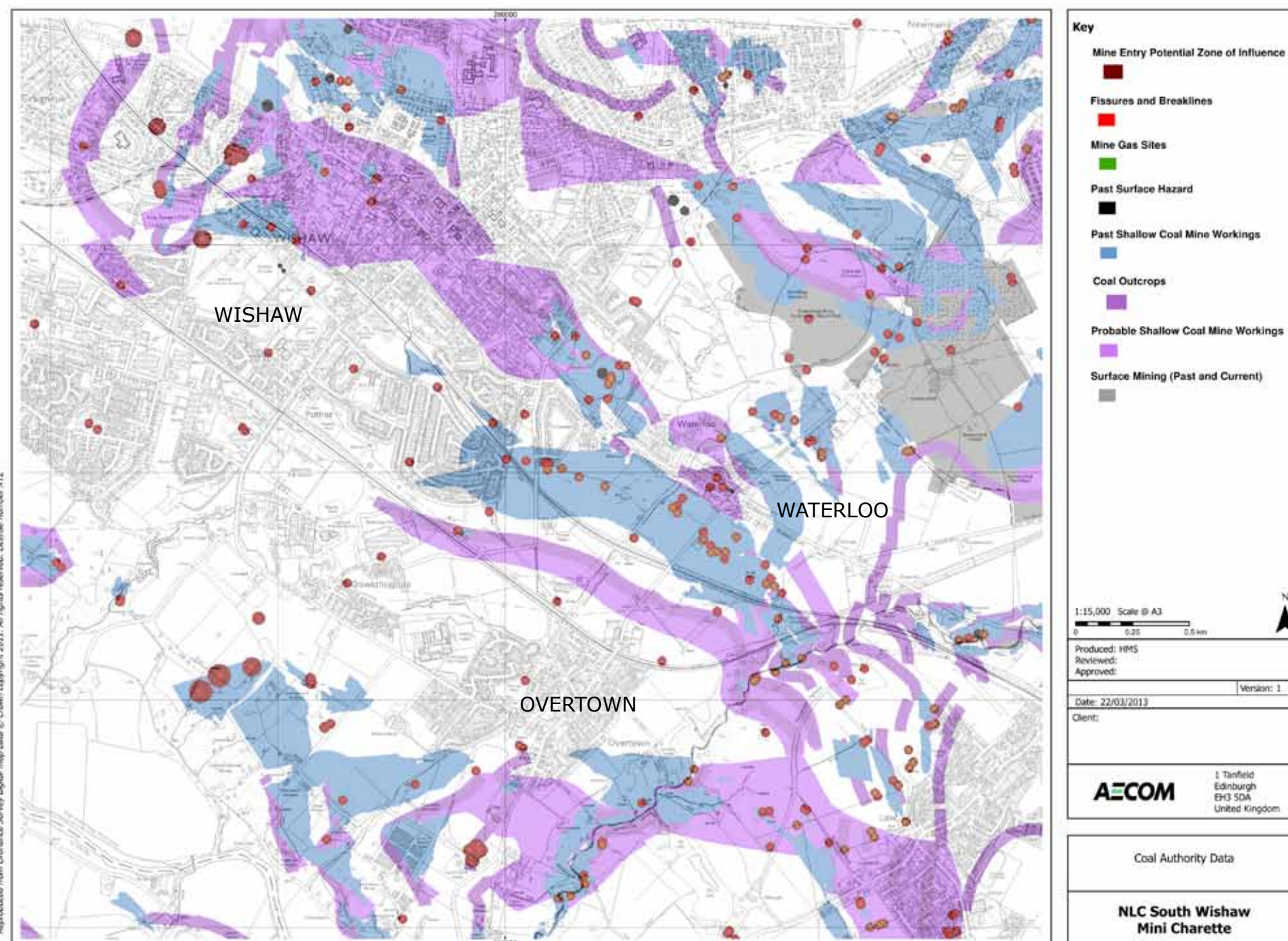
COAL PROSPECTING SITES

For the purposes of the study, it has been assumed that development within zones shown by the BGS as potential opencast prospecting sites will not be achievable within the development timeframe (2013 to 2018); the presumption is that shallow coal resources would need to be extracted and the sites reinstated prior to site development and with planning required this is likely to be unachievable. The location of Coal Prospecting sites extracted from the BGS website is shown on this drawing.

Beyond areas deemed to be excluded from development, the risk to development has been based on a qualitative assessment of the likely impact on cost and programme of the various engineering constraints with high, moderate and low hazard/risk definitions; on this basis the highest risk constraint to lowest are considered to be:

- Mining.
- Contamination and gas
- Foundations.*

*refer to other constraints assessed pg31



LOCATION OF SHAFTS/ ADITS AND POTENTIAL SHALLOW COAL WORKINGS

ENGINEERING CONSTRAINTS

The South Wishaw study area has a significant industrial legacy dominated by mining of coal and other minerals and associated rail infrastructure but also with brickworks, ironworks and more recently opencast and cement works.

Mining

Whilst the industrial legacy may have an impact with regards to contamination the main constraint to development is likely to be from the mine workings and in particular:

- Presence of shafts and adits and exclusion zones for building around these features;
- Shallow mine workings (potential collapse of).

These impose significant potential constraints, in cost and programme terms, on development within the Charrette area. For the purpose of the study and the indicative constraints mapping the following assumptions have been adopted:

- In accordance with Strathclyde Design Guides that construction (buildings and roads) will not be permitted above shafts or adits, and their exclusion zones, even where treated and a high risk exists. These areas may be used for landscaped areas. Where numerous shafts/ adits are present then development is likely to be significantly impaired or impractical (very high risk or exclusion to development).
- Where shallow coal workings are present beneath a site treatment by drilling and grouting is generally required. The actual depth of shallow mine workings requiring treatment is subject to detailed engineering assessment and the geographical extent of treatment may be less, or more, than that adopted by the Coal Authority on their plans. Whilst cost and programme impose a high risk to development in these areas, subject to commercial considerations, developments have been taken to be feasible at sites underlain by shallow mine workings.

The location of shafts/ adits and potential shallow coal workings (as well as opencast sites) extracted from the Coal Authority website are shown on this drawing.

Contamination and Gas

Former site usage as collieries, ironworks, brickworks and cement works all have potential to create contamination of varying degrees.

The risk from gas is greatest on (or close to) existing or closed landfill sites (containing degradable materials), Petrol Stations, from shallow mine workings, at sites where organic deposits (peat and organic clays) are present and or backfilled ponds. Many of these potential sources are present within the study area; landfills are understood to be backfilled with non-biodegradable materials (till and rock).

Contamination and gas representing a high risk to development has been assumed not to be present in the absence of detailed study and presence of clear high risk sites. Moderate risk is taken as where potential sources of contamination exist over a large area of the site, low risk where former contaminative uses are largely absent.

Foundations

In general, high risk sites requiring piling, are considered to be absent from the study area. However, ground treatment is likely and has been adopted to represent a moderate risk with shallow footings and ground bearing floor slabs representing a low risk for the purposes of the constraints mapping exercise.

In the north-east of the study area a number of backfilled opencast workings (landfills) are shown. It is assumed that these have been backfilled using materials excavated as part of the opencast works (glacial till and/ or rock). As a minimum some earthworks and/ or ground treatment may be required; piling cannot be precluded and a high risk is assumed to exist in these cases. Bio-degradable material is assumed not to be present; infilled ponds are present in this area.

Development is likely to be required in areas underlain by made ground, including in previously developed sites or sites where buildings have been/ will require to be demolished. Under these circumstances the potential exists for foundations and basement slabs, drainage etc to be present. Some additional ground improvement works have been assumed to be required at these sites for the purpose of the constraints mapping exercise. In these areas this may consist of excavation and replacement with structural fill or some form of ground treatment such as vibro stone columns with a moderate risk assumed to exist.

In the south-west of the Charrette study area around Gowkthrapple and Castlehill Road glacio-lacustrine (glacial lake) deposits are present as well as glacial till. This is generally less competent than glacial till, therefore at worst some form of ground treatment (vibro stone columns) is taken to be required for the purpose of the constraints mapping and a low to moderate risk taken to exist.

Based on the geological maps, glacial till is suggested over a significant area of the charrette study area. Where present beneath topsoil (with no or limited made ground) shallow footings and ground bearing floor slabs have been assumed to be adequate and a low risk taken to exist.

SUMMARY

In broad terms, geotechnical constraints to development are perhaps least in the south-west of the Charrette study area where mining, other than a limited number of shafts, is suggested to be absent. Ground based constraints are increasingly onerous moving north-east through the CGA and to Newmains with treatment of shallow workings a best case scenario for developing available sites. Numerous shafts are locally present and increased risk of contamination and gas. Site specific engineering constraints for the selected typology housing sites are detailed in Section 4.0.

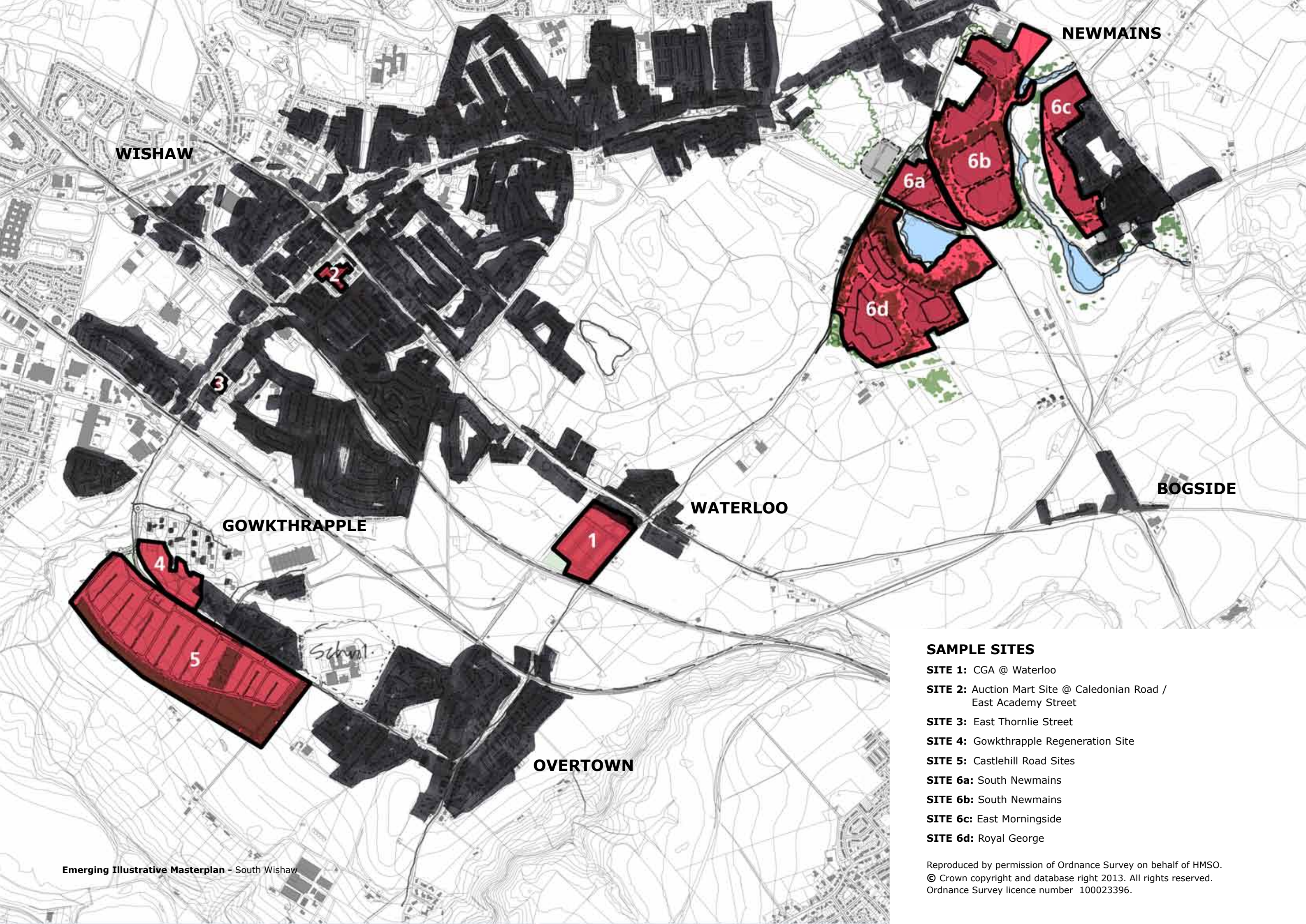
*Other Constraints Not Assessed

The following constraints have not been considered in the constraints mapping exercise.

- The study area demonstrates a relatively uniform fall (gradient) to the south. In the absence of site specific topographic information groundwork and earthworks elements, other than for backfilled sites (see foundations), have not been included in the indicative constraints mapping exercise.
- Road pavement foundation requirements have not been considered. Some capping is likely to be required at all sites, albeit capping thickness may be greater for sites underlain by made ground and glacio-lacustrine soils than where underlain by glacial till.
- The available timescale for the Charrette has not permitted sufficient time to obtain services (utility) information either for:
 - Available capacity of existing underground services or
 - as a constraint to development where they cross through sites (with the exception of the overhead lines).
- The study area is underlain, in general, by cohesive deposits that are likely to limit opportunities for the use of infiltration techniques for SuDs systems and SuDs has not been considered further as a constraint to development.



4.0 South Wishaw Mini-Charrette Outcomes



NEWMAINS

WISHAW

BOGSIDE

WATERLOO

GOWKTHRAPPLE

OVERTOWN

SAMPLE SITES

- SITE 1:** CGA @ Waterloo
- SITE 2:** Auction Mart Site @ Caledonian Road / East Academy Street
- SITE 3:** East Thornlie Street
- SITE 4:** Gowkthrapple Regeneration Site
- SITE 5:** Castlehill Road Sites
- SITE 6a:** South Newmains
- SITE 6b:** South Newmains
- SITE 6c:** East Morningside
- SITE 6d:** Royal George

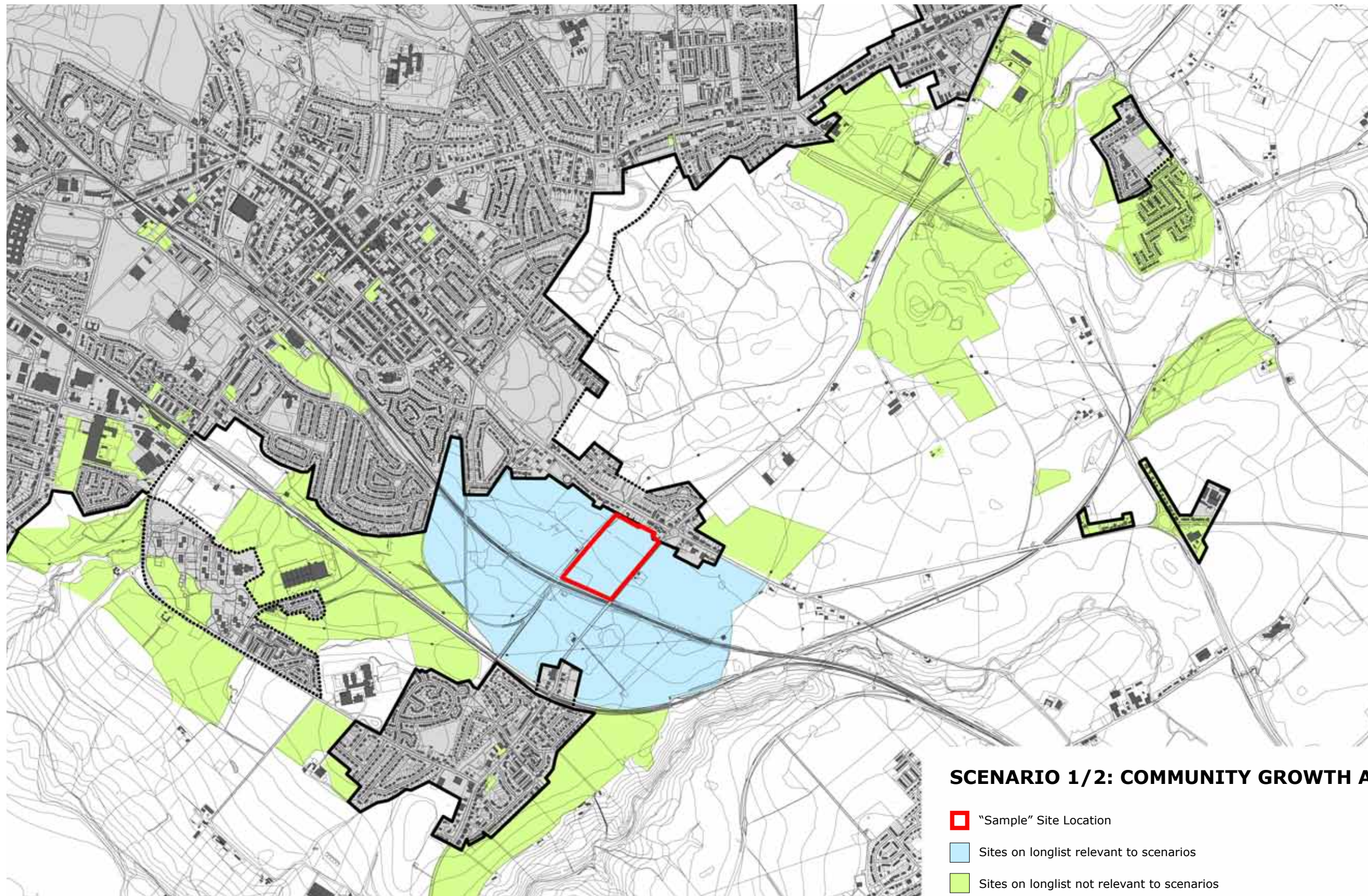
The nine sample sites are assessed in the following pages. Each sample site has been assessed against the 8 appraisal criteria and ranked in a 'traffic light' basis.

These assessments are broad-brush and indicative only, based on available information and an initial assessment.

- It is anticipated that the sample site probably meets the criteria.
- It is anticipated that the sample site neither fully complies or fails the criteria.
- It is anticipated that the sample site probably fails to meet the criteria.

Against 'marketability' sample sites have been ranked according to the following classification devised by Ryden:

- Prime market area where demand exceeds supply, attracting purchaser bids, high prices, and developer competition for sites.
- Mature market area where steady demand encourage regular house sales and developer may hold or seek to acquire sites.
- Sustainable market area with a mix of stock types and tenures which will achieve sales at average prices in an active market.
- Regeneration areas where private sales may be anticipated but at entry level prices and targeted only by specialist developers.
- Market failure areas where demand is weak or absent and private sector house building is not commercially viable.



SCENARIO 1/2: COMMUNITY GROWTH AREA

Scenario 1: Community Growth Area (CGA)

CGA as initially envisaged with the original target of 1,500 houses based on the sites identified in the Local Plan.

Scenario 2: Community Growth Area: Technically Constrained

The revised target of 900 houses in the CGA is included in the adopted North Lanarkshire Local Plan.

A technical constraints review of the CGA was undertaken to identify severely constrained land/sites. In particular sites that are now known to have geo-technical (geology, ground bearing capacity, contamination) constraints or have environmental health considerations (pollution, noise etc.) were identified.

TYPICAL SITE

Sites within the CGA have similar characteristics; they have similar landscape and topographic characteristics, they tend to be bounded by railways and roads, share a site boundary with existing settlements (Wishaw, Waterloo or Overtown) and there is historic records of mineworking or similar activity. The sites vary in layout and size. The sample site selected for testing is of medium / average size. The distinction between Scenarios 1 + 2 (based on total target numbers) was not tested in the course of the charrette and requires further consideration.



Site 1 - CGA

SCENARIO 1/2: COMMUNITY GROWTH AREA

SITE 1 - CGA @ Waterloo

Description: Site immediately south of Waterloo on A71. Site area 6.2 Hectares. Currently agricultural land.

Appraisal Criteria	Comments
Locational Criteria	● Greenfield site but opportunity to redefine settlement boundary. Good proximity to village centre. Good accessibility to A721 corridor and existing footways in the area. Usable paths cross the CGA although these would benefit from additional signage.
Policy Designations (inc. Natural Heritage)	● No significant designations curtailing development noted.
Technical Constraints	<ul style="list-style-type: none"> ● - Shallow workings requiring treatment by drilling and grouting. ● - Sterilisation of part of the site even where shafts are treated. ● - Contamination if present not believed to be extensive. ● - Shallow foundations assumed. ● - Overhead lines adjacent but not traversing site. Exclusion zones required elsewhere in CGA but not anticipated on this site. ● - Site can be accessed from A71 or from A721, although it is understood the A721 access possibility may lie in third party hands.
Infrastructure + Remedial Works	● Remedial works to address mine working liable to be significant impediment to development. Site access anticipated to be reasonably straightforward.
Marketability	● Prominent site in established village providing opportunity for estate housing, although limited activity in immediate area to prove market.
Supporting Existing Communities	● Capable of being developed to support Waterloo and retain settlement distinctiveness.
Community Infrastructure + Employment Opportunities	● Projected surplus capacity in local schools that are within reasonable walking distance. Site liable to be residential uses only and therefore not likely to support new jobs.
Sustainability + Green Networks	● The site can link into an existing path network (some of which is designated core path). Scope to use mine workings for ground source heat?

Any Other Comments

Has potential to be part of wider strategic redevelopment associated with Waterloo and / or CGA?

Please note that rankings and comments are general responses to site archetypes and scenarios and should not be read as formal technical or market assessments of the particular sites which have been selected as examples

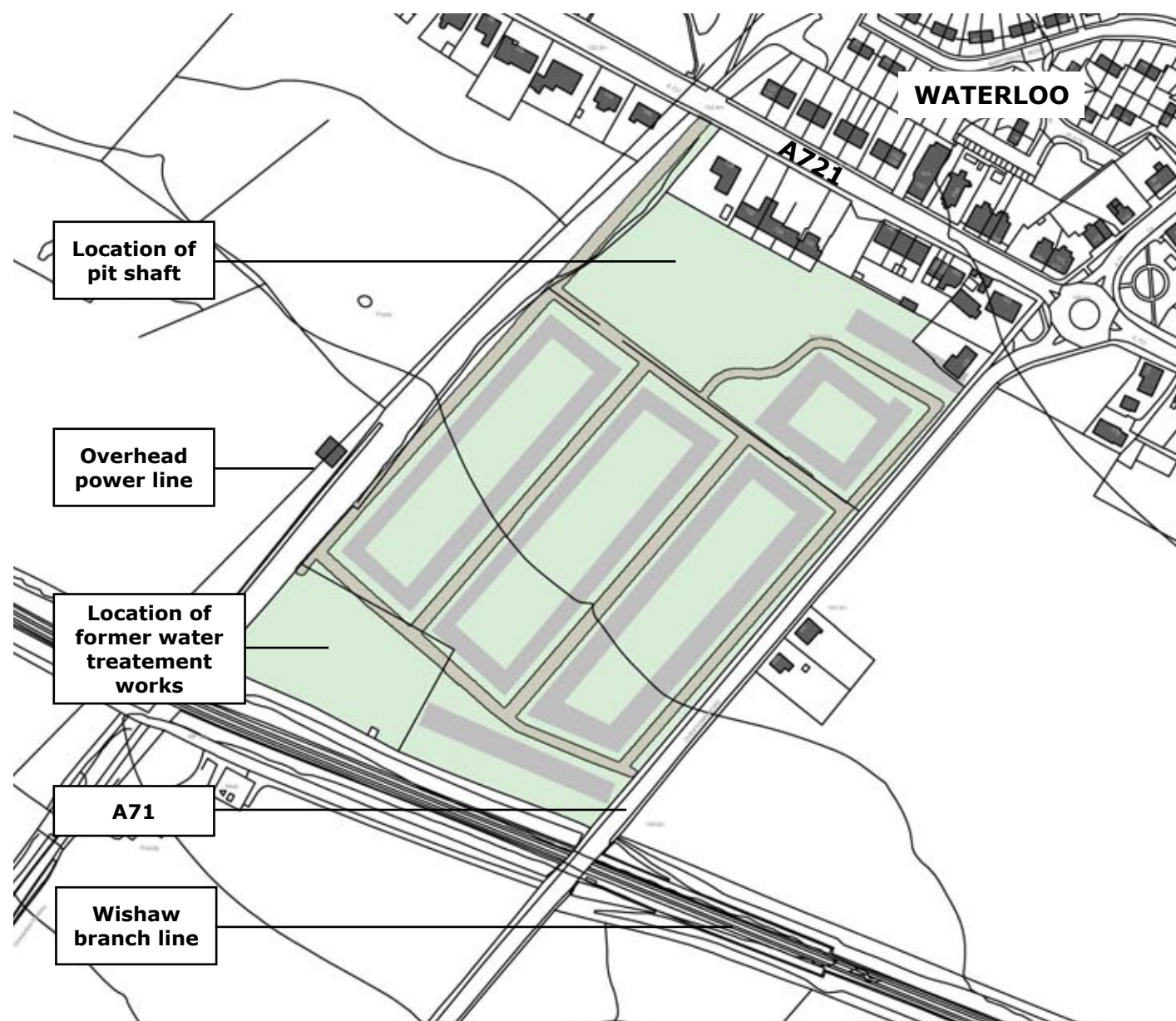


Site location - Red

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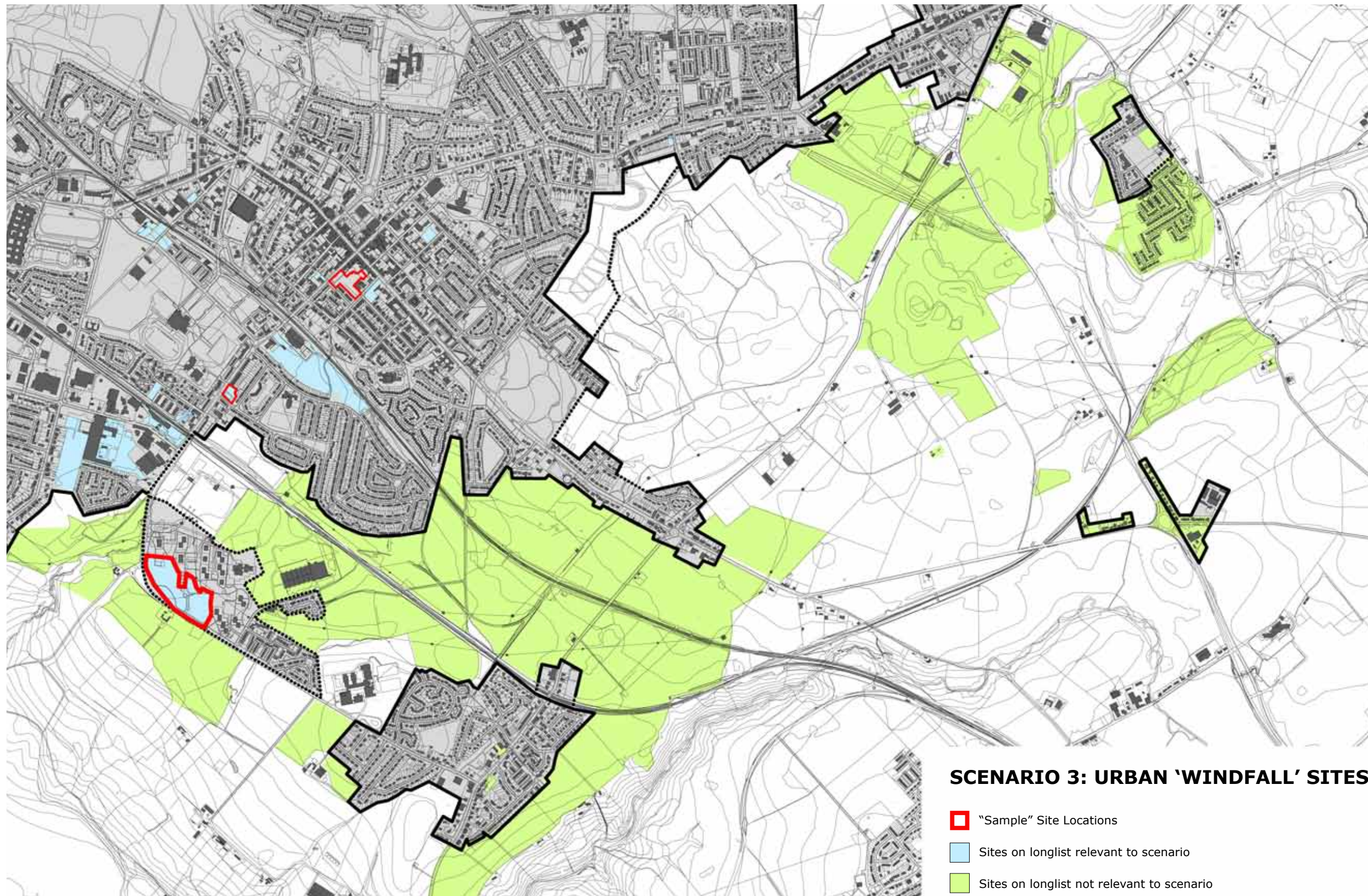
Site photos - note pylon



Site Plan



Site Plan - Detailed Extract



SCENARIO 3: URBAN 'WINDFALL' SITES

Scenario 3: Urban Area Wishaw: Windfall Sites

The A-S:L/DWA team identified and confirmed a range of brownfield 'windfall sites' within the urban area and assessed the sites against the appraisal criteria summarised below. The aim was to identify typical small, medium and large sites for consideration.



SITE 2 - Auction Mart Site @ Caledonian Road / East Academy Street (an example of a medium town centre site)



SITE 4 - Gowkthrapple Regeneration Site (an example of large brownfield regeneration site)

TYPICAL SITE

There are a range of sites in the town, mostly brownfield sites with a street frontage of some description. Sites tend to be small and invite infill development. However there are several larger sites, especially in Gowkthrapple, that present more significant regeneration opportunities. The samples sites selected to test this scenario are typical, brownfield sites; a small corner site, a medium town centre site and a larger 'regeneration' site.

Sample Sites -

- 2 - Auction Mart site (medium)
- 3 - East Thornlie Street (small)
- 4 - Gowkthrapple Regeneration site (large)



SITE 3 - East Thornlie Street (an example of small urban 'infil' site)

SCENARIO 3: URBAN 'WINDFALL' SITES

SITE 2 - Auction Mart Site @ Caledonian Road / East Academy Street (medium)

Description: Town Centre Gap Site. Located between Caledonian Road and East Academy Street site in town centre. Slightly sloping site just behind 'High Street' / Stewarton Street. Site area 0.8 hectares. Former Auction Mart site – currently used as car parking.

Appraisal Criteria	Comments
Locational Criteria	● Effective infill in town centre. Increases population in town centre. Good proximity to range of services and public transport.
Policy Designations (inc. Natural Heritage)	● No significant designations curtailing development noted.
Technical Constraints	<ul style="list-style-type: none"> ● - Possible shallow workings requiring investigation and treatment by drilling and grouting. ● - Shafts - None identified. ● - Contamination if present not extensive. ● - Ground treatment possible, derelict foundations basements etc possible. ● - Site accessible from surrounding town centre street network.
Infrastructure + Remedial Works	● Possibility of some remedial work to address shallow mineworkings. Site located in well served town centre location.
Marketability	● Opportunity for higher density, possibly mixed tenure infill of desirable scale, but higher demand risk compared with estate housing sites elsewhere.
Supporting Existing Communities	● Reinforces town centre – increasing resident population.
Community Infrastructure + Employment Opportunities	● Projected surplus capacity in local schools. Site has potential for some non-residential / commercial uses.
Sustainability + Green Networks	● Urban site with little positive or negative effect on wider green networks. Opportunity for place-making to reinforce town centre and sustain economic regeneration.

Any Other Comments

Has potential to be transformational project within wider spatial strategy & town centre regeneration



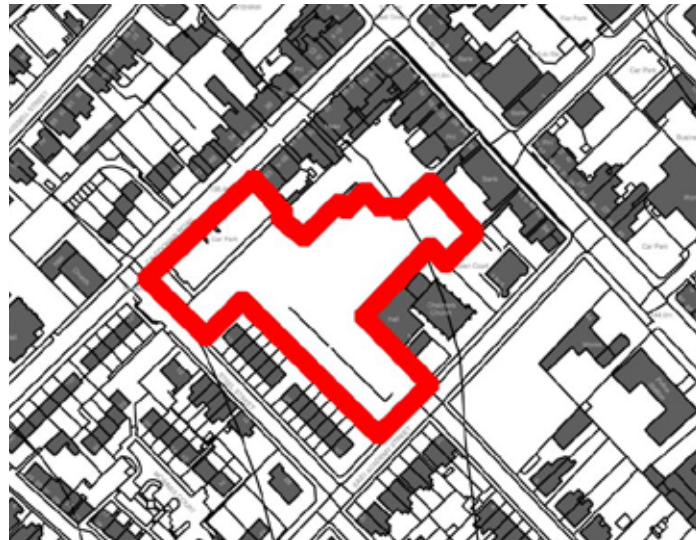
Site location

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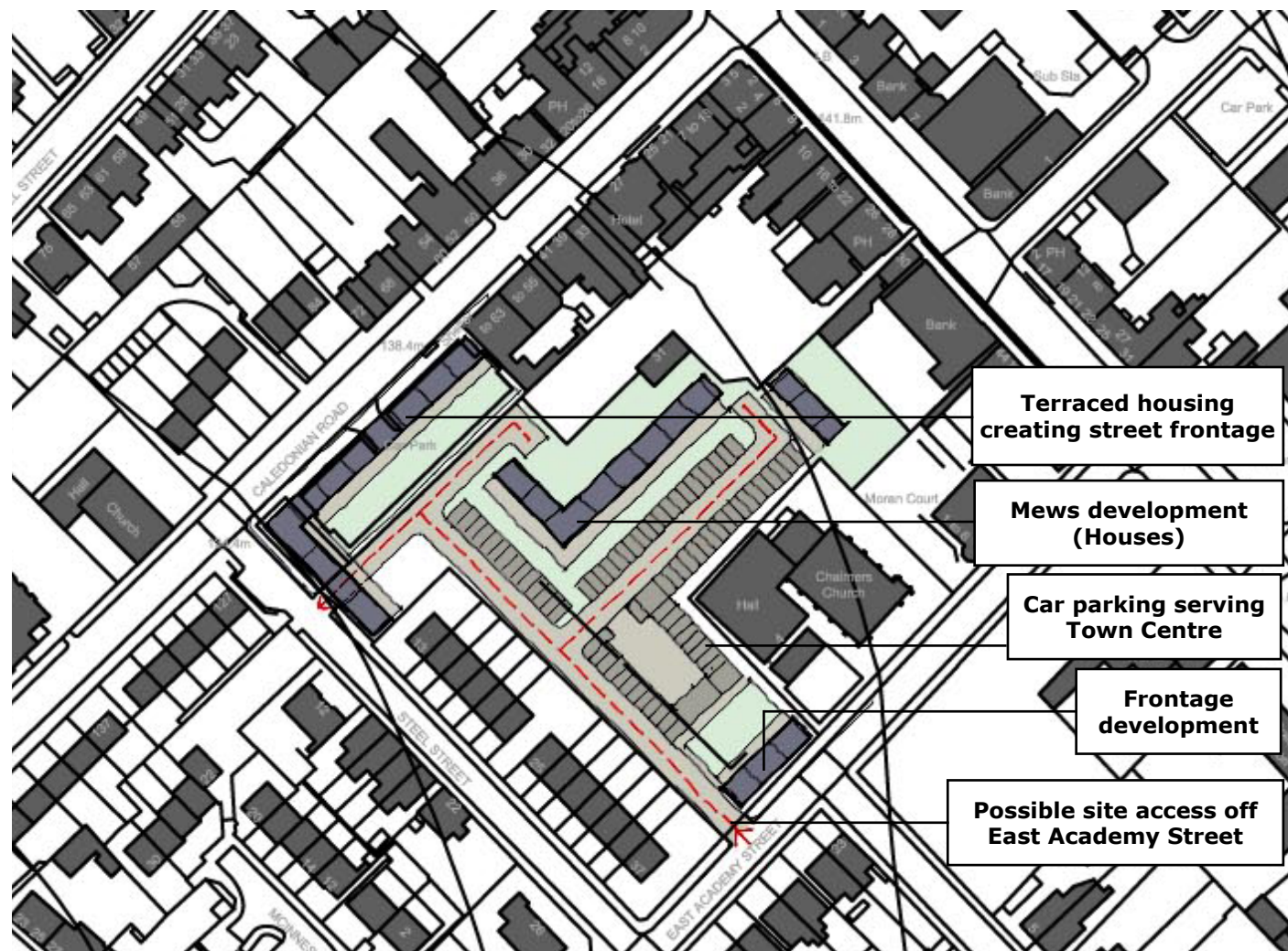


SITE 2 - Auction Mart Site @ Caledonian Road / East Academy Street

Please note that rankings and comments are general responses to site archetypes and scenarios and should not be read as formal technical or market assessments of the particular sites which have been selected as examples



Site as existing



Site 2 - Option 1



Site 2 - Option 2

SCENARIO 3: URBAN 'WINDFALL' SITES

SITE 3 - Tarbert Avenue (small)

Description: Corner Gap Site at junction of Tarbert Avenue and Caledonian Road. Flat, brownfield site. Circa 0.2 Hectare.

Appraisal Criteria	Comments
Locational Criteria	● Effective infill in an urban area, south of the town centre.
Policy Designations (inc. Natural Heritage)	● No significant designations curtailing development noted.
Technical Constraints	<ul style="list-style-type: none"> ● - Shallow workings indicated to be absent. ● - Shafts - none identified. ● - Contamination if present not extensive. ● - Ground treatment possible, relict foundations basements etc possible. ● - Site accessible from surrounding town centre street network.
Infrastructure + Remedial Works	● Based on initial review of available information site doesn't appear to require significant infrastructure or remedial works.
Marketability	● Opportunity for local builder to meet higher density, possibly mixed tenure demand, although the local builder market is currently very flat.
Supporting Existing Communities	● Reinforces existing neighbourhood / town centre – increasing resident population.
Community Infrastructure + Employment Opportunities	● Projected surplus capacity in local schools. Site has potential for some non-residential / commercial uses (small neighbourhood shop?).
Sustainability + Green Networks	● Urban site with little positive or negative effect on wider green networks. Opportunity for small sustainable regeneration of gap site using low carbon design.

Any Other Comments

Small site with potential for local builder for small re-development.

Please note that rankings and comments are general responses to site archetypes and scenarios and should not be read as formal technical or market assessments of the particular sites which have been selected as examples

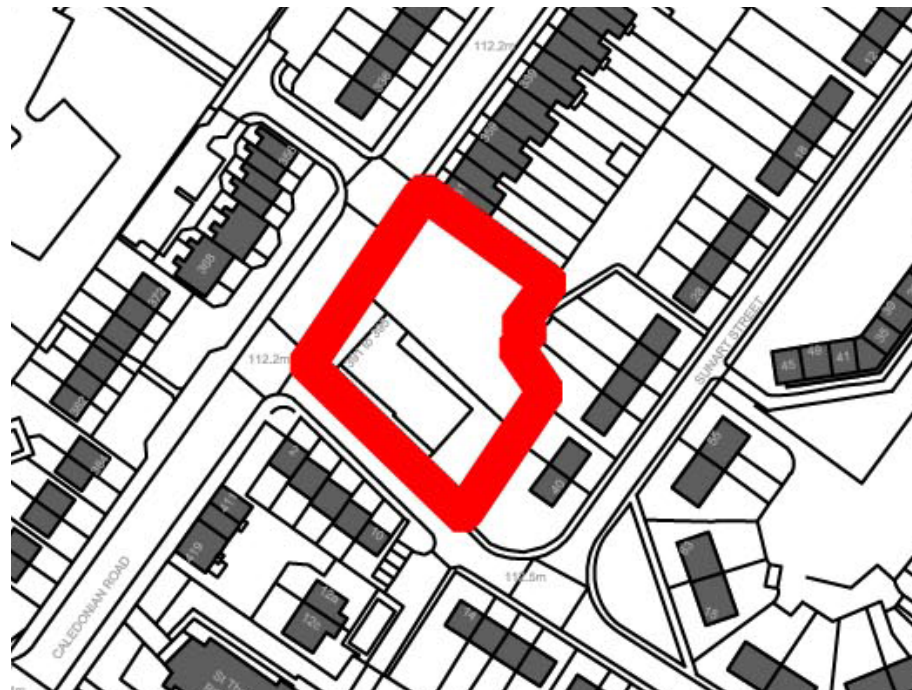


Site location

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SITE 3 - East Thornlie Street



Site as existing



SCENARIO 3: URBAN 'WINDFALL' SITES

SITE 4 - Gowkthrapple Regeneration Site (large)

Description: Brownfield site adjacent to Castehill Road. Previous housing cleared. Site area 4 Hectares. Previously considered as part of the Gowkthrapple regeneration masterplan.

Appraisal Criteria	Comments
Locational Criteria	● Brownfield regeneration site within existing community. Shares frontage with existing Castlehill Road and plugs directly into existing footway and road network.
Policy Designations (inc. Natural Heritage)	● No significant designations curtailing development noted.
Technical Constraints	<ul style="list-style-type: none"> ● - Shallow workings indicated to be absent. ● - Shafts - none identified. ● - Contamination if present not extensive. ● - Ground treatment possible, relict foundations, glacio-lacustrine soils. ● - Can take access from existing roads or from new access point on Castlehill Road.
Infrastructure + Remedial Works	● Brownfield site with few known constraints requiring advice works.
Marketability	● Combination of scale of development & related costs, fewer active developers in this sector and regeneration location makes this a challenging site (demonstrated by difficulties in previous regeneration phase). Potential to align with Site 5 to benefit from higher value development.
Supporting Existing Communities	● Brownfield site with capacity to assist in regeneration / place-mending. Increased population to support local services. Issue of displacement would need to be carefully managed.
Community Infrastructure + Employment Opportunities	● Projected surplus capacity in local schools. Site has potential for some non-residential / commercial uses (small neighbourhood shop?).
Sustainability + Green Networks	● Slightly further from core path network but still able to afford connection westwards to path 329. Opportunity for major sustainable regeneration applying low carbon design principles.

Any Other Comments

Has potential to be transformational project within wider spatial strategy & regeneration.

Please note that rankings and comments are general responses to site archetypes and scenarios and should not be read as formal technical or market assessments of the particular sites which have been selected as examples



Site location

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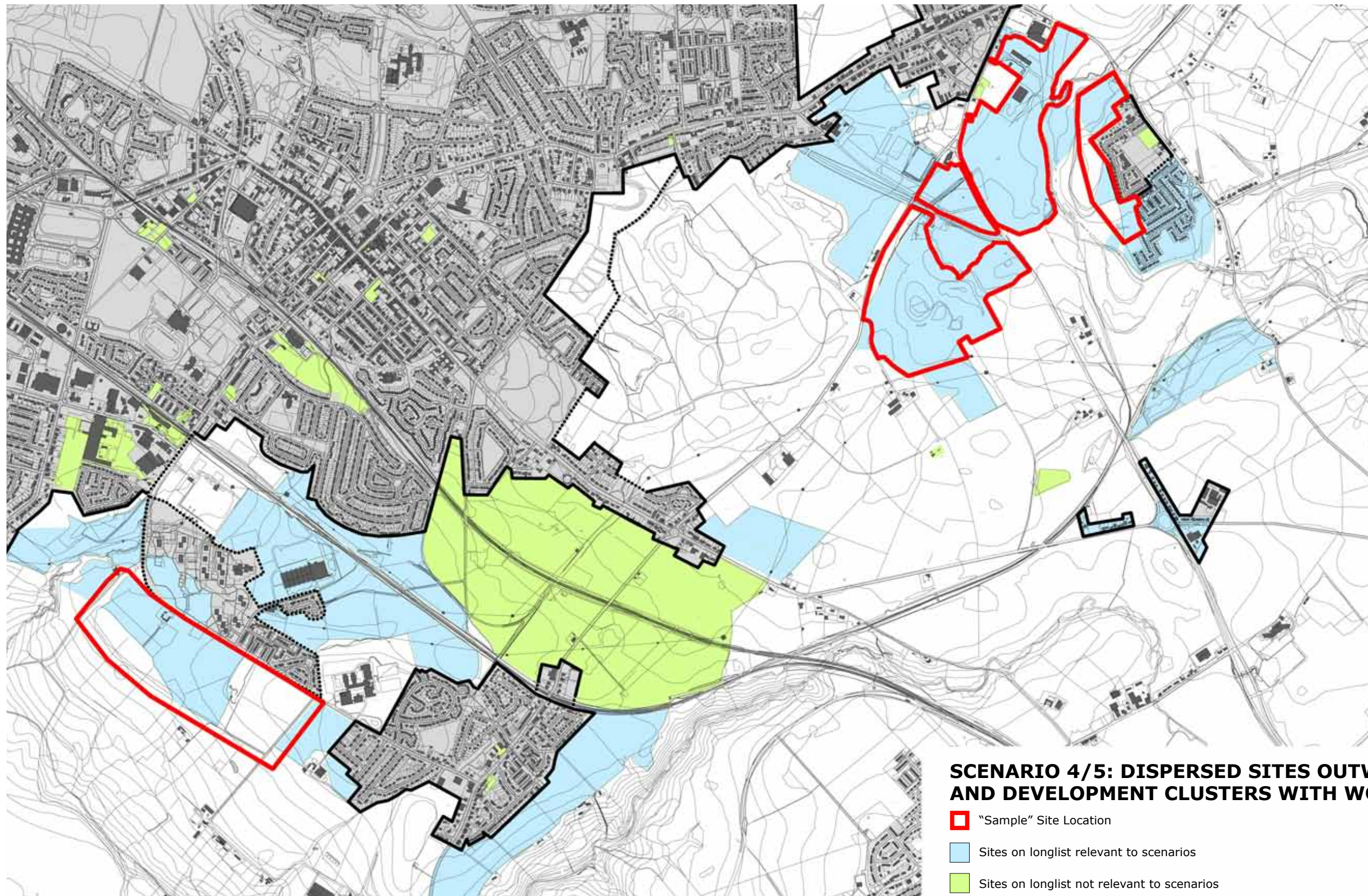


SITE 4 - Gowkthrapple Regeneration Site



Site as existing





SCENARIO 4/5: DISPERSED SITES OUTWITH WISHAW AND DEVELOPMENT CLUSTERS WITH WOODLAND

Scenario 4: Dispersed Sites Outside Wishaw Urban Area

The A-S:L/DWA team identified and confirmed the selection of a range of brownfield/greenfield sites outside the Wishaw urban area and assessed the sites against the appraisal criteria summarised below.

There are a range of potential types of sites outwith the settlement boundary of Wishaw (and the other settlements). However most of the edge of town / greenfield sites tend to be of medium to large scale based on field boundaries and with scope to be extended by future, adjacent development. Sites in this scenario also have potential to be tested against Scenario 5.

Sample Sites

- 5 - Castlehill Road (large)
- 6a - South Newmain (A71 / A73 apex) – (medium)
- 6b – South Newmains (large)
- 6c – East Morningside (large)
- 6d – Royal George (large)

Scenario 5: Housing Sites Within Maturing Woodland

In this scenario the A-S:L/DWA team took a longer term (10 years +) view and assessed sites that may become available within the 'maturing woodlands' in South Wishaw such as those that were recently planted with Forestry Commission Scotland grants.

As with Scenario 4 there is scope to consider the applicability of this approach of developing within establishing woodland settings to enhance the setting of development and mitigate against visual impact.



Site 5 - Castlehill Road

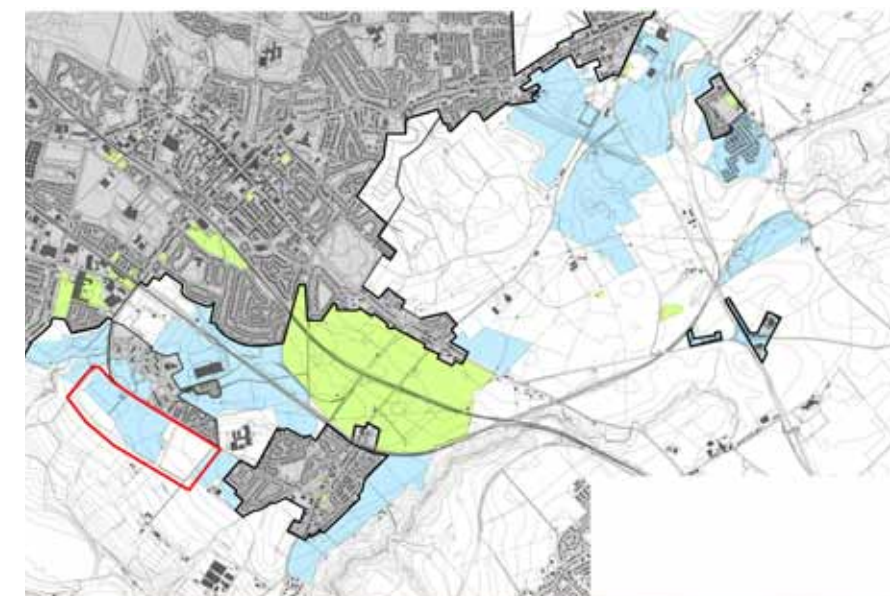
SCENARIO 4: DISPERSED SITES OUTWITH WISHAW

SITE 5 - Castlehill Road Sites

Description: Greenfield edge of settlement site. Site comprises agricultural fields defined by well established field boundaries. Site at edge of plateau above river valley. Trees to screen from the Clyde valley have been planted but not yet matured to augment existing structure planting.

Appraisal Criteria	Comments
Locational Criteria	<p>Greenfield site. Scope to integrate with parallel regeneration of site 4 and Gowthrapple more generally. Close to existing and proposed school's campus. Site has direct connectivity to the same path and road network as site 4, but lies slightly farther from town centre and rail station. However, is fronted by Castlehill Road with bus route.</p>
Policy Designations (inc. Natural Heritage)	<p>Designated as site of 'great landscape value' in Local Plan. Designation requires reassessment to understand the extent of impact on landscape and visual setting of Clyde valley. Unlikely to require no-build zone across full site to Castlehill Road, as currently defined.</p>
Technical Constraints	<ul style="list-style-type: none"> - Shallow workings indicated to be absent generally. - A few shafts within a "larger" site. - Contamination if present not extensive. - Ground treatment possible glacio-lacustrine soils. - Access can be taken from Castlehill Road.
Infrastructure + Remedial Works	<p>Some remedial works anticipated but not likely to be insurmountable.</p>
Marketability	<p>Scale of development may be addressed by phasing and multi-developer approach. Not presently developed but could become mature quite quickly. As above could potentially be aligned with Site 4 to support that regeneration.</p>
Supporting Existing Communities	<p>With careful planning development could be arranged to support existing adjacent communities, contribute to the wider setting and integrate to support parallel regeneration efforts within Gowkthrapple and Overtown.</p>
Community Infrastructure + Employment Opportunities	<p>Projected surplus capacity in local schools that are within reasonable walking distance. Site liable to be residential uses only and therefore not likely to support new jobs, beyond construction phase.</p>
Sustainability + Green Networks	<p>Core paths 331 and 326 bound or cross the area. Opportunity for sustainable development applying low carbon design principles.</p>

Any Other Comments - Has potential to be transformational project within wider spatial strategy & regeneration; particularly in parallel with Site 4 / Gowkthrapple.



Site location

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Site 5



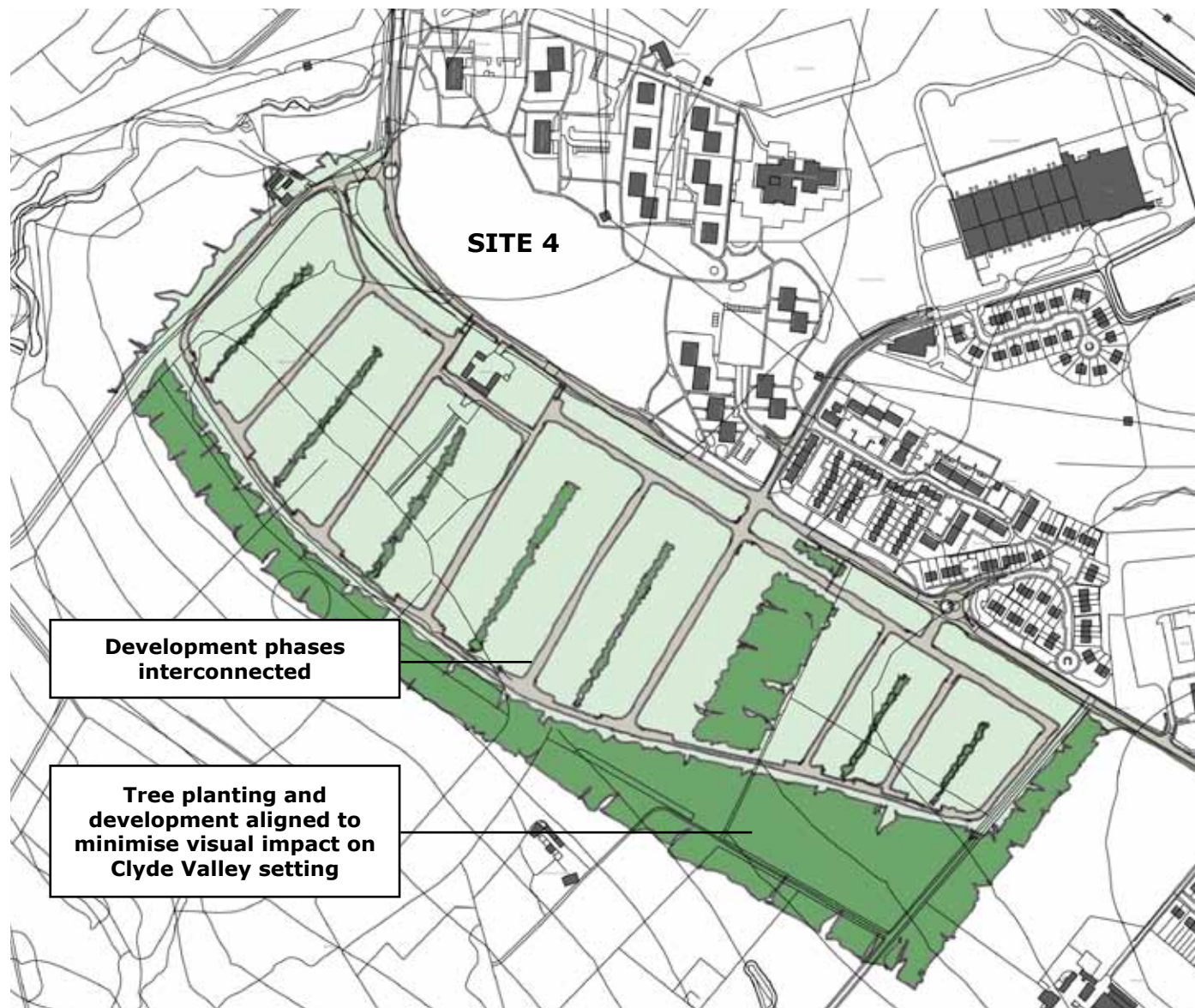
Site 5



Site 5



Site 5



SCENARIO 4 AND 5: DISPERSED SITES OUTWITH WISHAW AND DEVELOPMENT CLUSTERS WITH WOODLAND

SITE 6a - South Newmains

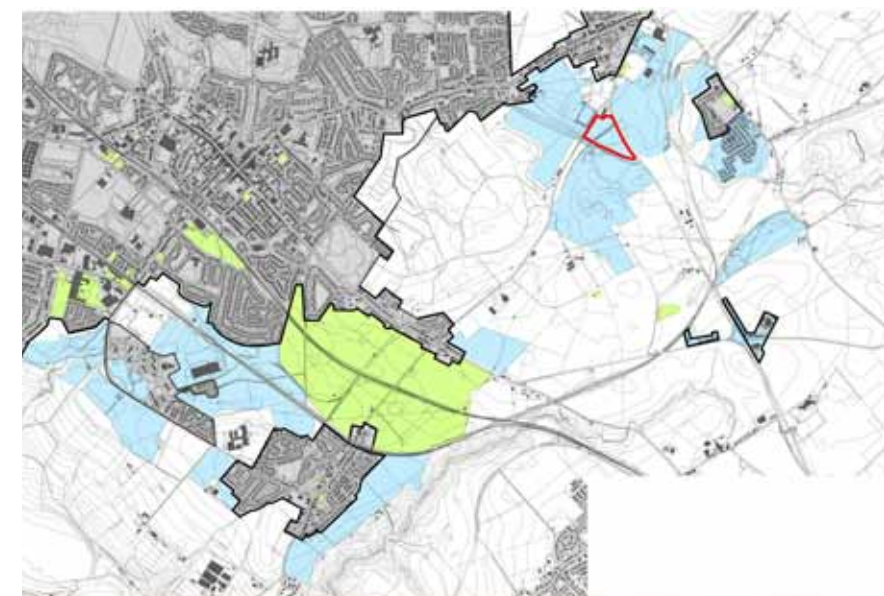
Description: Apex brownfield site at A71 / A73 junction. Currently a petrol filling station. 4.8 Hectares.

Appraisal Criteria	Comments
Locational Criteria	<p>● Site is currently remote from existing settlements. Presents an opportunity to create 'gateway' at important road junction on approach to Newmains. Whilst direct connectivity can be taken with existing network, site is effectively isolated when approached on foot or by cycle.</p>
Policy Designations (inc. Natural Heritage)	<p>● No significant designations curtailing development noted.</p>
Technical Constraints	<p>● - Shallow workings indicated to be absent generally.</p> <p>● - Shafts - none shown.</p> <p>● - Contamination if present not extensive, possible gas (backfilled pond) in the south of the site. Petrol filling station liable to have resulted in contamination.</p> <p>● - Ground treatment possible, filled ground locally.</p> <p>● - Would require access from A71 or A73 frontage in a presently high(er) speed area.</p>
Infrastructure + Remedial Works	<p>● Given site currently accommodates petrol filling station remediation costs would be anticipated to enable site redevelopment.</p>
Marketability	<p>● On the edge of an established village but currently would require further thought around plots, access, frontage, to create a credible housing site.</p>
Supporting Existing Communities	<p>● Being remote from existing settlement not liable to integrate directly with adjacent settlements unless part of larger redevelopment or enhanced path network.</p>
Community Infrastructure + Employment Opportunities	<p>● Insufficient information to assess availability of community infrastructure (eg. schools). Potential to incorporate non-residential uses on site.</p>
Sustainability + Green Networks	<p>● No core paths in the immediate vicinity though bulk of site lies opposite nature park. Opportunity for sustainable development applying low carbon design.</p>

Any Other Comments

Has the potential to be part of strategic redevelopment of south Newmains and Morningside – potentially transformational projects if considered alongside others.

Please note that rankings and comments are general responses to site archetypes and scenarios and should not be read as formal technical or market assessments of the particular sites which have been selected as examples



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Alternative layout showing nominal perimeter block with landscape court

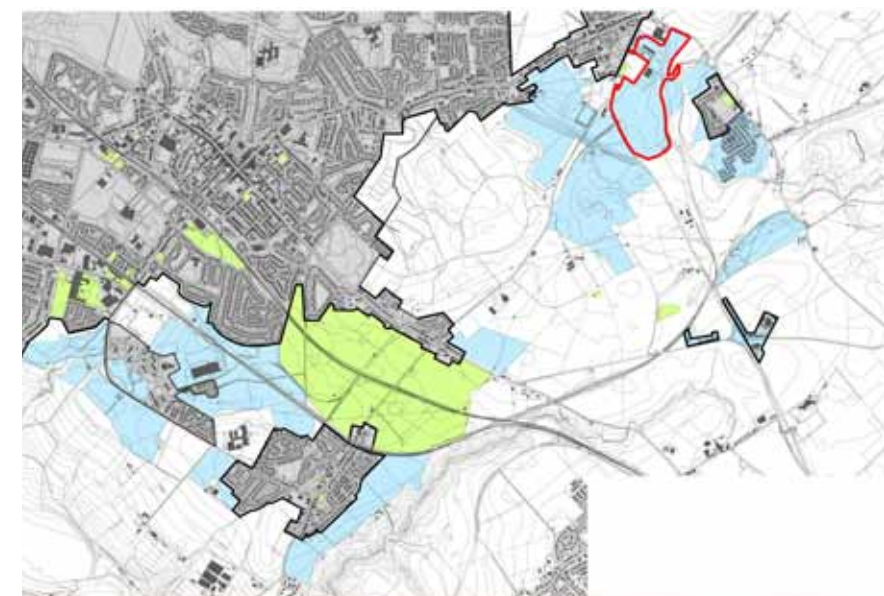
SCENARIO 4 AND 5: DISPERSED SITES OUTWITH WISHAW AND DEVELOPMENT CLUSTERS WITH WOODLAND

SITE 6b - South Newmains

Description: Brownfield site alongside A73 from southern fringes of Newmains to south of junction with A71 – former industrial sites of varying degrees of dereliction. 22.3 Hectares.

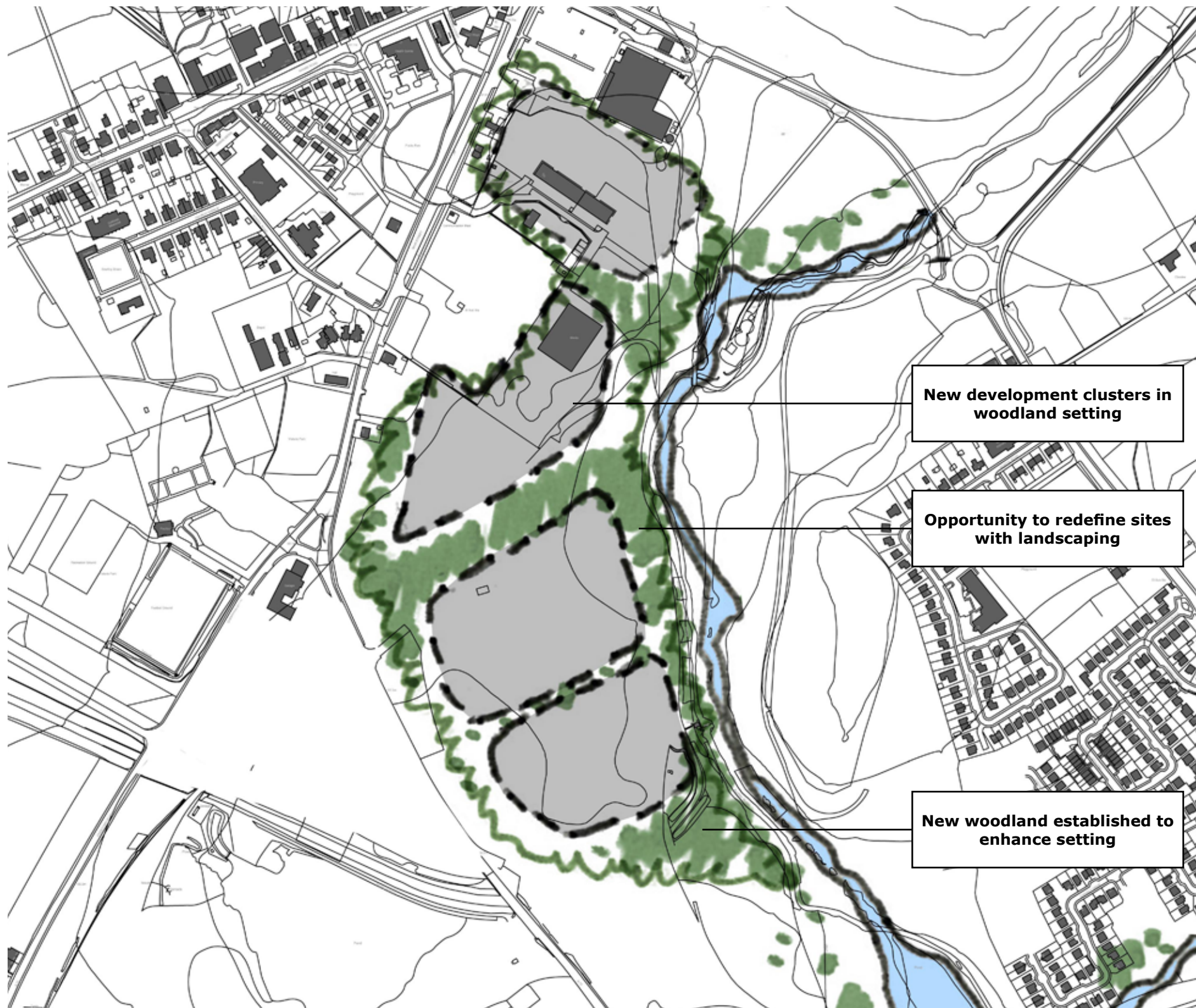
Appraisal Criteria	Comments
Locational Criteria	<p>● Northern portion of site adjacent to Newmains – suggesting opportunity to integrate with existing settlement. Presents an opportunity to create gateway entrance on brownfield land at important road junction on approach to Newmains. If northern road frontage is available then site is better connected. If only southern frontage is available then borderline 'red' designation. Could be enhanced as a setting with early establishment of tree planting to mature overtime and 'add value' for future development.</p>
Policy Designations (inc. Natural Heritage)	<p>● No significant designations curtailing development noted.</p>
Technical Constraints	<p>● - Shallow workings may be present over part of the site.</p> <p>● - Number of shafts potentially impacting the site.</p> <p>● - Possible contamination from former usage, may be extensive.</p> <p>● - Ground treatment likely filled ground locally, historic foundations etc.</p> <p>● - If northern road frontage is available then site may be able to be accessed within Newmains existing fabric. If only southern frontage is available then borderline RED.</p>
Infrastructure + Remedial Works	<p>● Range of technical constraints suggest site may be difficult to prepare for development.</p>
Marketability	<p>● As 6a but with added challenges of scale and industrial regeneration site.</p>
Supporting Existing Communities	<p>● Being remote from existing settlement not liable to integrate directly with adjacent settlements unless part of larger redevelopment or enhanced path network.</p>
Community Infrastructure + Employment Opportunities	<p>● Insufficient information to assess availability of community infrastructure (eg. schools). Potential to incorporate non-residential uses on site.</p>
Sustainability + Green Networks	<p>● Core path 298 lies to east of site, but offers little connectivity at present – could be better integrated in future. Opportunity for sustainable development applying low carbon design.</p>

Any Other Comments - Has the potential to be part of strategic redevelopment of south Newmains and Morningside – potentially transformational projects if considered alongside others.



Site location

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Site 6b - 1:5000

SCENARIO 4 AND 5: DISPERSED SITES OUTWITH WISHAW AND DEVELOPMENT CLUSTERS WITH WOODLAND

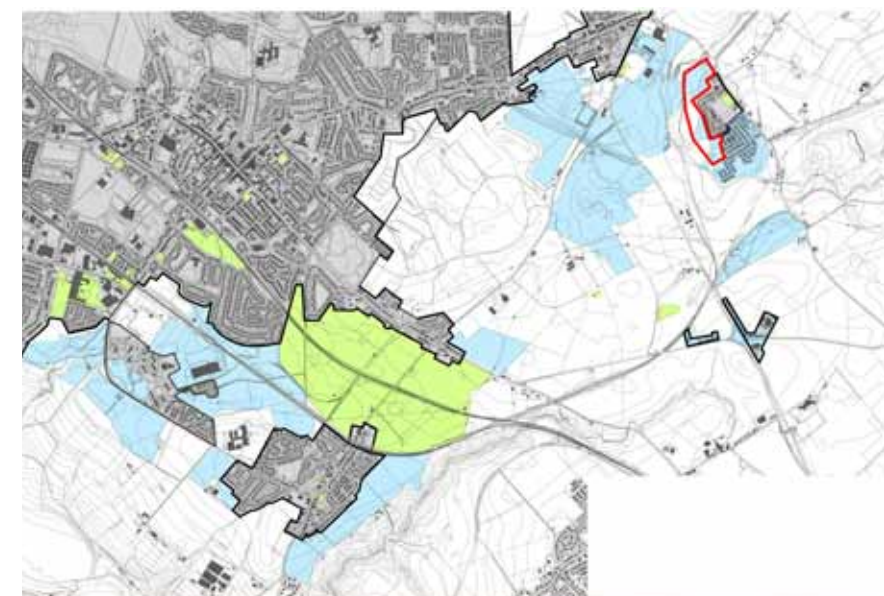
SITE 6c - East Morningside

Description: Greenfield edge of settlement site

Appraisal Criteria	Comments
Locational Criteria	<p>● Site can form an effective extension of Morningside, defining northern and western edges of settlement. Could add to existing foot / cycle / public transport usage in the area to the benefit of the existing community. Could be enhanced as a setting with early establishment of tree planting to mature overtime and 'add value' for future development.</p>
Policy Designations (inc. Natural Heritage)	<p>● No significant designations curtailing development noted.</p>
Technical Constraints	<p>● - Shallow workings may be present over a large part of the site.</p> <p>● - A number of shafts are suggested which could impact development.</p> <p>● - Possible contamination from former usage.</p> <p>● - Ground treatment likely backfilled ground, historic foundations etc.</p> <p>● - Access off existing roundabout a possibility.</p>
Infrastructure + Remedial Works	<p>● Several geo-technical issues liable to require significant advance remedial works to enable development.</p>
Marketability	<p>● Potential to build upon existing village expansion where developers and housebuilders are active – a proven location (specific feasibility not known).</p>
Supporting Existing Communities	<p>● Capable of being developed to integrate with, and support Morningside and retain settlement distinctiveness.</p>
Community Infrastructure + Employment Opportunities	<p>● Insufficient information to assess availability of community infrastructure (eg. schools). Likely to be only residential so limited employment opportunities on site.</p>
Sustainability + Green Networks	<p>● Core paths pass through, and close to, Morningside. Opportunity for sustainable development applying low carbon design.</p>

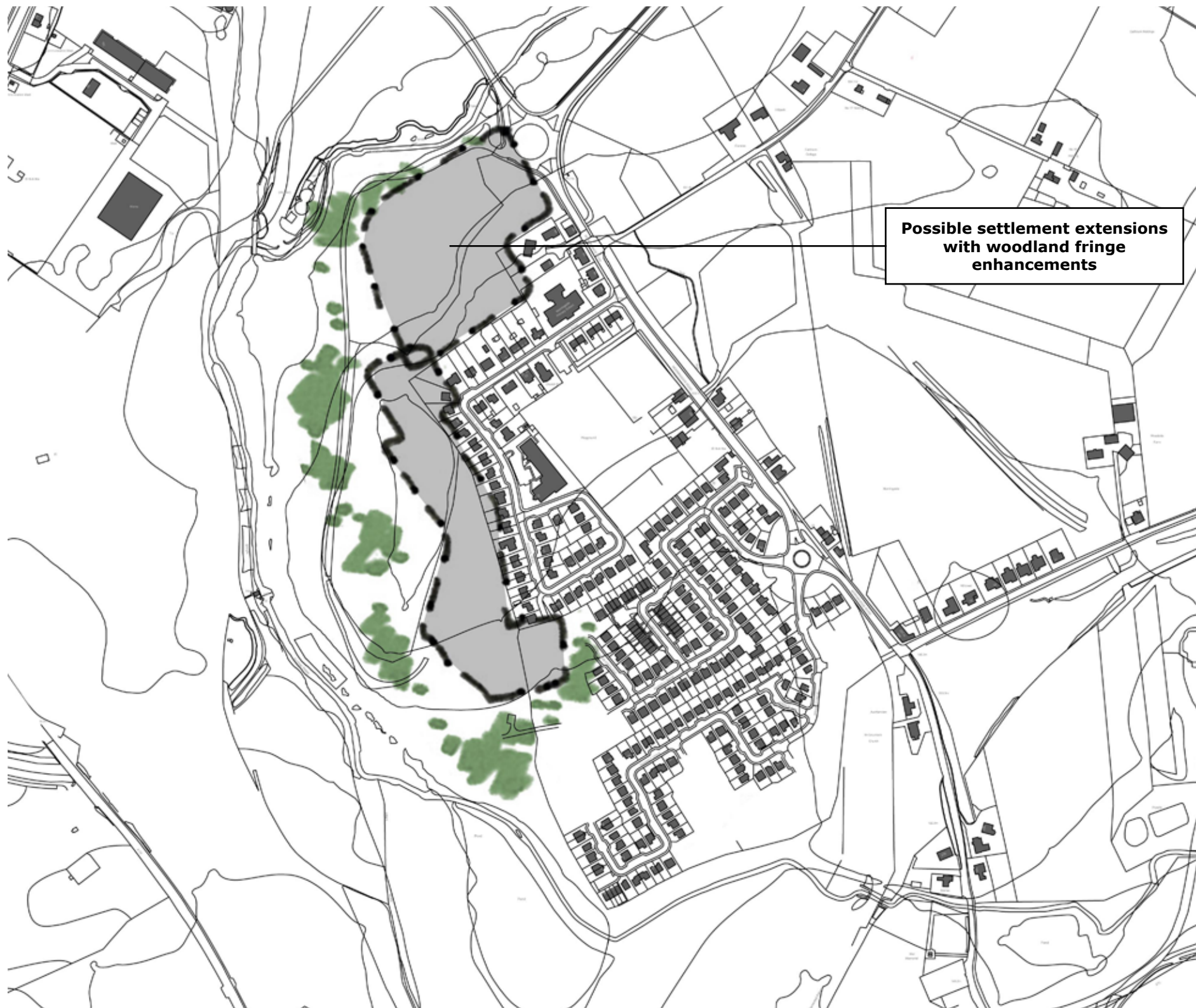
Any Other Comments

Has the potential to be part of strategic redevelopment of south Newmains and Morningside – potentially transformational projects if considered alongside others.



Site location

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Site 6c - 1:5000

SCENARIO 4 AND 5: DISPERSED SITES OUTWITH WISHAW AND DEVELOPMENT CLUSTERS WITH WOODLAND

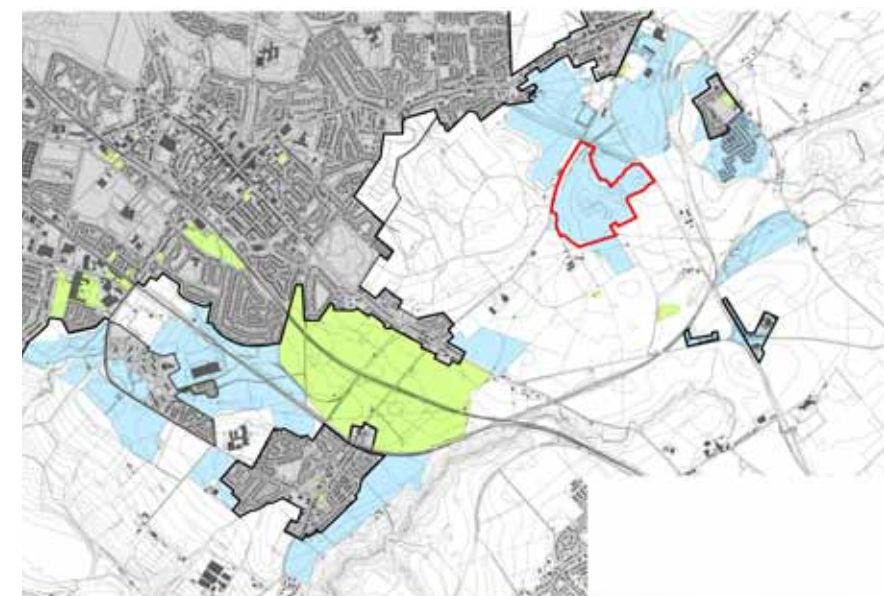
SITE 6d - Royal George Washery

Description: Brownfield site adjacent to A71 and lochan

Appraisal Criteria	Comments
Locational Criteria	<p>Currently remote from existing settlements. Brownfield redevelopment opportunity. Has potential to be an attractive site with lochan aspect. Could be enhanced as a setting with early establishment of tree planting to mature overtime and 'add value' for future development.</p>
Policy Designations (inc. Natural Heritage)	<p>No significant designations curtailing development noted, though adjacent to the Nature Park.</p>
Technical Constraints	<ul style="list-style-type: none"> - Shallow workings may be present over part of the site, they may not require treatment. - A few shafts are suggested at the margins of the site. - Limited likely contamination where backfilled with excavated materials. - Backfilled ground, ground treatment possible piling. - Requires access from A71 or A73 on high speed sections.
Infrastructure + Remedial Works	<p>Some issues to be addressed to ensure site is developable. May presnt opportunity for non-residential uses.</p>
Marketability	<p>Potential to create site which in future may be mature but currently is part of brownfield land supply rather than housing (specific feasibility not known).</p>
Supporting Existing Communities	<p>Being remote from existing settlement not liable to integrate directly with adjacent settlements unless part of larger redevelopment or enhanced path network.</p>
Community Infrastructure + Employment Opportunities	<p>Insufficient information to assess availability of community infrastructure (eg. schools). Potential to incorporate non-residential uses on site to create jobs.</p>
Sustainability + Green Networks	<p>Site remote from existing core path network but scope to enhance network to serve the site.</p>

Any Other Comments

Has the potential to be part of strategic redevelopment of south Newmains and Morningside – potentially transformational projects if considered alongside others.

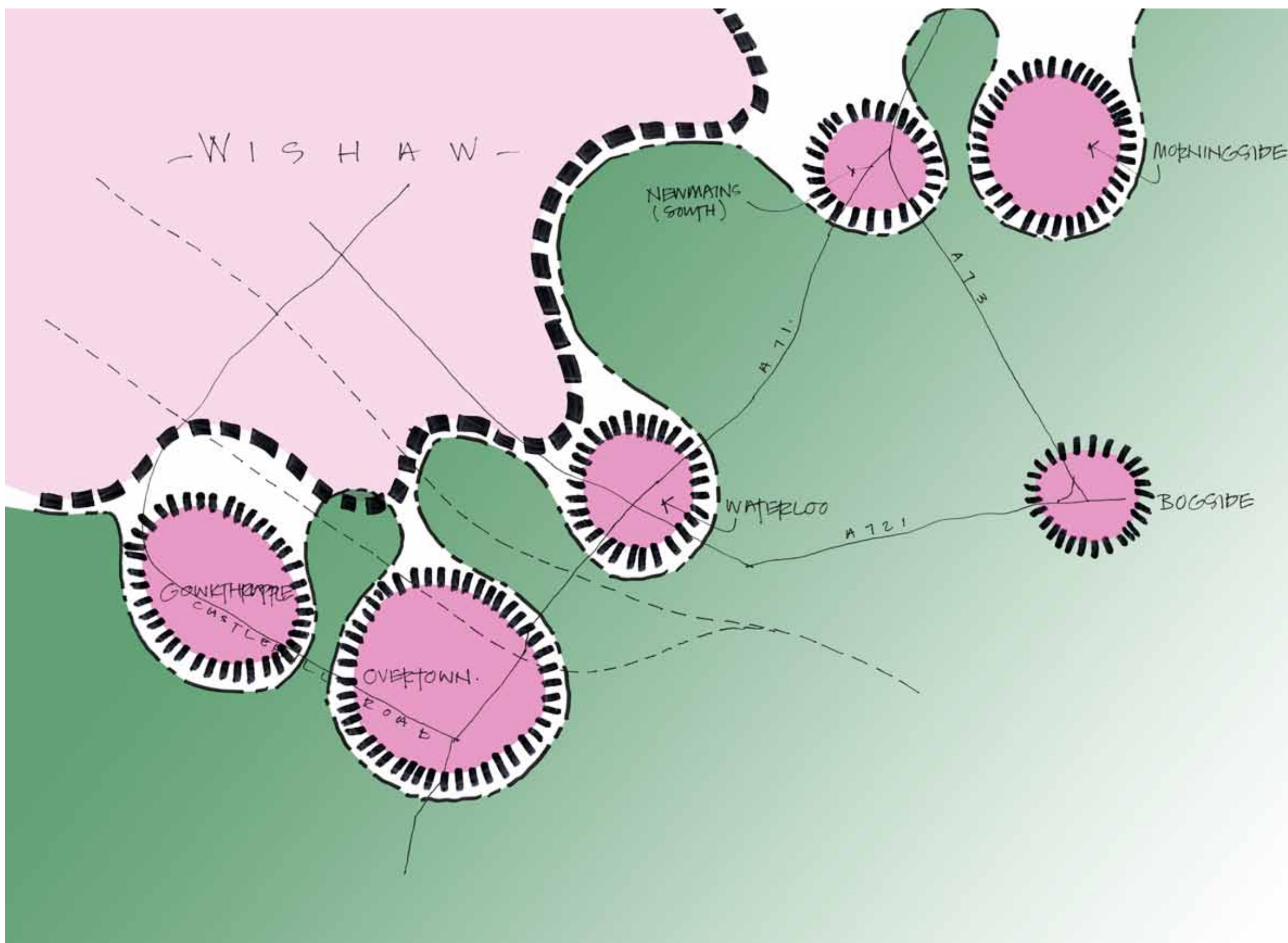


Site location

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Site 6d - 1:5000

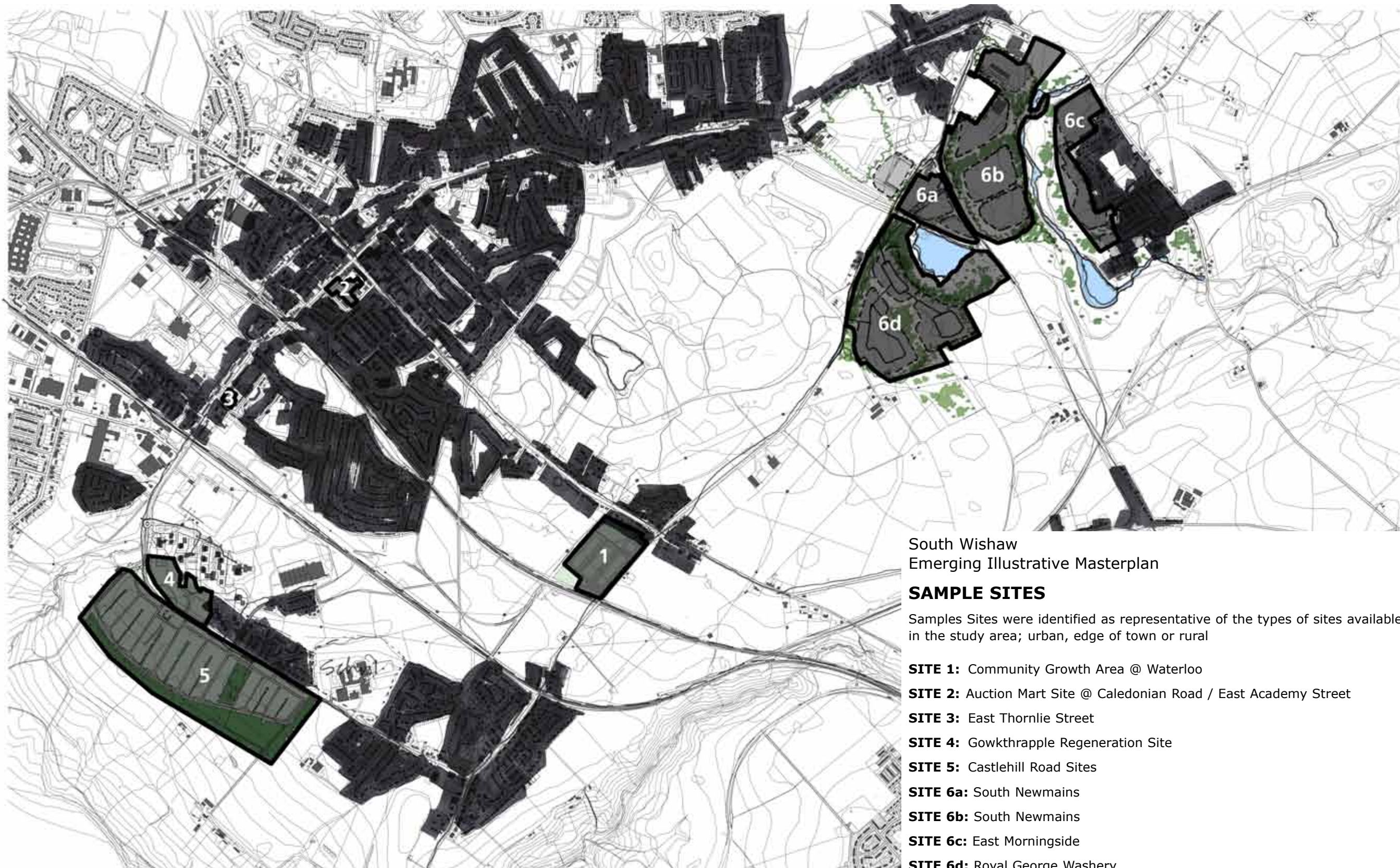


EMERGING SPATIAL STRATEGY

The final output from the mini-charrette was a **preferred emerging spatial strategy** diagram.

In counterpoint to the CGA proposition the emerging strategy suggests **reinforcing the existing settlements**, taking cognisance of the legacy of mining and industrial activity that imposes constraints to development in many locations in the area. This strategy would seek to support the existing communities, and town and village centres, and enhance the landscape setting with a network of green infrastructure linking across the area.

This emergent strategy was informed by discussions throughout the mini-charrette and, alongside other possible strategies, warrants further consideration. It was acknowledged that there is a **need for an overarching framework** working towards a long term vision for South Wishaw that encourages and enables incremental development to work towards that end.



South Wishaw
Emerging Illustrative Masterplan

SAMPLE SITES

Samples Sites were identified as representative of the types of sites available in the study area; urban, edge of town or rural

SITE 1: Community Growth Area @ Waterloo

SITE 2: Auction Mart Site @ Caledonian Road / East Academy Street

SITE 3: East Thornlie Street

SITE 4: Gowkthrapple Regeneration Site

SITE 5: Castlehill Road Sites

SITE 6a: South Newmains

SITE 6b: South Newmains

SITE 6c: East Morningside

SITE 6d: Royal George Washery

KEY CONCLUSIONS & RECOMMENDATIONS

The fundamental aim of the two and a half day mini-charrette was to inform the NLC 'call for sites' process ahead of the Main Issues Report for the North Lanarkshire LDP. The mini-charrette also responded to the concerns raised by the SG, at the adoption stage of the North Lanarkshire Local Plan in September 2012, about achieving a truly generous supply of genuinely effective housing land on a range of sites within each sub market area.

In view of the limited lead in time and the focussed two and half day (12/13/14 March) nature of the mini-charrette event, the A-S:L/DWA team quickly established a four component framework that was tested in the mini-charrette. Around **seventy individuals 'signed in' for the five main events** and a number of individuals attended more than one event. Overall the attendance included a good cross section of stakeholders. Seven overarching conclusions emerged from the South Wishaw mini-charrette process namely:

- NLC, partners, communities, land owners & house builders all have **different priorities and responses on housing land supply** based on their particular driving motivation and the challenges they face. **This is set within a national and local a housing market context that is still very subdued**, completions compared with 2008 are halved and **South Wishaw is seen as a tertiary/cold market** that in turn questions the development viability of many sites;
- The by invitation mini-charrette process was effective as a **sharp and focussed engagement method** that involved a range of stakeholders in a more collaborative way that in the more recent past North Lanarkshire Local Plan consultations;
- **The four component framework is a useful tool to assist in making judgements** on housing land 'deliverability'. In particular the revised appraisal criteria, five scenarios and housing typologies provide a robust structure. Overall the four component framework was a constructive approach to **re-evaluating housing land supply taking account of barriers to development**

and assessment criteria;

- It is also clear that having access to **development economics skills** is important. Acknowledging the changing development economics and viability of proposed development is also crucial;
- In terms of going forward on the emerging spatial strategy for South Wishaw, there is **no simple 'one size' answer**. A robust spatial strategy would need to include a range of 'key moves', a diversity and choice of types **(town centre and edge of settlement)** of site and be flexible enough to cope with different sequences of events.
- Therefore it will be important to **establish a flexible long-term 'transformational framework'** that would kick start stalled regeneration, support local economies, helping to create the kind of safe and pleasant neighbourhoods that attract investment together with incremental steps towards the long term vision. In South Wishaw the aim of reinforcing existing settlements, their infrastructure, emerging green networks and distinctive identities and communities is essential and could be part of a longer term 'housing market making' initiative.
- The mini-charrette four component framework can help to inform 'Call for Sites' prior to the publication of the Main Issues Report of the new North Lanarkshire LDP.





APPENDIX 1

Participants: Sign In Sheets

SOUTH WISHAW MINI- CHARRETTE: DAY BY DAY SUMMARY & OVERVIEW OF RELEVANT MEETINGS

Attendance at the mini-charrette was by invitation. The participants who attended the various events are identified in Appendix 1: Sign In Sheets.

The Design Studio was set up at Centrepoint Gowkthrapple and was operational from Wednesday morning 13th March. Over the two days material was on exhibition in the Design Studio as work was progressed. The mini-charrette also offered opportunities for interested parties to 'drop in' to the Design Studio to have their say about future housing development in South Wishaw. In summary the milestone events covered:

Tuesday: Key Stakeholders Briefing Workshop

- 28 people attended: included NLC Councilors and Housing /Biodiversity/Regeneration Infrastructure, Planning Development officers, FCS, Scottish Water, SNH, Green Network Partnership, Police, GarrionPeoples Housing Coop, Community Council
- Workshop covered the brief, initial appraisal and the four component framework;
- SWOT analysis was prepared in groups, 2030 vision identified, the five criteria were discussed;
- three additional criteria were identified and comments were made on the scenarios

Wednesday: Workshop/Surgery 1

- 7 people attended: included NLC Housing, B+S Hill (land owners/developers), planning consultant, Community Forum and Allershaw Tower Neighbourhood Association;
- Workshop covered brief, appraisal and framework;
- Site specific issues were discussed;
- Discussion focused on what's missing in the wider South Wishaw area, what is successful in particular communities and the regeneration challenges;
- Separate discussion was held with land owners, NLC officers and the team on effective housing land.

Wednesday: Workshop/Surgery 2

- 7 people attended: included NLC Housing & Regeneration Infrastructure, Newmains Community Council and two residents;
- The very low level of developer interest and cold/tertiary nature of the South Wishaw housing market was discussed;
- The aim to use existing infrastructure, the costs of masterplan/investigations and the issue of reduce demand by allocating more sites was discussed
- Wednesday: Workshop/Surgery 3
- 5 people attended: included Waterloo/Overtown CC, Residents, SG Housing, Prime Land Consultants;
- The distinctive nature and different communities of the various settlements: 'county villages' was discussed;
- The CGA's severe technical constraints were highlighted;
- The challenging housing market and its various segments: under occupation, difficulties of downsizing, sheltered accommodation and the need for choice of affordable housing and supporting facilities were highlighted;

Thursday 14 March: Report Back Session

- At the end of the process the Design Team facilitated a Report Back Session that included a review of nine site typologies that had been developed over the mini-charrette and this was followed by a Q&A session. 21 individuals attended.

Friday 22 March: Sense Check

- A 'Sense Check' meeting was held with representatives from the SG, NLC, Glasgow and the Clyde Valley Strategic Development Planning Authority and A+DS. This was an ideal opportunity to review the nine typologies focussing on specific representative sites, emerging strategic principles, lessons learned and next steps. This meant that there was an opportunity for the Design Team to refine the nine typologies and take on board some of the issues that had been identified.



North Lanarkshire Council Scottish Government

12 - 14 March 2013
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South Wishaw Mini-Charrette
Sign In Sheet

Name	Organisation	Time / Date In	
John Taggart	Councillor NLC	12.40pm	12 March 2013
Kate O Connor	Scottish Government	13.30pm	12 March 2013
Kirsty Mooney	NLC Bio-diversity	13.30pm	12 March 2013
Thomas Lummy	Councillor NLC	13.30pm	12 March 2013
Marion Fellows	Councillor NLC	13.30pm	12 March 2013
Lee Valantine	NLC Housing Development	13.30pm	12 March 2013
Douglas McClymont	NLC Regeneration & Infrastructure	13.30pm	12 March 2013
Alyson Barr	Scottish Water	13.30pm	12 March 2013
Jim Smith	Forestry Commission Scotland	13.30pm	12 March 2013
Kirsten Anderson	Scottish Government - Planning	13.30pm	12 March 2013
Jim Mitchell	Scottish Government - Architecture	13.30pm	12 March 2013
Gordon Liddell	NLC Planning & Development	13.30pm	12 March 2013
Deborah Sandals	Scottish Natural Heritage	13.30pm	12 March 2013
Graham Heenan	SNH	13.45pm	12 March 2013
Max Hyslop	GCV Green Network Partnership	13.45pm	12 March 2013
Laura Gaddis	South Lanarkshire Council	13.45pm	12 March 2013

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**North Lanarkshire Council
Scottish Government**

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South Wishaw Mini-Charrette
Sign In Sheet

Name	Organisation	Time / Date In	
Jim Mitchell	Scottish Government	10.15am	14 March 2013
Oonagh Baxter	Scottish Government	10.15am	14 March 2013
Barry Douglas	Millar Land Management	09.15am	14 March 2013
Eric Dawson	A & DS	10.45am	14 March 2013
Kate Bryson	NLC	12.00noon	14 March 2013
Lee Valantine	NLC	13.00pm	14 March 2013
D Tate	NLC	13.00pm	14 March 2013
Nancy Robertson	Tenants & Residents Participation Project	13.00pm	14 March 2013
Claire Semple	Turley Associates	13.00pm	14 March 2013
Gordon Laing	NLC	12.45pm	14 March 2013
Carolyn Whitten	NLC	12.00noon	14 March 2013
Drew McLean	Resident	12.50pm	14 March 2013
Alice McLean	Resident	12.50pm	14 March 2013
Jim Brownlie	Resident/Overtown & Waterloo Community Council	12.30pm	14 March 2013
Bobby Hill	Hydracrat	13.15pm	14 March 2013
John Taggart	NLC Councillor	13.00pm	14 March 2013

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South Wishaw Mini-Charrette Sign In Sheet

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