

North Lanarkshire Local Development Plan

Post-Examination Environmental Report Update

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ENVIRONMENTAL REPORT**UPDATE****Purpose of this Environmental Report Update**

As part of the preparation of the North Lanarkshire Local Development Plan (the Local Development Plan), North Lanarkshire Council is carrying out a Strategic Environmental Assessment. Strategic Environmental Assessment is required by the Environmental Assessment (Scotland) Act 2005. Strategic Environmental Assessment is a systematic method for considering the likely environmental effects of certain plans, programmes and strategies. Unless otherwise stated in this Update the contents of the North Lanarkshire Local Development Plan Proposed Plan Environmental Report and Modified Proposed Plan Environmental Report Addendum remain unchanged.

North Lanarkshire Local Development Plan

The North Lanarkshire Local Development Plan (the Local Development Plan) will be a key document in the planning process which sets the land use framework for North Lanarkshire.

The Local Development Plan is a land use policy document which has a significant influence on what is built on or what activities (uses) can be undertaken on land in North Lanarkshire. It does this by allocating sites for specific land uses such as housing, retailing, business and industry or developments such as schools, health centres and waste management facilities and by including policies designed to promote the economic, social, physical and environmental well being for North Lanarkshire. It therefore affects everyone who lives in, works in or visits North Lanarkshire.

The Local Development Plan will replace the current adopted North Lanarkshire Local Plan as the key planning policy document for North Lanarkshire.

Main Issues Report

The Main Issues Report was a significant stage in the statutory process of replacing the current North Lanarkshire Local Plan with a Local Development Plan. A Main Issues stage was not a draft Local Development Plan, it was more of a progress report than a plan. It concentrated on the change from Local Plan to Local Development Plan.

There have been two stages of Main Issues Report for the Local Development Plan. The Main Issues Report 2015 identified 12 main issues. These were set out as questions about which elements of the current planning strategy should continue and what opportunities there are to improve. Main Issues Report 2016 included preferred sites and their reasonable alternatives on the basis of responses to questions asked in the Main Issues Report 2015.

The Main Issues Report and further information can be accessed at: www.northlanarkshire.gov.uk/nextplan

Proposed Plan

Following the completion of the consideration of the Main Issues Report stage of the Plan process, 12 Preferred Options were selected as the basis for developing 5 new Principal and 2 Thematic policies and confirming the selection of sites for inclusion in the Proposed Plan.

The Plan contained 7 policies used to determine applications for planning permission. The 5 principal policies were:

Purpose of Place to ensure the right development happens in the right places
Layout of Development to achieve a form of development that makes places more distinctive
Amount of Development to achieve a balance of supply and demand for land uses
Contributions to Infrastructure to help places have the infrastructure they need
Environmental Qualities to ensure development does not compromise the environment

The 2 thematic policies were:

Promoting Development Locations and Infrastructure to contribute to successful sustainable places
Protecting Assets and Development Constraints to contribute to resilient, sustainable places

The strategy was rooted in the character area aspiration that the Purpose of Place policy identifies for each part of North Lanarkshire.

The policies in the plan were developed with consideration of the objectives of both the land use planning strategy and SEA Topics and objectives as guiding principles. The assessment of sites for inclusion in the plan used the Site Sustainability and Deliverability Matrix which also formed the basis of the assessment of sites in the associated Environmental Report.

Responses to Local Development Plan consultation

Consultation on the Proposed Plan and Environmental Report was carried out between January and March 2017. In total 1,594 representation forms were submitted in response to the consultation. On analysis these responses contained 6,176 identifiable indications of support, objection or comment. Of these 5,614 were supportive of elements of the Plan, 541 objected to elements of the Plan and 21 were comments.

In considering the objections a further 222 related to sites promoted through the *Promoting Development Locations and Infrastructure policy* while a further 62 sought the inclusion of additional sites under that Policy. There were 29 objections related to the *Protecting Assets and Development Constraints* policy with a further 45 objections suggesting further sites should be included under that policy.

The remaining 164 objections related to the strategy or principal policies of the plan, of which 63 related to the proposed Green Belt and 20 to the Proposed Countryside in each instance either seeking for sites to be redesignated from or to these character areas. The remaining 81 objections related to other matters of Strategy or principal policy and requested clarification or modification of the policy or its associated guidance. Of these 35 were received from the Government or Key Agencies.

The immediate consideration following this analysis was whether these objections were substantive and could be accommodated through the Examination process or a Modified Plan. The intention had been to proceed to Examination but events outwith the control of the Council resulted in a decision to proceed to a Modified Proposed Plan and accommodate acceptable changes therein.

Modified Proposed Plan

The Development Plan consists of two parts; the Strategic Development Plan (SDP) and the Local Development Plan (LDP). North Lanarkshire Council's proposed LDP has been written to align with the most up to date SDP which was approved by the Scottish Ministers in July 2017.

Glasgow and the Clyde Valley Strategic Development Plan 2 (Clydeplan) was submitted to the Scottish Ministers on 26th May 2016. A formal examination process commenced on 14th July 2016 which included a public hearing session on housing related matters which was held on 14th December 2016. The Reporters' Report of Examination was submitted to the Scottish Ministers on 20th March 2017.

In accordance with procedure, the post adoption statement and the Plan were published and advertised on 15th September 2017. Post publication there is a statutory six-week period for the Plan to be challenged. On 26th October 2017 an appeal was lodged at the Court of Session against the Scottish Ministers decision to approve Clydeplan.

A significant number of contributions and objections to the Local Development Plan Proposed Plan were directly related to the subject of the Challenge, specifically to the supply of land for housing to be built. This introduced a level of uncertainty to the plan process and required an assessment of the options to take the Local Development Plan forward and the risks associated with each option.

On balance, modifying the North Lanarkshire Proposed Plan offered the Council more control over events and would benefit the plan making process. The North Lanarkshire Local Development Plan Scheme was updated to incorporate this additional process.

Modifying the Proposed Plan entailed updating the Plan to reflect changes in site designations, area boundaries to reflect decisions taken on planning applications since publication of the Proposed Plan, legislation and guidance, as well as to reflect any appropriate and acceptable changes that could be made as a result of contributions and objections to the Proposed Plan.

Consultation on the North Lanarkshire Local Development Plan Modified Proposed Plan and Environmental Report Addendum ran for a seven week period from February to April 2019.

Responses to Modified Proposed Plan Consultation

The 7-week public consultation on the Modified Proposed Plan was carried out between February and April 2019. During the consultation period 404 representations were received.

Following analysis of the representations submitted these have been categorised as follows

- 404 representations
- 1,109 identifiable contributions
- 344 supportive
- 62 comments
- 703 objections

Following analysis of the representations submitted there were 32 identifiable Policy Issues and 3 Site specific Issues for which Schedule 4s were prepared. Many of the issues related to matters of policy with suggested additional or modified wording in common. The significant issues related to Housing Policy and proposed housing sites with submissions relating to the housing land supply, proposed sites and suggested additional sites.

The Council could pursue three solutions to dealing with representations

- Make minor non-notifiable amendments prior to the Examination
- Propose notifiable amendments and re-consult on an amended Modified Proposed Plan
- Submit unresolved issues for Examination

Following consideration of these options it was decided to proceed to Examination. Where practicable suggested minor amendments and additions were made to the Modified Proposed Plan. As the Plan under consideration was already a Modified Proposed Plan such non-notifiable amendments were presented for Examination along with unresolved issues.

Comments from Key Agencies are summarised below and were addressed via the North Lanarkshire Local Development Plan Examination. Full considerations of comments, issues and Council responses can be found in the Report of Examination. Any associated recommended modifications are presented in Appendices 1: North Lanarkshire Local Development Plan Table of Modifications Proposed to be Accepted and 2: Table of Modifications Proposed to be Declined of this Update.

Key Agency Representations to the Local Development Plan Modified Proposed Plan Consultation

Representations submitted by Key Agencies during the **Local Development Plan Modified Proposed Plan consultation** are shown in the table below, sorted by Agency and Policy.

Key Agency	Policy/Section	Representation
The Scottish Government	PROM LOC4 Special Landscape Areas & Green Network Improvements (Objecting)	<p>Paragraph 229 of Scottish Planning Policy requires plans to encourage temporary greening and the policy should be updated to include additional wording to support this.</p> <p>Modification(s) Sought by Those Submitting Representation:</p> <p>The policy should be updated to include additional wording to encourage temporary greening. An additional paragraph could be inserted along the following lines: 'Temporary greening can be an appropriate way to create safe and attractive places until development comes on stream. The Council will support the use of temporary greening of land awaiting development, where appropriate. Consideration will be given to whether greening of a site could bring about a positive impact to the local environment and overall amenity of the area, without prejudicing the effectiveness and viability of the site, if it is allocated for development in the longer term.'</p>
The Scottish Government	PROM LOC4 Special Landscape Areas & Green Network Improvements (Objecting)	<p>Paragraph 212 of Scottish Planning Policy requires consideration of environmental benefits of national importance and the policy should be updated to reflect this.</p> <p>Modification(s) Sought by Those Submitting Representation:</p> <p>The first paragraph of Category A2 National text should be amended to read 'Development that affects a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated the objectives of the designated area and the overall integrity of the area would not be compromised; or any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.'</p>
The Scottish Government	PROM ID2 Utilities Improvements (Objecting)	<p>Paragraphs 295 and 296 of Scottish Planning Policy (SPP) require consideration of specific options when selecting sites and designing base stations and the setting out of matters to be addressed in planning applications for specific developments that support digital connectivity.</p> <p>Modification(s) Sought by Those Submitting Representation:</p> <p>The telecommunications section of the policy should be updated so it more fully reflects the options and matters outlined within paragraphs 295 and 296 of SPP.</p>
The Scottish Government	PROM ID2 Utilities Improvements (Objecting)	<p>Paragraph 161 of Scottish Planning Policy (SPP) requires development plans to indicate the minimum scale of onshore wind development that their spatial framework is intended to apply to and the policy should be updated to reflect this.</p> <p>Modification(s) Sought by Those Submitting Representation:</p> <p>The renewable energy section of the policy should be updated to set out the minimum scale of wind development the spatial framework is intended to apply to.</p>

The Scottish Government	PROM ID2 Utilities Improvements (Objecting)	<p><i>Scottish Planning Policy (SPP) Table 1, Group 2: Areas of Significant Protection, states 'Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.'</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>The renewable energy section of the policy should be clear about the circumstances in which wind farm development may be acceptable in areas of significant protection.</i></p>
The Scottish Government	1A Strategic Town Centres PP 1A Purpose of Place Policy	<i>Please see relevant representations in 'Any other comments' section below.</i>
The Scottish Government	1A Strategic Town Centres AD 1A Amount of Development Policy	<i>Please see relevant representations in 'Any other comments' section below.</i>
The Scottish Government	1B Town & Large Centres PP 1B Purpose of Place Policy (Objecting)	<p><i>To align with the town centre first principle required by paragraph 68 of Scottish Planning Policy (SPP) and the requirement in Paragraph 63 (SPP) that plans should identify those centres which have a more specific focus on retailing such as retail parks as commercial centres. Paragraph 68 also requires Development Plans to adopt a sequential town centre first approach that requires that locations are considered in a specific order of preference.</i></p> <p><i>As written, the plan does not categorise any of its centres as 'commercial centres' but identifies the retail parks of Birkenshaw, Caledonian Park and Westway Park as 'Large Centres'. These centres contain the configuration (large retail 'sheds') and types of units (including bulky goods, electrical and white goods stores; DIY and car equipment) associated with a commercial centre and do not include the wider range of town centre uses/characteristics listed in paragraph 62 of SPP.</i></p> <p><i>Identifying these centres as 'large centres' rather than 'commercial centres' and placing them in the first tier of the plan's sequential approach does not accord with national policy on town centres.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Policy PP1B should be updated to amend 'large centres' (Retail Parks - Birkenshaw, Caledonian Park and Westway Park) to 'commercial centres'.</i></p> <p><i>Please also see relevant representations in 'Any other comments' section below.</i></p>
The Scottish Government	1B Town & Large Centres AD 1B Amount of Development Policy	<i>Please see relevant representations in 'Any other comments' section below.</i>
The Scottish Government	Environmental & Design Qualities EDQ 1 POLICY Site Appraisal (Objecting)	<p><i>The policy, as written, includes as a matter to be addressed in a non-exhaustive list of requirements 'the potential for installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings.' As written the policy does not go far enough to fulfil the legislative requirements of Section 3F of the Town and Country Planning (Scotland) Act 1997 which looks for policies to specify a proportion of greenhouse gas emissions to be saved through the use of the technology, and for that proportion to rise.</i></p> <p><i>Further advice and examples of how other local development plans have approached this requirement are set out in annual reports on the operation of the legislation available from the Scottish Government's website: https://www.gov.scot/publications/climate-act-annual-reports-2016-2018/</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>The policy should be updated to fulfil the requirements of Section 3F of the Town and Country Planning (Scotland) Act 1997.</i></p>

The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Placemaking Policies - PP1A Purpose of Place Policy and PP1B Purpose of Place Policy</i></p> <p><i>Paragraph 68 of Scottish Planning Policy (SPP) requires development plans to adopt a sequential town centre first approach that requires that locations are considered in a specific order of preference. As written, the policies set out a sequential approach that differs significantly from that required by paragraph 68 of SPP. Specifically, the plan places 'local centres' third in its sequential order of preference, after edge of centres (including edge of 'large centres'), whereas in SPP they are in the first tier. It also introduces a classification of 'large centres', a term which is not in SPP. Several of the locations that are included within the plan in this group are locations which would more typically be thought of as retail parks and fall within the 'commercial centre' category. The plan gives these first tier status in its sequential approach, in effect elevating commercial centres above local centres, and edge of town centres which does not comply with SPP.</i></p> <p><i>The plan has also introduced the term 'Business Centres' within the sequential approach a term which is not used in SPP's policy on this. Whilst we note the desire to maximise and make efficient use of existing infrastructure, we believe these 'business centres' are more akin to 'commercial centres'. If the Council wishes these 'business centres' to be treated sequentially, preferable to out of centre locations, we would advise these be identified as being part of a commercial centres category identified in the plan, which should be added into the policy to comply with SPP.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Policies PP1A Purpose of Place Policy and PP1B Purpose of Place Policy should be updated to more closely align with the sequential approach required by SPP. Specifically, the policies should be updated to :</i></p> <ul style="list-style-type: none"> <i>• remove the 'large centres' from the first tier of the sequential approach;</i> <i>• amend both 'large centres' and 'business centres' to 'other commercial centres' and place them into the third tier in the sequential approach;</i> <i>• add 'local centres' into the first tier in the sequential approach;</i> <i>• amend the 'edge of' centre to follow the wording in SPP ('edge of town centre')</i>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Placemaking Policies - AD1A Amount of Development Policy and AD1B Amount of Development Policy</i></p> <p><i>Paragraph 71 of Scottish Planning Policy (SPP) sets out the requirement for a retail impact analysis to be undertaken when a retail and leisure development with a gross floorspace over 2,500m² is proposed outwith a town centre, contrary to the development plan.</i></p> <p><i>As written, Policy AD 1A Amount of Development requires an assessment of impact of proposals for shops (over 5000 m²) within a strategic centre and Policy AD 1B 'Amount of Development' requires an assessment of impact for proposals for shops over 2500 m² in town and local centres. This approach is not consistent with SPP which only requires impact assessments outwith town centres. We recognise that the authority would wish to have an assessment of the impact of such proposals to expand retail parks given the potential impact on town centres – but this should be achieved by the reclassification of 'large centres' to 'commercial centres' and by decoupling them from the 'Town and Large Centres' grouping that the plan currently promotes.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Policies AD1A Amount of Development and AD1B Amount of Development should be updated to remove requirements for impact assessments for sites within town centres.</i></p>

The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Disused Railway Lines</i></p> <p>Paragraph 277 of Scottish Planning Policy (SPP) requires development plans to safeguard disused railway lines with a reasonable prospect of being reused as rail, tram, bus rapid transit or active travel routes.</p> <p>Modification(s) Sought by Those Submitting Representation:</p> <p><i>The plan should include a consideration of disused railway lines if applicable.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Active Travel Exemplar</i></p> <p>Paragraph 5.14 of National Planning Framework 3 encourages all local authorities to develop at least one exemplar walking and cycling friendly settlement to demonstrate how active travel networks can be significantly improved in line with meeting the Scottish Government's vision for increased cycling.</p> <p>Modification(s) Sought by Those Submitting Representation:</p> <p><i>The plan should identify at least one exemplar walking and cycling friendly settlement.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Opportunities for home-working, live-work units, micro-businesses and community hubs</i></p> <p>Paragraph 95 of Scottish Planning Policy requires plans to encourage opportunities for home-working, live-work units, micro-businesses and community hubs as a means to support the transition to a low carbon economy and a positive and flexible approach to town centres, housing design and integrated place making.</p> <p>Modification(s) Sought by Those Submitting Representation:</p> <p><i>The plan should encourage opportunities for home-working, live-work units, micro businesses and community hubs. This could be identified and referenced as part of Place Making policies.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Opportunities for integrating efficient energy and waste innovations within business environments.</i></p> <p>Paragraph 96 of Scottish Planning Policy requires plans to support opportunities for integrating efficient energy and waste innovations within business environments.</p> <p>Modification(s) Sought by Those Submitting Representation:</p> <p><i>The plan should support opportunities for integrating efficient energy and waste innovations within business environments. This could be identified and referenced as part of Place Making policies.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Differentiation between policy and guidance</i></p> <p>Page 12 states that the 'plan is supported by guidance accompanying each policy'. A number of the statements in the guidance section read as policy statements. An example of this can be seen in PROT B Guidance Historic Environment Assets. It is important that the purpose and application of the statements in the plan is clear.</p> <p>Modification(s) Sought by Those Submitting Representation:</p> <p><i>Greater clarity should be given in the plan regarding the differentiation between policy and guidance.</i></p>

The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Glossary - Historic Environment</i></p> <p><i>As written, the Historic Environment Assets Definition on page 153 of the glossary references heritage designations but does not cover the full range of historic environment assets included in Scottish Planning Policy (SPP).</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>The Historic Environment Assets Definition on page 153 of the glossary should be amended to read 'International, national and local heritage designations to protect world heritage sites, listed buildings and structures, historic gardens and designated landscapes, historic battlefields, conservation areas, scheduled monuments and undesignated archaeology'. Consideration should also be given to defining each historic environment asset in the glossary, not just conservation areas, as the PROT policy groups them all together.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Appendices – Housing Land Requirements - Affordable/Market Housing</i></p> <p><i>In several locations, (e.g. page 138, 'Housing need' section, para 3), the plan refers to achieving a 'balance of private and social components'. The appropriate terminology for this is 'affordable and market sector', as outlined in paragraph 115 of Scottish Planning Policy (SPP).</i></p> <p><i>Planning Advice Note 2/10 paragraph 5 makes clear that Social Housing is a subset of affordable housing. Affordable housing may be provided in the form of social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low cost housing without subsidy whereas social housing owned and managed by local authorities and registered social landlords.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation</i></p> <p><i>The plan should be amended, where relevant to use the correct terminology in relation to the separation of housing tenures. Reference to 'private and social components' of housing should be removed and replaced with 'affordable and market sector' housing.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Appendices – Housing Land Requirements - Housing Needs Demand Assessment (HNDA) – Affordable/Market</i></p> <p><i>To provide clarity that the affordable and market split within the Housing Supply Target are informed through the HNDA process, as opposed to the toolkit.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Page 139 of the plan (Step 1), should be amended to reflect that affordable and market sector estimates are derived through the HNDA process, not through the HNDA toolkit.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Appendices – Housing Land Requirements - Housing Supply Target</i></p> <p><i>Paragraph 115 of Scottish Planning Policy (SPP) states that the housing supply target is a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account a range of other factors.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Page 140 of the plan (first paragraph, second sentence) should be amended to reflect that the 'Housing Supply Target is a view of the number of homes to be delivered over the plan period', not the 'actual number of homes that are needed'.</i></p>

The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Appendices – Housing Land Requirements - Housing Supply Target/Housing Land Requirement Terminology</i></p> <p><i>The use of the term 'land target' is not consistent with the terminology used in Scottish Planning Policy (SPP) and the plan should be clear if it is referring to the Housing Supply Target or the Housing Land Requirement.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Page 141 of the plan (first paragraph) should be amended to clarify the reference to 'land target'.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Appendices – Housing Land Requirements – 5 year Housing Land Supply –</i></p> <p><i>Pages 140/141 contain four tables, representing two different methodologies in relation to how the plan addresses the issue of housing land supply. This has the potential to cause confusion for users of the plan. Scottish Planning Policy (SPP) paragraph 119 is clear that Local Development Plan's (LDP) within City Regions should allocate a range of sites to meet the Strategic Development Plan (SDP) Housing Land Requirement and should provide a minimum of 5 years effective land supply. The Proposed Plan should be the authorities settled view.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Pages 140/141 of the plan should be amended to provide a single view on whether the plan allocates sufficient land to meet the SDP Housing Land Requirement up to year 10 of expected adoption of the LDP and whether there is a minimum of 5 years effective land supply.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Appendices – Housing Land Requirements - Housing Land Supply – Methodology</i></p> <p><i>Paragraph 118 of Scottish Planning Policy (SPP) states that it is the Strategic Development Plan (SDP) which sets the Housing Land Requirement for the plan area, which should include a generous margin (Diagram 1 of SPP). Paragraph 119 (and Diagram 1) of SPP set out that it is the responsibility of the Local Authority to demonstrate that the plan meets the Housing Land Requirement which is set out within the SDP and that there is a minimum of 5 years effective land supply.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Page 141 – remove the sentence: 'To date, Scottish Government has not advised which methodology to be used, so both are presented in the Modified Proposed Plan'.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Appendices – Housing Land Requirements - Source of Sub-Local Authority Areas</i></p> <p><i>It is unclear what the exact source of the sub-Local Authority figures are.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Page 139 - reference should be made to the source of the Private Housing sub-market area figures.</i></p>
The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Appendices – Housing Land Requirements – Steps 5 and 6</i></p> <p><i>The text explanation, on Page 139, of the calculation between step 5 and 6 for the 'private' component does not appear to be consistent with the figures within table on same page and the reasoning for the change in the 'social' component between steps 5 and 6 is unclear.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>The calculation between step 5 and step 6 of the 'private' component within the Housing Land Requirements Table on Page 139 should be checked for accuracy and an explanation should be provided for the calculation of the 'social' component between steps 5 and 6.</i></p>

The Scottish Government	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Objecting)	<p><i>Appendices – Housing Land Requirements – Robust and Credible</i></p> <p><i>The plan should be amended to accurately reflect what has been agreed robust and credible by the Scottish Government's Centre for Housing Market Analysis.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>The third paragraph on page 138 (under Strategic Development Plan) should be amended as follows: 'The latest Housing Need and Demand Assessment methodology (housing estimate) was agreed by the Scottish Government's Centre for Housing Market Analysis as "robust and credible" in May 2015.</i></p>
SNH/Nature Scot	PROM LOC 4 Special Landscape Areas & Green Network Improvements (Objecting)	<p><i>We welcome the focus given to Green Network enhancement and development. We note through this policy and other policies of the Plan that requirements for the provision, or contribution towards the provision and maintenance, of the Green Network may be set. The plan also indicates how new development may protect, enhance and manage existing Green Network infrastructure. We also welcome the identification of the 6 Strategic Delivery Areas (SDA) for the Green Network.</i></p> <p><i>However, beyond their identification, there is no complementary information on how the six green network SDA's will be progressed. Neither is there identification at the site level, of local green network priorities or opportunities.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>We recommend that in the interests of clarity and to better accord with a design led approach advocated by SPP paragraph 57 that:</i></p> <ul style="list-style-type: none"> <i>Further detail is provided on how each of the 6 Strategic Delivery Areas will be taken forward.</i> <i>Local green network priorities and opportunities for green infrastructure delivery at site level are identified as part of clearly stated site requirements in site briefs.</i>
SNH/Nature Scot	PROM LOC 4 Special Landscape Areas & Green Network Improvements (Objecting)	<p><i>PROM LOC4 is not specifically labelled as a 'Policy'.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>In the interests of clarity and consistency we recommend that PROM LOC 4 Special Landscape Areas and Green Network Improvements (p.30) should be amended to:</i> <i>'PROM LOC4 POLICY Special Landscape Areas and Green Network Improvements'.</i></p>
SNH/Nature Scot	PROM LOC 4 Special Landscape Areas & Green Network Improvements (Objecting)	<p><i>We acknowledge that development proposals within Special Landscape Areas (SLA's) will be required to satisfy other policies of the Plan as indicated in the associated LOC4 Policy Guidance. However, we consider the use of the term 'promote' within the policy for Special Landscape Areas to be unclear.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>In the interests of clarity we consider the policy should be reworded to more clearly reflect the wording of SPP, paragraph 197: North Lanarkshire Council will promote understanding and awareness of the distinctive character and special qualities of the designated Special Landscape Areas and the enhancement and development of Seven Lochs Wetland Park and the Green Network, as listed in Area Strategies.</i></p>

SNH/Nature Scot	PROM LOC 4 Special Landscape Areas & Green Network Improvements (Objecting)	<p><i>Given that the Policy relates to the Special Landscape Areas, there is no reference to them by name in the associated guidance.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>In the interests of clarity we recommend that the Special Landscape Areas should be listed in the associated policy guidance.</i></p>
SNH/Nature Scot	PROM ID2 Utilities Improvements (Objecting)	<p><i>Whilst we acknowledge the inclusion of Policy PROM ID2 Improvements (p. 33), PROM ID2 Categories and Guidance - Renewable Energy (p.34) and the associated Inset 2 Map 'Renewable Energy Landscape Capacity Study and Potential Energy Network Sources' contained in the Map Book, we would highlight that the Plan does not contain a specific Spatial Framework for onshore wind following the approach set out in SPP.</i></p> <p><i>SPP paragraph 161 states 'Planning Authorities should set out in the development plan a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farmsfollowing the approach set out in Table 1. Development Plans should indicate the minimum scale of onshore wind development that their spatial framework is intended to apply to. Development plans should also set out the criteria that will be considered in deciding all applications for wind farms.....taking account of the considerations set out in paragraph 169'.</i></p> <p><i>We further acknowledge that Policy PROM ID2 Improvements (p. 33), PROM ID2 Categories and Guidance - Renewable Energy (p.34) confirms that there are no Group 1 Areas (National Parks and National Scenic Areas) within North Lanarkshire. It also refers to the North Lanarkshire Landscape Capacity Study for Wind Turbine Development and associated development scales and criteria for consideration in the potential for and constraints on wind turbine development. Notwithstanding, we consider it not to be consistent with SPP.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>In the interests of clarity and for consistency/compliance with SPP, we recommend that a Spatial Framework (SF) for onshore wind should be produced and contained within the Plan following the approach set out in SPP Table 1, page 39. The key for the SF Map should <u>clearly</u> reflect the three (3) Groups identified in Table 1; Group 1: Areas where wind farms will not be acceptable, Group 2: Areas of significant protection and Group 3: Areas with potential for wind farm development. The SF should be complemented by a range of criteria that will be considered in deciding applications, taking account of those considerations set out in SPP paragraph 169.</i></p> <p><i>We further recommend that a Table similar to Table 1 of SPP accompany the SF and be amended to reflect the local context for North Lanarkshire. This would point out that there are no Group 1: Areas where wind farms will not be acceptable (e.g. National Parks and National Scenic Areas). It should also provide details on national and international designations and any nationally important mapped environmental interests for Group 2: Areas of significant protection where wind farms may be appropriate in some circumstances and Group 3: Areas with potential for wind farm development subject to detailed consideration against identified policy criteria.</i></p> <p><i>For assistance with further consideration of Group 2: 'Other nationally important mapped environmental interests', please see the following link to the Carbon and Peatland Map Published 2016 - http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</i></p>

SNH/Nature Scot	PROM ID2 Utilities Improvements (Commenting)	<p><i>The second paragraph reads:</i> <i>"There are no National Parks or National Scenic Areas in North Lanarkshire. A Regional Onshore Wind Spatial Framework for Wind Energy Development, was approved as part of the Clydeplan Strategic Development Plan. This identifies all areas outwith those with potential for wind farm development as areas of significant protection, in order to protect communities and internationally and nationally important environmental designations and resources". The final sentence appears to be odds with SPP paragraph 161 and Table 1: Spatial Frameworks which identifies Group 1: Areas where wind farms will not be acceptable (National Parks and National Scenic Areas), Group 2 : Areas of significant protection; where wind farms may be appropriate in some circumstances subject to siting, design or other mitigation (includes National and international designations, and other Nationally important mapped environmental interests etc). Group 3 : Areas with potential for wind farm development.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>We recommend that this is addressed as part of the production of a Spatial Framework which accords with the requirements of SPP, as per our related objection to Policy PROM ID2 (submitted on a separate representation form).</i></p>
SNH/Nature Scot	PROM ID2 Utilities Improvements (Commenting)	<p><i>Reference is made in the associated ID2 Categories and Guidance (p.34) to the 'North Lanarkshire Landscape Capacity Study for Wind Turbine Development'. The Capacity Study is based, correctly, on the concept of 'landscape character areas'.</i></p> <p><i>However, we consider that the term 'landscape character area' could be confused with the term 'Land Use Character Area' used elsewhere in the plan. We have objected to the use of 'Land Use Character Areas' within the context of the Purpose of Place and Amount of Development Policies within the associated Place-Making sections of the Plan.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>We recommend that the use of the term 'Land Use Character Area' is addressed here and in the context of the Purpose of Place and Amount of Development Policies within the associated Place-Making sections of the Plan, as per our related objection (submitted on a separate representation form).</i></p> <p><i>We remind you of the modification sought to our objection relative to the Place-Making sections of the Plan:</i> <i>"In the interests of clarity and to avoid confusion, we recommend that the term "Land Use Character Area" is replaced to ensure a clearer distinction between these and "Landscape Character Areas". We suggest as an alternative: 'Land Use Zone'".</i></p>
SNH/Nature Scot	PROT A Natural Environment and Green Network Assets (Commenting)	<p><i>We welcome the changes made to this policy following our comments at the Proposed Plan stage.</i></p> <p><i>However, we would remind the Council that the presence of an overarching policy such as this should not be considered sufficient to ensure that the policies and proposals in the plan will have no adverse effect on the integrity of any Natura 2000 site(s). In this regard, we consider that further work to the HRA Record is required. Please see our separate HRA Record response letter for further details.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>We do not seek modification to the Policy itself, but recommend that further work is required to the associated HRA Record.</i></p>

SNH/Nature Scot	PROT A Natural Environment and Green Assets (Objecting)	<p><i>The boundaries of two Sites of Special Scientific Interest ((A2) National sites) are incorrectly identified on the Protection Map.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>The boundary of the Hassockrigg and North Shotts Mosses SSSI (A2) site should be redrawn to represent the current boundaries of the designation. It appears that the mapping does not take account of the partial denotification of a small section of the SSSI at the western corner in 2013.</i></p> <p><i>The Slammanan Plateau SSSI should also be shown as a National (A2) site on the Protection Map. While the Slammanan Plateau SPA is correctly identified as an International ((A1) Natura Site) on the Protection Map using the relevant toning, the boundary of the site should <u>also</u> be outlined in blue to accord with the national designation.</i></p> <p><i>Updated boundaries can be downloaded from http://gateway.snh.gov.uk/naturalspaces/index.jsp</i></p>
SNH/Nature Scot	PROT A Natural Environment and Green Assets (Objecting)	<p><i>The Map Book format makes it very difficult to find a specific Protect (or Promote) location within the plan area and identify the Protect policies that apply to the site and adjacent areas (particularly where a site is on the edge of a page). This is further exacerbated by the provision of the Map Keys at the beginning of the Map books prior to the numerous individual maps.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>For the purposes of clarity and in the interests of certainty we recommend that a large single map be provided covering the whole Plan Area. Alternatively, several maps split into the Area Strategies (Local Area Partnership Areas) with both Protect Assets and Promote Locations shown together in context. A Key should be provided on the Proposals Map (s), with legend relative to the relevant Protect Asset and Promote Location.</i></p>
SNH/Nature Scot	1A Strategic Town Centres PP 1A Purpose of Place Policy (Objecting)	<p><i>The introductory text which sets the context for the Placemaking Policies (p.44) and specifically those relating to Purpose of Place and Amount of Development states:</i></p> <p><i>'Each part of North Lanarkshire lies within one of five broad LANDUSE CHARACTER AREAS, identified in the Policy.....purpose'</i></p> <p><i>We consider the use of the term 'character areas' is likely to be confusing. The term "character area" is more readily recognised in the context of Landscape Character Assessment.</i></p> <p><i>Please also see our comments/ objections relative to Policies ID2, EDQ1 and EDQ3 as submitted on separate representation forms for additional context.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>In the interests of clarity and to avoid confusion, we recommend that the term "Land Use Character Area" is replaced to ensure a clearer distinction between these and "Landscape Character Areas". We suggest as an alternative: 'Land Use Zone.</i></p>
SNH/Nature Scot	2C Visitor Economy Areas & Locations AD 2C Amount of Development (Objecting)	<p><i>This policy is specific to locations including Palacerigg Country Park, the boundary of which partially overlaps with the Slammanan Plateau Special Protection Area (SPA) and is immediately adjacent to the West Fannyside Moss Special Area of Conservation (SAC). Depending on how this policy is implemented, the policy could have a likely significant effect on the SPA and/or SAC.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>To ensure no adverse effect on the integrity of the SPA and/or SAC we recommend that the following caveat be added to this policy :</i></p> <p><i>"With regard to any proposed development at Palacerigg Country Park, planning permission will only be granted if there would be no adverse effect on the integrity of the Slamannan Plateau SPA and/or West Fannyside Moss SAC, either alone or in combination with other plans or projects".</i></p>

SNH/Nature Scot	4 Green Belt PP 4 Purpose of Place Policy (Objecting)	<p><i>The supporting policy guidance PP4 Purpose of Place Policy Guidance (p. 73) makes reference in the second paragraph to 'or needs a Green Belt location....'</i></p> <p><i>We consider the wording to be too general/open ended.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>In the interests of certainty from the outset, we recommend that this should be amended to for example: '..or is compatible with a Green Belt location..'</i></p>
SNH/Nature Scot	Environmental & Design Qualities EDQ 1 POLICY Site Appraisal (Objecting)	<p><i>We note the reference made to new housing development sites in the Plan eg. within the Area Strategies for the Local Area Partnerships etc. We also acknowledge the value attributed throughout the Plan to good place-making and to the protection and enhancement of landscape and natural heritage assets.</i></p> <p><i>Whilst allocations are identified in the Plan and provisions made in this policy and throughout the Plan, there are no clear site requirements contained in the Plan for key site allocations.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>We recommend that in order to provide certainty and secure a design led approach from the outset, the Plan should set out clearly expressed requirements for key allocations , including those for the protection and enhancement of landscape and other natural heritage assets.</i></p> <p><i>(We would be happy to work with the Council to help identify key requirements).</i></p>
SNH/Nature Scot	Environmental & Design Qualities EDQ 1 POLICY Site Appraisal (Objecting)	<p><i>In this policy and in the supporting text for this policy provided on p.83, reference is made under Site Appraisal to 'Land Use Character Areas'. We consider the use of the term "character area" in the context of site appraisal is likely to be confusing. The term "character area" is more readily recognised in the context of Landscape Character Assessment. The reference to 'landscape character' and 'Land Use Character Area' in the same sentence in bullet 11 of the policy (p.84) is, in our view, likely to be additionally confusing.</i></p> <p><i>Please also see our comments/ objection relative to relevant Place Making Policies and Policies ID2, EDQ1 and EDQ3 as submitted on separate representation forms for additional context.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>In the interests of clarity and to avoid confusion, we recommend that the term "Land Use Character Area" is replaced to ensure a clearer distinction between these and "Landscape Character Areas". We suggest as an alternative: 'Land Use Zones'.</i></p>
SNH/Nature Scot	Environmental & Design Qualities EDQ 3 POLICY Quality of Development (Commenting)	<p><i>This policy makes reference back to Policy EDQ1 which is based on an appraisal of 'Land Use Character Areas'.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>We refer you to our objection made to Policy EDQ1 and to our modification sought that 'In the interests of clarity and to avoid confusion we recommend that the term 'Land Use Character Areas' is replaced to ensure a clearer distinction between these and "Landscape Character Areas". We suggest as an alternative 'Land Use Zones'.</i></p>
SNH/Nature Scot	Area Strategies Ravenscraig Regeneration Area (Objecting)	<p><i>The Map contained within this and the <u>other</u> area strategies do not contain a Key.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation</i></p> <p><i>In the interests of clarity and for ease of use, a Key with associated legend should be provided alongside <u>this</u> and alongside <u>all</u> the Area Strategy Local Area Partnership Maps.</i></p>

SNH/Nature Scot	Area Strategies Cumbernauld and Kilsyth Local Area Partnership (Objecting)	<p><i>(As with the HRA of the Proposed Plan), the HRA Record for the Modified Proposed Plan has screened the following sites (taken forward from the NLLP) as those which could have a likely significant effect on the Slammanan Plateau Special Protection Area (SPA).</i></p> <p><i>NLCNO490A Cumbernauld CGA (Palacerigg).</i></p> <p><i>NLCNO490B Cumbernauld CGA (Mid – Forrest).</i></p> <p><i>Our comments on the HRA Record of the Modified Plan are provided under separate cover. To help us reach agreement with you on the conclusions of the HRA record, (and in accordance with our representations on the Proposed Plan), these sites will require mitigation within the Local Development Plan.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>(As per our comments at the Proposed Plan stage), we recommend that the following caveats be inserted into the Plan within the Area Strategy for Cumbernauld & Kilsyth .</i></p> <p><i>1. Under Existing housing development sites (p. 115 of the Plan):</i></p> <ul style="list-style-type: none"> <i>An asterix * be added to the end of the allocations NLCNO490A Cumbernauld CGA (Palacerigg) & NLCNO490B Cumbernauld CGA (Mid- Forrest)</i> <i>A footnote be inserted at the bottom of the page to read:</i> <p><i>*Any development proposals must take Policy PROT A Category A1 into account and, to be in accordance with the Plan, comply with the requirements of the South Cumbernauld Community Growth Area Strategic Development Framework.</i></p> <p><i>2. For consistency, the wording in relation to the SPA on page 117 of the Plan should also be amended to read:</i></p> <p><i>Any development proposals must take Policy PROT A Category A1 into account and, to be in accordance with the Plan, comply with the requirements of the South Cumbernauld Community Growth Area Strategic Development Framework.</i></p>
SNH/Nature Scot	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Commenting)	<p><i>We note the intention to revise or produce Supplementary Planning Guidance (SPG), as set out in the appendices of the Plan.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>We seek to be consulted on the following SPG to be revised or prepared and identified as a consultee in relation to these in any forthcoming Action Programme for the Plan:</i></p> <p><i>SPG 11 : Minerals.</i></p> <p><i>SPG 12: Wind Turbine Development.</i></p> <p><i>SPG 15 :Good Design Toolkit.</i></p> <p><i>SPG 20 : Biodiversity and Development.</i></p> <p><i>SPG – to be produced in association with Policy C1, category C14 : Contributions to Infrastructure : Green Infrastructure, Amenity Space and Play.</i></p>
SEPA	PROM LOC1 Regeneration Priorities (Supporting)	<p><i>This policy recognises the need to deliver the right amount of development in the right places which from SEPA's perspective is key to delivering sustainable economic growth. An essential element of the success of this regeneration policy will be the need to acknowledge and work with the limitations of existing infrastructure and to ensure a holistic approach to the wider environmental impacts of all new development and associated new infrastructure.</i></p>
SEPA	PROM LOC2 Business Development Sites (Supporting)	<p><i>The preference for supporting development in sustainable locations, close to existing activities and infrastructure networks is the primary reason for supporting this policy. We also recognise that the City Deal Projects as they evolve may create additional development opportunities.</i></p>

SEPA	PROM LOC3 Housing Development Sites (Supporting)	<i>Housing sites being promoted in the plan have been subject to SEA assessment and provided the findings of the SEA are taken into account when the site layout is being formalised this should ensure that these sites are effective and sustainable.</i>
SEPA	PROM LOC4 Special Landscape Areas & Green Network Improvements (Objecting)	<p><i>The aims and strategies to deliver this policy and its benefits are generally supported by SEPA, however we would welcome the inclusion of additional text highlighting the importance of integrated blue-green infrastructure – green and blue features of the natural and built environment that are designed, integrated and managed to provide water management, access networks, habitat enhancement and open space functions. In so doing delivering economies of environmental, economic and social multi-functionality unique to and within a single place. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges, green roofs and gardens. Blue features include rivers, lochs, wetlands, canals, ponds, porous paving and sustainable urban drainage systems. Paths, cycleways and river corridors provide connections through and between areas of green infrastructure."</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Inclusion of the above text</i></p>
SEPA	PROM ID1 Transport Improvements (Commenting)	<i>From SEPA's point of view the crucial aspect which will ensure the aims of this policy are delivered is the linkage to the requirements of the EDQ policies in the plan to ensure the relevant environmental impacts of the new infrastructure is fully considered, understood and mitigated (e.g. impacts to air quality)</i>
SEPA	PROM ID2 Utilities Improvements (Objecting)	<p><i>To enable the potential use of surplus heat for heat networks may impose a requirement on the Council to carefully consider the need for ensuring sufficient space is safeguarded for future pipework/pipe-runs within areas set aside for development. This could include grass/green corridors along footpaths or roads which could be excavated for installing heat network pipes without significant disturbance and ensuring the new site infrastructure does not obstruct the development of planned heat network and district heating systems.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Inclusion of extra text would strengthen aims of the policy</i></p>
SEPA	PROT A Natural Environment and Green Network Assets (Supporting)	<i>Support the inclusion of green infrastructure as an essential aspect of the development process from the outset and from our perspective the provision of water management (green/blue) infrastructure is integral to this strategy.</i>
SEPA	PROT C Mineral Resources (Supporting)	<i>Care must be taken that the expansion of current mineral sites or the selection of new sites does not result in the potential for increased co-location issues for sensitive receptors (e.g. noise/dust/odour) that can still be the cause of nuisance even when compliant with all relevant planning and licensing controls.</i>
SEPA	2A Strategic Business Centres PP 2A Purpose of Place Policy (Supporting)	<i>Support the drive to encourage the siting of large scale business users in the Strategic Business Centres which are already supported by existing infrastructure.</i>
SEPA	2C Visitor Economy Areas & Locations PP 2C Purpose of Place Policy (Supporting)	<i>The safeguards in place should ensure the expansion of the visitor economy areas and locations should not be to the detriment of the wider environment.</i>

SEPA	3 General Urban Area PP 3 Purpose of Place Policy (Supporting)	<i>Sets out the framework for ensuring the correct type and quantity of development is appropriate for the general urban area.</i>
SEPA	4 Green Belt PP4 Purpose of Place Policy (Supporting)	<i>Satisfied the aims and controls of the policy will ensure the green belt is protected, where appropriate, or alternatively if encroachment is permitted to occur the potential impacts are understood, minimised and mitigated.</i>
SEPA	5 Countryside PP 5 Purpose of Place Policy (Supporting)	<i>Consider the policy allows for consideration of appropriate development whilst accepting the fundamental need for recognising the setting where the development is being proposed and the use of the proposed policies to minimise the environmental impacts of these developments.</i>
SEPA	Contributions to Infrastructure POLICY CI Contributions to Infrastructure (Supporting)	<i>Agree with the requirement on the developer to provide green infrastructure and the linkage to the larger Green Network</i>
SEPA	Environmental & Design Qualities EDQ 1 POLICY Site Appraisal (Supporting)	<i>Adherence by the development sector to the policy should ensure from the outset that all matters pertinent to the sustainability of the location and the appropriateness of the type of development they are considering has been fully considered before they seek planning permission.</i>
SEPA	Environmental & Design Qualities EDQ 2 POLICY Specific Features for Consideration (Objecting)	<p><u>Flood risk:</u></p> <p><i>Additional emphasis on why flood risk is a constraint to development is required and at the forefront of this approach should be the avoidance principle. The inclusion of additional text in EDQ 2A.</i></p> <p><u>Air Quality:</u></p> <p><i>Need to acknowledge when promoting allocations that they take account of existing air quality issues, particularly in respect of proximity to SEPA regulated facilities.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><u>Flood risk</u></p> <p><i>Suggest opening paragraph that states the responsibility that lies with the Council to seek to ensure development is avoided in areas at medium to high flood risk from any source, unless it accords with SPP Framework. This approach is required in order to promote the health and well-being of the people of Scotland by ensuring development does not place communities and businesses at unacceptable flood risk. We would also recommend the risk framework (SPP, paragraph 263) should be applied and supplemented by the context of the issues listed in paragraph 264 of SPP in conjunction with SEPA's Land Use Vulnerability Guidance which should be used to inform the vulnerability classification of the proposed land use to ensure that it is suitable for the location and degree of flood risk.</i></p> <p><i>The policy should strongly emphasise that a precautionary approach is taken to flood risk from all sources taking account of the predicted impacts of climate change.</i></p> <p><i>Site requirements are attached to allocations where a potential flood risk has been identified (from any source) to ensure that a site specific Flood Risk Assessment (FRA) is undertaken in advance of development. This should be used to inform the siting, layout, design and capacity of development on the site in a way that avoids an increase in flood risk on and off site and ensures that there is safe dry pedestrian</i></p>

		<p>access and egress at times of flood.</p> <p><i>This should link to the information provided by SEPA at the 'Call for Sites' stage of the process and the SEA Site Sustainability Report undertaken by NLC.</i></p> <p><i>We also recommend the inclusion of policy text which confirms that a precautionary approach will be taken to proposed allocations in areas protected by a flood protection scheme. This should also include a framework explaining what type of development may be allowed in these areas, including what types of development will not be allowed (i.e. most vulnerable uses).</i></p> <p><i>Any protection offered by informal flood defences would not be taken into by SEPA when considering allocations behind or benefitting from them. Such allocations would be considered within the context of SPP as if the scheme did not exist.</i></p> <p><u>Air Quality</u></p> <p><i>We would emphasise the need to ensure that sites are not allocated for land uses that would require regulation by SEPA where they are unlikely to be authorised due to an inability to mitigate risks arising from the location of the development (co-location). This applies to industry and residential as locating new sites of either use adjacent to existing sites can directly impact on the on the consequences/impacts for the other.</i></p>
SEPA	Environmental & Design Qualities EDQ 3 POLICY Quality of Development (Objecting)	<p><i>Need for the inclusion of 'flood risk' in terms of ensuring sites are located outwith areas identified as functional floodplain in b)</i></p> <p><i>Need for additional text in relation to protection of the water environment in f)</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Require the inclusion of additional policy wording in b) to ensure site is adapted to meet the requirements of climate change, in terms of flood risk as this is an essential factor to ensure the creation of a safe and sustainable development.</i></p> <p><i>Require the inclusion of additional wording in f) which recognises the risk to the water environment from construction activities and the legal requirement for 'construction suds' to be an integral aspect of the quality of development.</i></p>
SEPA	Area Strategies Ravenscraig Regeneration Area (Supporting)	<p><i>Continued regeneration of the site and the delivery of a low carbon sustainable settlement.</i></p>
SEPA	Area Strategies Airdrie Local Area Partnership (Supporting)	<p><i>We support all strategies that will improve the environment of the identified areas including measures to increase the areas of greenspace, improvements to air quality (via the reduction and better management of traffic), encourage more waste recycling and waste minimisation and where new developments are planned encourage designs which reduce the carbon footprint, promote heat network opportunities, ensures no development in the floodplain and incorporates the use of sustainable drainage systems for the collection, treatment and storage of surface water runoff from all new hardstanding areas.</i></p>
SEPA	Area Strategies Bellshill Local Area Partnership (Supporting)	<p><i>We support all strategies that will improve the environment of the identified areas including measures to increase the areas of greenspace, improvements to air quality (via the reduction and better management of traffic), encourage more waste recycling and waste minimisation and where new developments are planned encourage designs which reduce the carbon footprint, promote heat network opportunities, ensures no development in the floodplain and incorporates the use of sustainable drainage systems for the collection, treatment and storage of surface water runoff from all new hardstanding areas.</i></p>
SEPA	Area Strategies Coatbridge Local Area Partnership (Supporting)	<p><i>We support all strategies that will improve the environment of the identified areas including measures to increase the areas of greenspace, improvements to air quality (via the reduction and better management of traffic), encourage more waste recycling and waste minimisation and where new developments are planned encourage designs which reduce the carbon footprint, promote heat network opportunities, ensures no development in the floodplain and incorporates the use of sustainable drainage systems for the collection, treatment and storage of surface water runoff from all new hardstanding areas.</i></p>

SEPA	Area Strategies Cumbernauld and Kilsyth Local Area Partnership (Supporting)	<i>We support all strategies that will improve the environment of the identified areas including measures to increase the areas of greenspace, improvements to air quality (via the reduction and better management of traffic), encourage more waste recycling and waste minimisation and where new developments are planned encourage designs which reduce the carbon footprint, promote heat network opportunities, ensures no development in the floodplain and incorporates the use of sustainable drainage systems for the collection, treatment and storage of surface water runoff from all new hardstanding areas.</i>
SEPA	Area Strategies Motherwell Local Area Partnership (Supporting)	<i>We support all strategies that will improve the environment of the identified areas including measures to increase the areas of greenspace, improvements to air quality (via the reduction and better management of traffic), encourage more waste recycling and waste minimisation and where new developments are planned encourage designs which reduce the carbon footprint, promote heat network opportunities, ensures no development in the floodplain and incorporates the use of sustainable drainage systems for the collection, treatment and storage of surface water runoff from all new hardstanding areas.</i>
SEPA	Area Strategies Northern Corridor Local Area Partnership (Supporting)	<i>We support all strategies that will improve the environment of the identified areas including measures to increase the areas of greenspace, improvements to air quality (via the reduction and better management of traffic), encourage more waste recycling and waste minimisation and where new developments are planned encourage designs which reduce the carbon footprint, promote heat network opportunities, ensures no development in the floodplain and incorporates the use of sustainable drainage systems for the collection, treatment and storage of surface water runoff from all new hardstanding areas.</i>
SEPA	Area Strategies Wishaw Local Area Partnership (Supporting)	<i>We support all strategies that will improve the environment of the identified areas including measures to increase the areas of greenspace, improvements to air quality (via the reduction and better management of traffic), encourage more waste recycling and waste minimisation and where new developments are planned encourage designs which reduce the carbon footprint, promote heat network opportunities, ensures no development in the floodplain and incorporates the use of sustainable drainage systems for the collection, treatment and storage of surface water runoff from all new hardstanding areas.</i>
SEPA	Any Other Comments (on 'Introduction and Vision' or 'Appendices') (Supporting)	<p><i>We would confirm our support for the aims and vision of the North Lanarkshire Local Development Plan (LDP). We acknowledge the explanations offered in the introduction to clarify how the LDP is aligned with the aspirations of the Scottish Government, National and Strategic/Regional planning policies.</i></p> <p><i>In addition further detailed information is provided on how the plan will actually function and how this is centred on the two main themes of Promoting and Protecting and how the placemaking policies in the plan will work to deliver the aims of the plan and will ensure the correct amount and type of development is located in the right place.</i></p> <p><i>We also acknowledge the plans and policies are aimed at continuing the push towards the development of a low carbon economy and to adapt development to be resilient to the impacts of climate change.</i></p> <p><i>The vision also accepts the requirement to protect and enhance the environment, promote green infrastructure and green networks and acknowledge their contribution towards improving the lives of the communities in North Lanarkshire.</i></p>
SPT	PROM LOC1 Regeneration Priorities (Supporting)	<p><i>This policy supports making efficient use of existing infrastructure capacity and recognises that places need a mix of different uses, thereby supporting the principle of reducing the need to travel for everyday needs.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>None</i></p>

SPT	Contributions to Infrastructure POLICY CI Contributions to Infrastructure (Supporting)	<p><i>This policy is supported. It recognises that there will be times where transport improvements will be required to achieve sustainable development. To strengthen the policy Category C1 of the Policy Categories and Guidance section should make reference to public transport services</i></p> <p><i>It is vital to recognise that while on occasion the provision of public transport infrastructure will suffice in terms of improving connectivity in order to support new development, more often service provision is also required to achieve access and connectivity by public transport to local services and amenities.</i></p> <p><i>It is with moving to new homes or accessing new facilities that the opportunity to influences travel behaviour occurs, however the nature of the commercial bus market means that it is unlikely that operators will take a risk in altering routes until la demand is established. A contribution from developers can to introduce a service to serve a new development can assist in identifying</i></p> <p><i>Contributions should be considered for infrastructure <u>and service provision</u> to encourage public transport use, with the view to developing service provision that can be self-sustaining in the medium to long term.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation</i></p> <p><i>Add references to “infrastructure and services” after public transport in the last line of Category CI3 Transport.</i></p>
SPT	Environmental & Design Qualities EDQ 1 POLICY Site Appraisal (Supporting)	<p><i>We welcome consideration of accessibility by a range of transport modes at an early stage as part of the site appraisal process.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i> <i>None</i></p>
SPT	Environmental & Design Qualities EDQ 3 POLICY Quality of Development (Supporting)	<p><i>Note (a) and (b) are repeated</i></p> <p><i>The recognition of the need to address integration with public transport is welcome however a key aspect of integration and enhancing the attractiveness of existing services is through the provision of direct, attractive pedestrian links to stop locations.</i></p> <p><i>There is occasion where bus services may be required operate through development sites to ensure that the population has adequate access to sustainable travel options. To enable this it is essential that the internal layout is suitable for bus operations. This should be reflected within this policy.</i></p> <p><i>There may be occasions where a development site is located adjacent to future development sites. It is essential that connectivity between a development site and not only the surrounding neighbourhood is considered but also how it will integrate with future neighbouring development, as appropriate. Again this should be reflected in the policy.</i></p> <p><i>Modification(s) Sought by Those Submitting Representation:</i></p> <p><i>Add in bullet (b) point 4 - integration with public transport, green networks and wider links add “and connections to” after “integration with”... to read “integration with and connections to public transport, green networks and wider links”.</i> <i>This reflects the importance of provision of direct connections to creating integrated networks.</i></p> <p><i>Additional points should be added into point (b) to cover:</i></p> <ul style="list-style-type: none"> <i>designing to support the introduction of bus services; and</i> <i>Integration with future neighbouring development sites.</i>

Report of Examination

The Report of Examination was published on 24th May 2021. The report deals with 35 unresolved issues identified by the Council and recommends changes in both the presentation and content of some policies within the North Lanarkshire Local Development Plan Modified Proposed Plan documents.

The Council agreed on 11th November 2021 to accept the recommended modifications, with a small number of typographical corrections, outlined in Appendix 1: North Lanarkshire Local Development Plan Table of Modifications Proposed to be Accepted by the Council by Issue and include a number of amendments to text, policy wording and Proposals Maps.

Of particular note are:-

- Merging of all Guidance sections into Policy
- A replacement PROM LOC3 Policy on Promoting Housing Development Sites
- Replacement of the Housing Land Requirements Appendix and substitution of the 2019 Housing Land Audit sites for the 2017 Housing Land Audit Sites
- A replacement section in Policy PROM ID2 Utilities Improvements on Renewable Energy

In addition to these Recommended changes the Council received a letter in August 2021 from the DPEA confirming that any changes required because of the Recommendations made by the Reporters should also be made. In accordance with the Regulations a number of further changes of a grammatical, typographical or factual nature have also been made to the text within the Policy Document.

Policy Structure

The Report of Examination made no recommendations for changes to the Sustainability and Placemaking Strategy or Policy Structure of the Plan. The structure, therefore, remains

Promoting & Protecting policies addressing:

- Promoting Development Locations and Infrastructure
- Protecting Assets

Placemaking Policies then address:

- Purpose of Place
- Amount of Development
- Contributions to Infrastructure
- Environmental & Design Qualities

Changes to Policy Content

The Report of Examination made recommendations for changes to the Policies in the Plan by combining the Policy and Guidance sections presented for Examination into unified Policies, as described in Appendix 1. Additionally, revised wording, additional or replacement policy provisions and an alteration to the title of one Policy were recommended. However, the overall format of the presentation of Policies remains unaltered.

Policies are presented in the following format

Promoting & Protecting Policies

Promoting Development Locations and Infrastructure

PROM LOC1 Regeneration Priorities
PROM LOC2 Business Development Sites
PROM LOC3 Housing Development Sites
PROM LOC4 Special Landscape Areas & Green Network Improvements
PROM ID1 Transport Improvements
PROM ID2 Utilities Improvements

Protecting Assets

PROT A Natural Environment and Green Network Assets
PROT B Historic Environment Assets
PROT C Mineral Resources

Placemaking Policies

1A Strategic Town Centres

PP 1A Purpose of Place Policy
AD 1A Amount of Development Policy
1B Other Town Centres
PP 1B Purpose of Place Policy
AD 1B Amount of Development Policy
1C Local Centres
PP 1C Purpose of Place Policy
AD 1C Amount of Development Policy

2A Strategic Business Centres

PP 2A Purpose of Place Policy
AD 2A Amount of Development Policy

2B Local Business Centres

PP 2B Purpose of Place Policy
AD 2B Amount of Development Policy

2C Visitor Economy Areas & Locations

PP 2C Purpose of Place Policy
AD 2C Amount of Development Policy

Placemaking Policies

3 General Urban Area

PP 3 Purpose of Place Policy
AD 3 Amount of Development Policy

4 Green Belt

PP 4 Purpose of Place Policy
AD 4 Amount of Development Policy

5 Countryside

PP 5 Purpose of Place Policy
AD 5 Amount of Development Policy

Contributions to Infrastructure

CI Contributions to Infrastructure Policy

Environmental & Design Qualities

EDQ 1 Site Appraisal Policy
EDQ 2 Specific Features for Consideration Policy
EDQ 3 Quality of Development Policy

Departure from Recommended Changes

Town and Country Planning (Grounds for declining to follow recommendations) (Scotland) Regulations 2009 state that the Council may only depart from recommendations that;

- Would have the effect of making the Plan inconsistent with the National Planning Framework, or with any Strategic Plan, such as Clydeplan
- Are incompatible with Part IVA of the Conservation (Natural Habitats etc) Regulations 1994; or
- Are based on conclusions that could not reasonably have been reached based on the evidence considered at the examination.

Following in-depth analysis of the Recommendations, and consequential changes and amendments, Members agreed there is only one instance where there is scope to depart from the Recommendations. This is in respect of the Reporters' Recommendations at Issues 010 and 012 and is detailed in Appendix 2: Table of Modifications Proposed to be Declined. These Recommendations are contradictory in that they call for the designation of different numbers of Commercial Centres under a description which does not apply to them all. Recommendation 3 of Issue 010 designates Commercial Centres with the description, Three large urban centres with floorspace over 20,000 square metres. However, Issue 012 Recommendations 1 and 2 designate two additional Commercial Centres neither of which is over 20,000 square metres in size. Issue 010 Recommendation 3 is, therefore, rendered redundant and factually incorrect by Issue 012 Recommendations 1 and 2. Retaining this as "three" and "over 20,000 square metres" represents a self-misdirection on behalf of the Reporter in making a Recommendation that could not have been reasonably made from the evidence as laid out in the full Report of Examination.

It is, therefore, proposed to insert alternative text, maintaining the spirit of the Recommendations, which will read "Commercial Centres 5 established large urban Centres, as defined in Scottish Planning Policy Paragraph 63." These changes are formally contained in Appendix 2 Table of Modifications to be set aside.

Implications for Environmental Report

Although the initial Environmental Report and the Addendum illustrated that the Strategies and Policies of the Plan were compatible with or had no significant impact on the SEA Objectives, and whilst this conclusion remains unaltered with regard to the structure and content of the Plan Policies, revised assessments for the altered and enhanced policies are included in this Update.

Proposals

As a consequence of the Report of Examination a number of changes to site/proposal status have been made in the Adoption Plan. These and any required assessments are presented in the section of this Update entitled “*ASSESSMENT OF ENVIRONMENTAL EFFECTS Site Changes As a Result of Examination*”.

No proposals, submitted at the Modified Proposed Plan consultation stage, were accepted by the Reporters on the basis that they had not been subject to any previous assessment under the SEA Regulations.

As permitted by the Development Planning Regulations a number of non-significant boundary alterations have been made to rectify drafting errors and minor mapping anomalies.

Implications for Environmental Report

All other assessments contained in the Proposed Plan Environmental Report and Modified Proposed Plan Addendum remain unaltered by this Update.

Adoption stage

As the next stage of the Plan process following the Report of Examination, The Planning, etc (Scotland) Act 2006 requires authorities to send to the Scottish Ministers:

- The modifications made following receipt of the Report of Examination. This is the Adoption Plan.
- A statement setting out any recommended modifications that the authority has not made and the explanation for this (by reference to the grounds listed below);
- The proposed plan they wish to adopt;
- The report of the examination;
- The advertisement of their intention to adopt the plan; and
- Any environmental assessment carried out into the proposed plan as modified.

All who made representations to the North Lanarkshire Local Development Plan Modified Proposed Plan will be notified of the publication of the Adoption Plan (Notice of Intention to Adopt). At this stage, representations can only be sent to the Scottish Ministers, who have 28 days to advise the Council if it can proceed to Adoption. On receipt of the Scottish Ministers approval the Plan will be formally recognised as Adopted on the date of the notification by Scottish Ministers.

The Local Development Plan Action Programme will be confirmed within 3 months of plan adoption. The Action Programme will be reviewed and updated every 2 years.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Assessment activities to date

The assessment activities to date in relation to the Local Development Plan are set out below.

Date	LDP	SEA
Sept 2012	North Lanarkshire Local Plan was Adopted	Included Development Strategy Policy 2 Location of Development criteria for assessing the sustainable locational characteristics of proposed development sites.
March 2013	South Wishaw Mini-Charrette took place to develop spatial strategy options for housing development in the South Wishaw area.	The criteria and parameters for the Call for Sites developed based on the findings of the South Wishaw Mini-Charrette and North Lanarkshire Local Plan Development Strategy Policy 2 Location of Development.
June 2013	Call for Sites criteria and parameters approved at Planning and Transportation Committee. (Appendix 1)	
July 2013 - September 2013	Call for Sites consultation.	179 sites were submitted during this process.
November 2013	Call for Sites responses reported to Planning and Transportation Committee.	
February 2013 - March 2014	Consultation on the potential deliverability of Call for Sites submissions took place with key agencies, infrastructure providers, and council service providers.	Responses were included within the Site Sustainability and Deliverability Matrix. (Appendix 2)
October 2014	Letters sent to all Call for Sites submitters requesting confirmation that they wish their sites to continue to be considered as part of the Main Issues Report.	4 sites were withdrawn from the Call for Sites process and not taken forward for consideration as part of the Main Issues Report, reducing the number of Call for Sites sites to 175.
January 2015	Planning and Transportation Committee approved the Main Issues Report 2015.	Included Site Sustainability and Deliverability Matrices for all 175 Call for Sites sites for public engagement.
April 2015 - May 2015	Main Issues Report 2015 consultation	The Site Sustainability and Deliverability Matrix to be used for site selection and SEA assessment was part of the MIR consultation.
October 2015	Draft site selection process approved by Planning and Transportation Committee.	The treatment of sites and the consideration of factors identifying the type of sites required to be assessed was agreed
December 2015	Final site selection process approved by Planning and Transportation Committee.	The weighting factors to be applied to the sites submitted was agreed and the identification of geographic areas for site assessment and the application of the matrix was agreed.
January 2016	Planning and Transportation Committee approved site	Sites selected for the plan in accordance with the application of the

	selections on the basis of responses to Issues 10 and 11 of the Main Issues Report 2015 and subsequent site selection process.	weighted matrix and reasonable alternatives were assessed at the same time based on either geographic location or performance against the matrix.
April 2016	Planning and Transportation Committee approved the Main Issues Report - Report on Responses and Site Options (Main Issues Report 2016). This completes the Main Issues Report stage of the Local Development Plan. It reports on the responses to all the issues raised in the Main Issues Report 2015 and includes site selections from January 2016 and the site implications of urban boundary review in accordance with Scottish Planning Policy.	A Draft Environmental Report was prepared assessing the preferred and alternative options presented in the Main Issues Report against the SEA objectives. High level site assessments were prepared for each identified site and reasonable alternatives
August 2016	Planning and Transportation Committee approved a draft Proposed Plan for publication. This document contained 7 policies developed in response to the Main Issues Report consultation and XX sites being promoted for development.	An Environmental Report was in preparation assessing the proposed policies against the SEA objectives and final Site Sustainability and Deliverability Matrices were prepared for the proposed and alternative sites with the matrix factors mapped to the SEA Objectives.
January 2017 – March 2017	Proposed Plan Consultation	1594 submissions received. Following registration and assessment 6176 identifiable comments were registered for consideration. This includes SEA comments from Key Agencies
September 2017	Clydeplan approved by the Scottish Ministers	The NLLDP is designed to be Clydeplan compliant and Schedule 4s and updated Environmental Report could now be prepared
October 2017	Approval of Clydeplan challenged at the Court of Session	Council begins consideration of options for NLLDP and SEA.
January 2018	Council resolves to proceed to prepare a Modified Proposed Plan	Comments on SEA assessed as part of the Modification process, in relation to policies, sites and mitigation. Preparation of new State of Environment Report and updated Environmental Report agreed.
September 2018	Modified Proposed Plan agreed by the Planning Sub-committee	Addendum to Environmental Report on existing baseline agreed with SEA Gateway in October and discussion around content with Key Agencies undertaken. Addendum preparation begun.
February 2019	Modified Proposed Plan Consultation	Addendum Issued assessing the changed format and presentation of the Strategy, Plan Policies & Guidance and revisions and additions to proposed sites
November 2021	Adoption Plan agreed by Planning Committee	Update prepared assessing the changed format, amendments and presentation of the Plan Policies and revisions and additions to proposed sites as a result of the Report of Examination.

Assessment methods

The LDP policies, have been assessed against the list of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005. Below is a sample assessment sheet of the framework used.

[Name/reference of policy or proposal]		
Objectives	Impact	Justification for predicted impact
Land Use	✓ x	
Ecology	✓ x	
Aquatic Environment	✓ x	
Geology and Soils	✓ x	Coming to a view on the predicted impact involves assessing the policy or proposal against the high level objectives and sub-objectives.
Waste and Resources	✓ x	
Energy	✓ x	
Landscape and Visual	✓ x	
Cultural Heritage	✓ x	
Air Quality and Noise	✓ x	
Communities	✓ x	
Summary		
Mitigation		

Left blank if no significant environmental effects. A tick if positive effects. A cross if negative effects

Summarising the reasons for the predicted effect.

Summarising the overall impact of the policy or proposal across all State of the Environment SEA Objectives

Depending on the outcome of the above assessment this section will identify what, if any, mitigation measures are needed

Assessment of Adoption Plan as a result of the Report of Examination Accepted Recommendations

The Adoption Plan Policies, Plan and additional or revised sites were assessed using the framework shown above. Because of the stage the Plan is at there are no alternative policies or sites to be assessed. A summary of the assessment findings (illustrating the compatibility with Strategic Environmental Assessment objectives), and the individual assessments, are set out here.

Summary of assessment findings

SEA Topic	Strategy		Thematic Policy and associated Guidance		Principal Policy and associated Guidance			
	Vision	Principal and Thematic Policies	Promoting Development Locations and Infrastructure (Promote)	Protecting Assets and Development Constraints (Protect)	Purpose of Place (PP)	Amount of Development (AD)	Contributions to Infrastructure (CI)	Environmental & Design Qualities
Land Use								
Ecology								
Aquatic Environment								
Geology and Soils								
Waste and Resources								
Energy								
Landscape and Visual								
Cultural Heritage								
Air Quality and Noise								
Communities								
Key		Compatible with SEA Objectives		No significant impact		Incompatible with SEA assessment Objectives		

Plan policies were assessed as compatible with Strategic Environmental Assessment Objectives.

Assessment of Environmental Effects: Adoption Plan Policies

The following section contains the individual assessments of the Adoption Plan Strategy and Policies. The consideration firstly contains the Strategy and Policies followed by an assessment as they are presented and grouped in the Adoption Plan.

Vision and Strategy

Assessment of Vision and Strategy

Promoting & Protecting Policies

Promoting Development Locations and Infrastructure

PROM LOC1 Regeneration Priorities

PROM LOC2 Business Development Sites

PROM LOC3 Housing Development Sites

PROM LOC4 Special Landscape Areas & Green Network Improvements

PROM ID1 Transport Improvements

PROM ID2 Utilities Improvements

Assessment of **Promoting Development Locations and Infrastructure** Policies

Protecting Assets

PROT A Natural Environment and Green Network Assets

PROT B Historic Environment Assets

PROT C Mineral Resources

Assessment of **Protecting Assets** Policies

1A Strategic Town Centres

PP 1A Purpose of Place Policy

AD 1A Amount of Development Policy

1B Other Town Centres

PP 1B Purpose of Place Policy

AD 1B Amount of Development Policy

1C Local Centres

PP 1C Purpose of Place Policy

AD 1C Amount of Development Policy

2A Strategic Business Centres

PP 2A Purpose of Place Policy

AD 2A Amount of Development Policy

2B Local Business Centres

PP 2B Purpose of Place Policy

AD 2B Amount of Development Policy

2C Visitor Economy Areas & Locations

PP 2C Purpose of Place Policy

AD 2C Amount of Development Policy

3 General Urban Area

PP 3 Purpose of Place Policy

AD 3 Amount of Development Policy

4 Green Belt

PP 4 Purpose of Place Policy

AD 4 Amount of Development Policy

5 Countryside

PP 5 Purpose of Place Policy

AD 5 Amount of Development Policy

Assessment of **Placemaking** Policies

Contributions to Infrastructure

CI Contributions to Infrastructure Policy

Assessment of **Contributions to Infrastructure** Policies

Environmental & Design Qualities

EDQ 1 Site Appraisal Policy

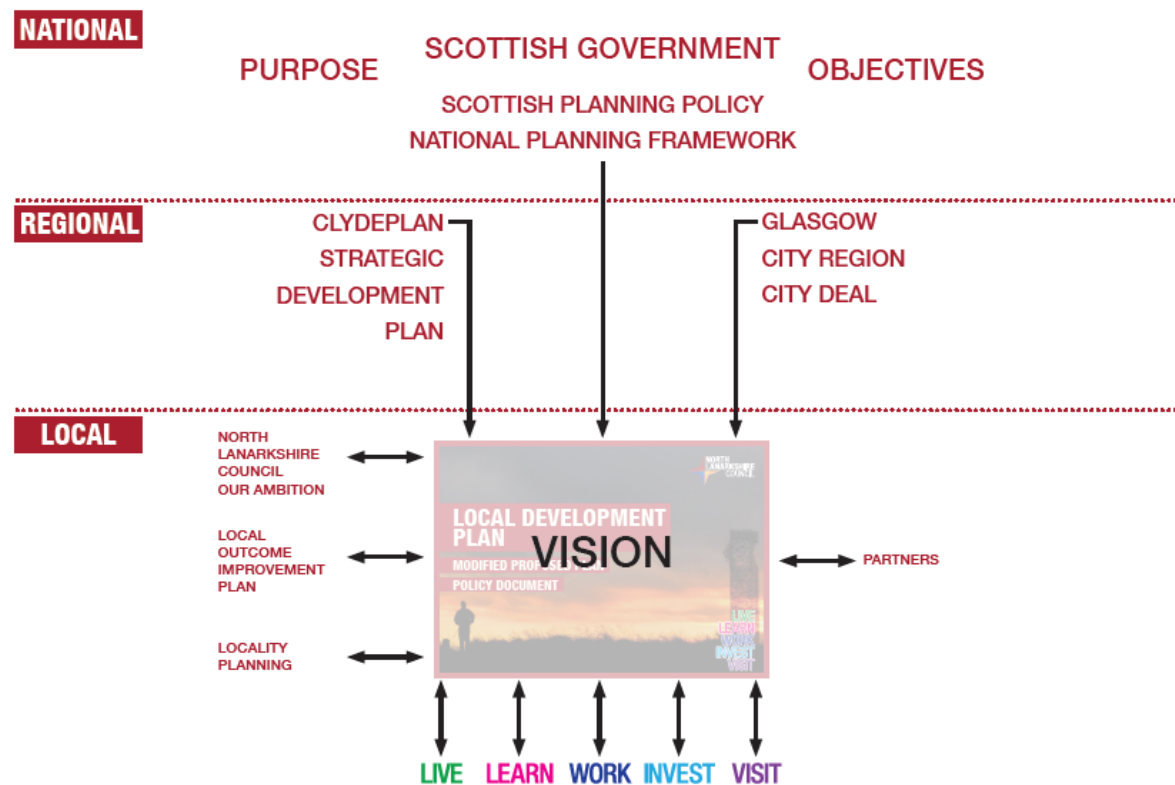
EDQ 2 Specific Features for Consideration Policy

EDQ 3 Quality of Development Policy

Assessment of **Environmental & Design Qualities** Policies

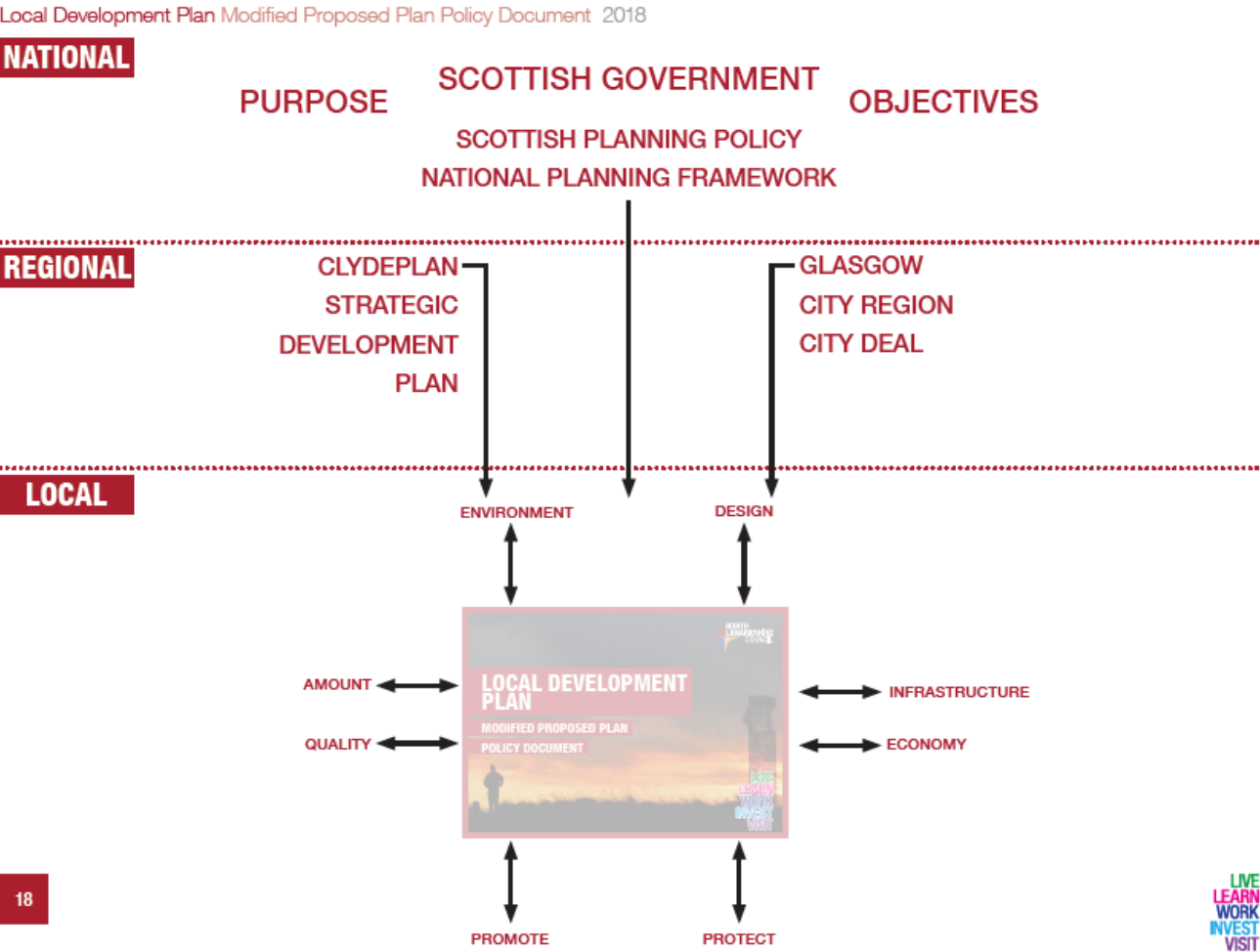
ASSESSMENT OF ENVIRONMENTAL EFFECTS

Vision and Strategy



Local Development Plan Modified Proposed Plan Policy Document 2018

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Local Development Plan Modified Proposed Plan Policy Document 2018

<p>Corporate Priority Outcomes</p> <p>Improved economic opportunities and outcomes Supporting all children to realise their full potential</p> <p>Improving health, wellbeing and care of communities Improving relationships with Communities and the third sector</p>	<p>Outcomes from the Corporate Plan, Community Plan and Single Outcome Agreement.</p> <ul style="list-style-type: none"> - particularly for households and communities that experience significant economic disadvantage. - through education, apprenticeships and training with a particular focus on children from deprived backgrounds who are often failed by current arrangements. - with a particular focus on prevention and reducing inequalities. - to mobilise community capacity and resources behind priority outcomes.
<p>Community Planning Partnership Priorities</p> <p>Community Resilience Homelessness Looked After Children and Young People Poverty</p>	<p>Locality Plans will be developed with communities outlining collective actions to improve their lives and deliver on the Partnership Priorities. This approach will be delivered in phases across North Lanarkshire informed by a robust and evolving evidence base.</p>
<p>Local Development Plan Vision</p> <p>PROMoting Development Locations and Infrastructure</p> <p>PROTecting Assets</p> <p>Purpose of Place Amount of Development Contributions to Infrastructure Environmental & Design Qualities</p>	<p>The Local Development Plan is the land use planning policy expression of the Community Plan vision and our shared Ambition for North Lanarkshire to be the place to live, learn, work, invest and visit. It aims to increase sustainable growth and regeneration, and to improve places because:</p> <ul style="list-style-type: none"> - development opportunities and infrastructure improvements contribute to successful, sustainable places and there is a need to mitigate and adapt to the challenges of climate change. - natural and historic environment assets and resources contribute to resilient, sustainable places. - the right development happens in the right places; - there is a balance of supply and demand for land uses; - places have the infrastructure they need to support sustainable development; - development does not compromise the environment and the form of development makes places more distinctive.

Vision and Strategy		
The Local Development Plan is the land use planning policy expression of the Community Plan vision for North Lanarkshire. It aims to increase sustainable growth and regeneration, and to improve places.		
Objectives	Impact	Justification for predicted impact
<i>Land Use</i>	✓	<p>The clearly expressed high level aims in the Plan vision are aligned with the high level objective HLO1 To achieve balanced, sustainable land use</p> <p>And consistent, through the application of the stated Plan Policies, with the following sub objectives</p> <p>SO1 To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use</p> <p>SO2 To improve quality, accessibility and biodiversity of open spaces</p> <p>SO4 To create vibrant, attractive and functional woodland environments</p> <p>SO6 To overcome land access constraints and promote more sustainable forms of transport</p> <p>SO7 To ensure future supply of quality land</p> <p>SO8 To increase development on brownfield sites</p> <p>SO9 To integrate land use with transportation and other infrastructure requirements</p> <p>SO10 To identify and promote land use development opportunities</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO12 To protect valued environmental resources</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
<i>Ecology</i>	✓	Impacts considered on a policy and site basis in subsequent pages
<i>Aquatic Environment</i>		
<i>Geology and Soils</i>		
<i>Waste and Resources</i>		
<i>Energy</i>		
<i>Landscape and Visual</i>		
<i>Cultural Heritage</i>		
<i>Air Quality and Noise</i>		
<i>Communities</i>		
Summary		<p>The vision of the Local development Plan is considered to have a likely significant positive impact on the high level and SEA objective of sustainable land use and a range of sub-objectives related to sustainable land use, the re-use of brownfield land, integration with transport and environmental protection and enhancement. As the articulation of the Vision is expressed in the form of the Policies it will implement, the effects of the Policies are considered separately in relation to the SEA topic objectives.</p>
Mitigation		None required.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Promoting & Protecting Policies

plan policies

Promoting & Protecting Policies

PROMoting Development Locations:
and Infrastructure:

Business sites / Housing sites / Regeneration priorities
Green Network improvements / Transport improvements / Utilities

PROTecting Assets:

Green Network assets / Historic & Natural Environment assets / Mineral resources

Placemaking Policies

Purpose of **P**lace
Amount of **D**evelopment
Contributions to **I**nfrastructure
Environmental & **D**esign Qualities



Principal and Thematic Policies		
<p>There are 2 thematic policies to promote developments and protect assets. There are 4 Principal Policies addressing sustainability and placemaking that apply to all applications for planning permission.</p>		
Objectives	Impact	Justification for predicted impact
Land Use	✓	<p>Having Strategic Policy that applies to all applications for planning permission means that each application is considered in terms of whether or not it passes policy tests looking at:</p> <p>Amount - supply and demand factors Location - sustainable location criteria Impact - community facility mitigation Quality - environmental performance Place - contributing to community These five policies address all SEA topics.</p>
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities		
Summary		The approach of applying strategic Principal Policies brings sustainability and placemaking considerations to all applications for planning permission. This is a presumption in favour of sustainable development and is consistent with the Principal Policies in Scottish Planning Policy.
Mitigation		None required.

PROM LOC1 POLICY Regeneration Priorities

North Lanarkshire Council will promote regeneration and sustainable growth, by applying the Policies in this Plan to deliver the right amount of development in the right places, developed to the right quality, and for the benefit of the communities they affect. Physical regeneration of the existing urban area and the Centres identified therein will be given priority.

This Policy will be implemented in line with the priorities of the Council's Ambition and Economic Regeneration Delivery Plan, which has a strong focus on area-wide regeneration and Clydeplan's compact city-region model. Where appropriate, regeneration will be delivered through Town Centre and Area Action Plans, Masterplans and Locality Plans, in accordance with the priorities set out in the Purpose of Place Policies for each Land Use Character Area.

Any development proposals will require to take into account all Promote and Protect Policies and the Council's Regeneration Priorities:

Business and Industry
Housing Regeneration/Re-Provisioning
Town Centre and Area Regeneration
Infrastructure Development
and Business Development, Housing Development and Regeneration Sites identified in this Plan.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

PROM LOC2 POLICY Business Development Sites

North Lanarkshire Council will support and direct business development to the Strategic and Local Business Centres identified in the Plan and Industrial & Business Land Supply. This comprises of:

- buildings and land located in the Strategic and Local Business Centres
- Marketable/Potentially Marketable sites identified in the 2017 Industrial & Business Land Survey,
- sites for specific uses, and
- proposed business sites confirmed by Examination.

The Industrial Land Survey 2017 Appendix lists all industrial sites, including the land supply.

North Lanarkshire Council will support the development of the Visitor Economy, seek to strike an appropriate balance between the benefits from sustainable economic growth and any impacts arising that could compromise the character of North Lanarkshire and manage the type and scale of development through Policies AD2C and PP2C.

Striking an appropriate balance between the benefits from sustainable economic growth and any impacts arising that could compromise the character of an area may require suitable mitigation.

Purpose of Place Policies PP 2A, PP 2B and PP 2C indicate the uses deemed appropriate for each of these types of locations, with Amount of Development Policies AD 2A, AD 2B and AD 2C indicating the relevant scales of development and how development proposals will be considered by the Council. The Industrial & Business Land Supply identifies individual sites that are available for development.

Those sites promoted in the Plan will be brought forward through consideration of applications for planning permission and/or in accordance with the Action Programme.

Additional sites identified in the Industrial & Business Land Supply will be brought forward through consideration of applications for planning permission, subject to any specific restrictions that may be identified in the Area Strategies.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

PROM LOC3 POLICY Housing Development Sites

North Lanarkshire Council will provide a generous supply of land to maintain a minimum five-year effective housing land supply at all times for each Housing Sub-Market Area and the local authority area. Progress in meeting the Housing Supply Targets and Housing Land Requirements will be monitored using housing completions to date and the programming of the effective Housing Land Supply set out in agreed annual Housing Land Audits. The Housing Land Requirements are set out in the Appendices.

Those sites promoted in the Plan will be brought forward through consideration of applications for planning permission and/or in accordance with the Action Programme.

For proposals for housing development in General Urban Areas, Strategic Town Centres, Other Town Centres and Local Centres, please refer to Policies PP 1A, PP 1B, PP 1C, PP 3, AD 1A, AD 1B, AD 1C and AD 3.

Any sites proposed outwith the parameters of Policy PROM LOC3 will only be supported if they accord with Policies PP 4, PP 5, AD 4 and AD 5 of this Plan.

In the event of a shortfall in the five-year effective Housing Land Supply being demonstrated (by local authority area and/or Housing Sub-Market Areas), both brownfield and greenfield sites may be granted planning permission where it is demonstrated that the following criteria are satisfied:

- the development will help to remedy the shortfall identified;
- the development will contribute to sustainable development;
- the development will be in keeping with the character of the settlement and the local area;
- the development will not undermine Green Belt objectives; and,
- any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

PROM LOC4 POLICY Special Landscape Areas & Green Network Improvements

North Lanarkshire Council will promote understanding and awareness of the distinctive character and special qualities of the designated Special Landscape Areas and the enhancement and development of Seven Lochs Wetland Park and the Green Network, as listed in Area Strategies.

Any proposals affecting the Special Landscape Areas will be required to satisfy the provisions of all EDQ and PROT Policies. Special Landscape Areas are listed within Table 1 of Policy ID2.

Any proposals affecting the Glasgow & the Clyde Valley Green Network in North Lanarkshire and other natural areas and green spaces that contribute to the health and quality of life of local communities will be required to satisfy the provisions of all EDQ and PROT Policies. Local level, small scale improvements will be delivered through specific North Lanarkshire Partnership Local Development Programme.

Green Networks are a means of attracting people into their local natural environment by improving community access, recreation opportunities, and environmental and ecological quality close to and within communities. Green Networks, corridors and linkages are widely seen as a key mechanism for reversing the effects of fragmentation on biodiversity.

Integrated blue-green infrastructure – green and blue features of the natural and built environment that are designed, integrated and managed to provide water management, access networks, habitat enhancement and open space functions – is also important. Such infrastructure delivers economies of environmental, economic and social multi-functionality unique to and within a single place. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges, green roofs and gardens. Blue features include rivers, lochs, wetlands, canals, ponds, porous paving and sustainable urban drainage systems. Paths, cycleways and river corridors provide connections through and between areas of green infrastructure.

Within North Lanarkshire, opportunity maps have been created for each of the four Green Network Priorities (Health and Wellbeing, Climate Change Adaption, Access to Greenspace, Habitat Connectivity). From this strategically important areas that represent the greatest opportunity for delivering each of the priorities was identified. These six locations known as Strategic Delivery Areas (SDA) for the Green Network are:

- Broadwood (Climate Change Adaption, Habitat Connectivity)
- Gartcosh (Climate Change Adaption, Access to Greenspace, Habitat Connectivity)
- Holytown/Mossend (Health and Wellbeing, Climate Change Adaption, Access to Greenspace)
- Ravenscraig (Health and Wellbeing, Climate Change Adaption, Access to Greenspace, Habitat Connectivity)
- Gowkthrapple/Wishaw (Health and Wellbeing, Climate Change Adaption, Access to Greenspace, Habitat Connectivity)
- Waterloo (Health and Wellbeing, Climate Change Adaption, Access to Greenspace, Habitat Connectivity)

It should be noted that EDQ and PROT Policies may identify a requirement for provision of, or contribution towards the provision and maintenance of, Green Network infrastructure. Policy EDQ3 outlines how new development proposals may protect, enhance and manage existing Green Network infrastructure and, in key locations, provide new Green Network infrastructure.

Temporary greening can be an appropriate way to create safe and attractive places until development comes on stream. The Council will support the use of temporary greening of unused or underused land as green infrastructure without prejudice to its future development potential being realised. Consideration will be given to whether greening may provide advance structure planting to create the landscape framework for any future development.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

PROM ID1 POLICY Transport Improvements

North Lanarkshire Council will support sustainable, multi-modal transport improvements identified and delivered through the:

- National Transport Strategy
- National Walking Strategy
- Cycling Action Plan for Scotland
- Regional Transport Strategy
- Strategic Transport Projects Review
- Glasgow City Region City Deal Infrastructure Fund
- North Lanarkshire Transportation Strategy, including park & ride, car parks, and Safer Routes to School initiatives listed in Area Strategies
- North Lanarkshire Walking and Cycling Strategy
- Proposed Site Action Programmes
- Contributions to Infrastructure Policy

Developments not included in any of the above will be assessed for their contribution to modal shift in line with the sustainable modal hierarchy and current Strategies, in accordance with the EDQ Policies in this Plan.

Current North Lanarkshire Transportation Strategy projects are listed in the Area Strategies.

Glasgow City Region City Deal Infrastructure Fund projects are listed in the Area Strategies and, as appropriate to the location and scale of the project, delivery programmes will be prepared including details of the:

- nature and scope of the infrastructure to be delivered
- timescale within which the project will be delivered
- legislative requirements and processes applying to the project, including any statutory requirements under the Environmental Assessment (Scotland) Act 2005
- requirements in relation to the provisions of the Policies of the Plan

Any required mitigation in association with development sites will be delivered, as appropriate, through Action Programming or planning conditions or obligations and in accordance with the provisions of the Contributions to Infrastructure Policy.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

PROM ID2 POLICY Utilities Improvements

North Lanarkshire Council will support utilities development in principle, subject to the assessment criteria listed below and consideration of other Policies in the Plan, and encourage the use of capacity from heat producing sources for heat networks identified through the National Heat Map.

Assessment Criteria for Utilities Development

Where specified by this Policy, applicants will be expected to provide the identified appraisals, assessments or evidence (as outlined below) which should be submitted with any planning application to allow consideration of the proposal.

In addition, all Planning Applications will be assessed for their suitability for being located in the Land Use Character Areas in which they are proposed in terms environmental qualities, as required by the PROT and EDQ Policies of this Plan.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

Recycling centres vehicle charging points heat networks	<p>An assessment of the proposal's:</p> <ul style="list-style-type: none"> • Convenience to the public • Impact on visual amenity • Potential for noise and other disturbance • Impact on traffic and highway safety, and the ability of vehicles to operate safely. <p>Potential heat producing sources for heat networks identified through the National Heat Map are listed in the Area Strategies. The Council encourages co-location of existing/proposed energy sources with high demand energy users.</p>
Waste	<p>The location being:</p> <ul style="list-style-type: none"> • at an existing/previous waste management facility licensed by SEPA, • a designated Business Centre within an appropriate development site, • a site identified in the Plan. <p>Waste developments will support the delivery of the Zero Waste Plan objectives. The facility would need to comply with the EU Waste Framework Directive, National Waste Plan, regional guidance and issues of need and impact. Consideration of transportation of waste being located close to users of heat and power in the case of Energy From Waste or Advanced Thermal Treatment facilities should be taken into account. Development for thermal treatment plants will meet the criteria set out in SEPA's Thermal Treatment of Waste Guidelines.</p>
Renewable Energy	<p>The Council recognises that there is a range of means of generating renewable energy and will support, where appropriate, alternative technologies and associated infrastructure, subject to assessment against relevant legislation and all other Policies in the Plan. Planning Applications will be assessed for their suitability for being located in the Land Use Character Area in which they are proposed in terms of specific protection and environmental qualities, as required by the PROT and EDQ Policies of this Plan in particular. Proposals for renewable energy development must have regard to the considerations set out in Scottish Planning Policy paragraph 169.</p> <p>An assessment of the impact of proposed renewable energy generation development on features affected by the Protecting Assets Policies Categories A1, A2, A3, B1 and B2, in particular the integrity of World Heritage Sites, European sites, Historic Battlefield and peatlands, as well as more local considerations, should seek to address issues of scale, amenity, cumulative impact, community benefit and restoration.</p> <p>The Council will seek removal of operationally redundant generating equipment through a decommissioning process and the restoration of the location to the Council's satisfaction, through planning conditions.</p> <p>Onshore Wind Energy</p> <p>A Regional Onshore Wind Spatial Framework for Wind Energy Development, was Approved as part of the Clydeplan Strategic Development Plan. To protect communities and internationally and nationally important environmental designations and resources, this identifies all areas outwith those with significant protection specified above that may have potential for wind farm development.</p>

The Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley – North Lanarkshire identifies landscape character areas across North Lanarkshire. The resultant spatial strategy is represented by Inset Maps 2, 4 and 5 shown in the Local Development Plan Map Book.

The table below entitled "Scottish Planning Policy Spatial Framework Requirements – North Lanarkshire" is presented in compliance with Scottish Planning Policy Table 1, along with the Inset maps mentioned above.

Scottish Planning Policy Spatial Framework Requirements – North Lanarkshire			
Group	Description	Constraints defined by Scottish Planning Policy	Constraints that apply to the North Lanarkshire Local Development Plan Area as shown on Insets 4 & 5 (Map Book pages)
Group 1	Areas where wind farms will not be acceptable	National Parks and National Scenic Areas	N/A but Policy PROT A Category A2 allows for protection if any are designated in the future.
Group 2	Areas of significant protection	World Heritage Sites Natura 2000 and Ramsar Sites of Special Scientific Interest	Frontiers of the Roman Empire – Antonine Wall Policy PROT B Category B1 (3.4, 3.5, 4.2, 4.3, 4.4 & 4.5) <u>Special Protection Area</u> Policy PROT A Category A1. Slamannan Plateau (4.6, 5.5, 5.6, 6.5 & 6.6) <u>Special Areas of Conservation</u> Policy PROT A Category A1. West Fannyside Moss (5.5 & 5.6) Black Loch Moss (7.7) North Shotts Moss (10.7) Clyde Valley Woods (13.6 & 14.6) <u>Sites of Special Scientific Interest</u> Policy PROT A Category A2. Corrie Burn (3.3) Dullatur Marsh (3.4, 3.5 & 4.4) Slamannan Plateau (4.6, 5.5, 5.6, 6.5 & 6.6) West Fannyside Moss (5.5 & 5.6) Mollinsburn Road Cutting (6.3) North Bellstane Plantation (6.4 & 6.5) Longriggend Moss (7.6) Black Loch Moss (7.7) Woodend Loch (8.3) Lady Bell's Moss (pages 8.6 & 9.6) Hassockrigg and North Shotts Mosses (9.7 & 10.7)

				<p>Hamilton Low Parks (11.3, 11.4 & 12.4) Garrion Gill (13.6 & 14.6) <i>*Bishop Loch</i> (*Glasgow City Council area, but adjacent to North Lanarkshire Council Area)</p> <p>Kilsyth Hills and Clyde Valley Special Landscape Areas. Policy PROT A Category A3. (1.3, 1.4, 2.2, 2.3, 2.4, 2.5, 3.2, 3.3, 3.4 & 3.5 and 12.4, 12.5, 13.4, 13.4, 14.5 & 14.6)</p> <p>N/A, but Policy PROT A Category A2 allows for protection if any are designated in the future.</p> <p>Gardens and Designed Landscapes N/A, but Policy PROT B Category B2 allows for protection if any are designated in the future</p> <p>Kilsyth Historic Battlefield (3.4, 3.5, 4.4 & 4.5) Policy PROT B Category B2</p> <p>N/A</p> <p>Areas of carbon and peatland classes 1 and 2, as defined on the National Carbon and Peatland Map produced by NatureScot, and specified as part of Landscape Character Areas 18 and 20 in Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley -North Lanarkshire.</p> <p>An indicative area of 2km has been drawn around the urban area of North Lanarkshire and shown on Inset 5 in the Map Book.</p>
	Group 3	Areas with potential for wind energy development	No constraints defined by Scottish Planning Policy, equating to the area identified in Clydeplan Strategic Development Plan as a search area for wind farm development within North Lanarkshire. Notwithstanding, all such proposals subject to detailed consideration against all relevant legislation and Policies of the Plan and Policy ID2 Guidance - Renewable Energy.	

	<p>It should be noted that the indicative area of 2km drawn around the urban area represents an area within which special consideration is required with respect to visual impact on communities. The actual extent of the area for consideration will depend on local topography, landscape character and the layout and built form. It is the responsibility of the developer to verify detailed boundaries in relation to the constraints identified on these maps.</p> <p>“The Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley – North Lanarkshire” sets the minimum scale of development that the Council’s strategy considers as single turbines of 15m ground-to-tip height and defines a wind farm as consisting of 6 or more single turbines.</p> <p>The sensitivity for wind turbine development varies depending upon.</p> <ul style="list-style-type: none"> • Proximity to receptors (people) • Levels of intervisibility • Sensitivities of adjacent landscapes. <p>In addition, for each of these defined landscape character areas, Table 6.1 of Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley - North Lanarkshire, describes the potential for and constraints on wind turbine development, of all scales, in terms of:</p> <ul style="list-style-type: none"> • sensitivity of each landscape area to wind turbine development • capacity for different heights of turbines • capacity for different numbers of turbines • cumulative development impact • visual impact and • potential community benefit
Telecommunications	<p>The Council seeks the submission of evidence as to how the proposed equipment:</p> <ul style="list-style-type: none"> • will deliver new or enhanced connectivity to an area • fits into the wider network • complies with ICNIRP Radiation Guidelines <p>Any assessment should also consider the cumulative effects of the proposed development in combination with existing equipment in the area.</p> <p>The Council will encourage telecommunications proposals that are in line with paragraphs 295 and 296 of Scottish Planning Policy and that:</p> <ul style="list-style-type: none"> Share existing and new facilities, or use existing buildings or structures Are sited and designed to reduce visual and environmental impact. <p>The Council will seek removal of operationally redundant communications installations and the restoration of the location to the Council's satisfaction, through planning conditions.</p>

Thematic Policy Promoting Development Locations and Infrastructure (PROM) The Council will support the creation of successful, sustainable, connected places by promoting development locations and infrastructure improvements. Locations are detailed in Area Strategies for each Local Area Partnership area.		
Objectives	Impact	Justification for predicted impact
Land Use	✓	<p>The promotion of sites, projects and infrastructure developments through this policy is designed to be consistent with the overall vision of the Plan and be consistent with the new Principal Policy structure, particularly the Purpose of Place policy. As such the proposals identified are consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO1 To achieve balanced, sustainable land use</p> <p>SO1 To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use</p> <p>SO2 To improve quality, accessibility and biodiversity of open spaces</p> <p>SO6 To overcome land access constraints and promote more sustainable forms of transport</p> <p>SO7 To ensure future supply of quality land</p> <p>SO8 To increase development on brownfield sites</p> <p>SO9 To integrate land use with transportation and other infrastructure requirements</p> <p>SO10 To identify and promote land use development opportunities</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
Ecology	✓	<p>The current policy safeguards and enhances the environment through the protection of biodiversity by promoting the Seven Lochs Wetland Park Special Landscape Areas and Green Network Improvements. As such the proposals identified are consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>HLO2 Protect, enhance and where necessary restore species and habitat</p> <p>SO3 To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice</p> <p>SO5 Take practical steps to restore, enhance and manage protected and at risk species and habitats</p> <p>SO6 Identify new sites, monitor confirmed sites and create new sites for Action Plan species and habitats</p>
Aquatic Environment	✓	<p>The particular promotion of the Seven Lochs Wetland Park is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>SO1 Adopt practices which help maintain and enhance biological resources</p> <p>SO2 To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</p> <p>SO3 To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice</p>

Geology and Soils		No significant impacts.
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities	✓	<p>The promotion of sites, projects and infrastructure developments through this policy is designed to be consistent with the overall vision of the Plan and be consistent with the new Principal Policy structure, particularly the Purpose of Place policy. As such the proposals identified are consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO2 To promote sustainable communities</p> <p>HLO3 To improve quality of life</p> <p>HLO4 To create a prosperous society where regeneration supports long term sustainable growth</p> <p>HLO5 Protect and enhance green spaces for recreation and biodiversity</p> <p>HLO9 Protect, enhance and create green spaces important for recreation and biodiversity</p> <p>SO2 To ensure development promotes greater social inclusion</p> <p>SO3 To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use</p> <p>SO5 To improve accessibility and sustainability of housing development by increasing brownfield development</p> <p>SO7 To create sustainable and safe green spaces</p> <p>SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing</p> <p>SO11 To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities</p> <p>SO12 To improve poor environments which contribute to ill health</p> <p>SO13 To create vibrant, attractive and functional woodland environments</p>
Summary		This policy will positively affect a number of SEA objectives through the promotion of Town Centres, identification of brownfield regeneration opportunities, new and enhanced environmental projects and designations and new and enhanced infrastructure. The Policy has been strengthened with the addition of further site assessment considerations and protections.
Mitigation		None required. Mitigation for sites is identified in site assessments.

PROT PROTECTING ASSETS

PROT A POLICY Natural Environment and Green Network Assets

North Lanarkshire Council will protect natural and resilient sustainable places by safeguarding natural heritage assets.

When considering future development affecting the natural environment and the specific Green Network Assets identified in this Policy, the Council will seek guidance where appropriate from NatureScot. NatureScot has produced a variety of policy and guidance documents for aspects of the natural environment which the Council will utilise and will expect developers to consider in preparing proposals.

Site categories identified in this Policy are locations protected for their importance for species or habitats, or other environmental value.

Category A1

International (Designated by NatureScot)
Special Areas of Conservation / Special Protection Areas

Development proposals likely to have a significant effect on a European site will be subject to an Appropriate Assessment. Where an Appropriate Assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; there are imperative reasons of overriding public interest; and if compensatory measures are provided to ensure the overall coherence of the European site network is protected. Refer to Supplementary Planning Guidance 20 Biodiversity and Development for further information.

Category A2

National
Sites of Special Scientific Interest
(Designated by NatureScot)

Development that affects a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated: the objectives of the designated area and the overall integrity of the area would not be compromised; or any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.

Ancient Woodland

When assessing suitability for woodland creation, applicants should refer to the Clydeplan Forestry and Woodland Strategy. Applicants should adhere to the Scottish Government's Control of Woodland Removal Policy with regards to any development proposal on land parcels containing woodland either in full or in part.

Category A3

Local Sites
Special Landscape Areas / Seven Lochs Wetland Park / Sites of Importance for Nature Conservation / Local Nature Reserves / Geodiversity Sites / Country Parks / Formal Town Parks / Community Parks / Tree Preservation Orders* / Core Paths* and Rights of Way*

Planning permission will only be granted for proposals potentially affecting Local Sites if it can be demonstrated to the Council's satisfaction that there will be no adverse impact or that any impacts can be mitigated in environmental terms relevant to the impact.

Category A4

Urban Green Network
Natural areas (including urban wildlife corridors, trees & woodlands, watercourses & wetlands and flood plains), outdoor sports facilities* and other green open spaces contributing to quality of life in local communities.

The Council will maintain community wellbeing in residential areas by protecting the Urban Green Network. Planning permission will only be granted for proposals potentially affecting the Urban Green Network if it can be demonstrated to the Council's satisfaction that there will be no adverse impact or that any impacts can be mitigated in environmental terms. Policy EDQ3 will outline how new development proposals may protect, enhance and manage existing Green Network infrastructure and, in key locations, provide new Green Network infrastructure.

Outdoor sports facilities should not be redeveloped except where:

- the proposed development is ancillary to the principal use as an outdoor sports facility or involves a minor part not affecting its use and potential for sport or training;
- the outdoor sports facility would be replaced by a new or upgraded outdoor sports facility of comparable or greater benefit for sport and in a location convenient for its users; or

	<ul style="list-style-type: none"> a playing field, or other relevant strategy prepared in consultation with sportscotland which demonstrates a clear excess of provision to meet current and anticipated future demand in the area, and the site could be developed without detriment to the overall quality of provision.
Category A5	
Protected Species*	Development that significantly affects a species protected by law will only be permitted where an appraisal has demonstrated that the protected species would not be compromised; or any significant adverse effects on the protected species are mitigated through planning conditions or use of planning agreements to: facilitate protection of individual species members, reduce disturbance to a minimum and provide appropriate alternative habitats to sustain at least the current levels of the species locally. Not all locations important for species are identified.

** Categories of assets indicated with an asterisk are not mapped on the Protect Map.*

Prior to applying for Planning Permission applicants should confirm that designations are still in effect prior to making an application.

PROT PROTECTING ASSETS**PROT B POLICY Historic Environment Assets**

North Lanarkshire Council will protect and create resilient sustainable places by safeguarding historic environment assets.

When considering future development affecting categories of historic environment assets and their settings the Council will seek guidance where appropriate from Historic Environment Scotland. Historic Environment Scotland has produced a variety of policy and guidance documents for aspects of the historic environment which the Council will utilise and will expect developers to consider in preparing proposals.

Development should avoid causing harm to the character or setting of sites protected for their historic environment value.

Planning permission or any other relevant consent will only be granted for such sites where the character and appearance of the site and its setting, including any special interest or features of architectural or historic interest, is preserved and/or enhanced.

Category B1 International

Frontiers of the Roman Empire (Antonine Wall) World Heritage Site / Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones	There will be a presumption against development which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site as defined on the Protection Map. There will be a presumption against development within the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones which would have an adverse impact on the site and its setting, unless: mitigating action to the satisfaction of the Council in consultation with Historic Environment Scotland can be taken to redress the adverse impact; and there is no conflict with other Local Development Plan Policies.
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Category B2 National

Gardens and Designed Landscapes in Scotland	Development shall not impact adversely upon important views to, from and within them, or upon the site or setting of component features which contribute to their value.
Scheduled Monuments	Development shall preserve archaeological remains in situ and within an appropriate setting. Adverse impact on the integrity of the monument or its setting shall not be permitted unless there are exceptional circumstances. Historic Environment Scotland are responsible for granting Scheduled Monument Consent for works directly affecting a Scheduled Monument.
Kilsyth Historic Battlefield	Development should avoid causing harm to the character or setting of sites.
Category A Listed Buildings	Applications for Planning Permission in Principle are not normally considered appropriate for these historic environment assets. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting. There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting. No listed building should be demolished unless it can be clearly demonstrated: that the building is not of special interest; or that the building is incapable of repair; or that the demolition of the building is essential to delivering significant benefits to economic growth for the wider community; or that the repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. Historic Environment Scotland shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.

Category B3 Regional/Local	
Category B Listed Buildings* Category C Listed Buildings*	<p>Applications for Planning Permission in Principle are not normally considered appropriate for these Regional (Category B listed building) and Local (Category C listed building) historic environment assets.</p> <p>The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting. There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting. No listed building should be demolished unless it can be clearly demonstrated: that the building is not of special interest; or that the building is incapable of repair; or that the demolition of the building is essential to delivering significant benefits to economic growth for the wider community; or that the repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. Historic Environment Scotland shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.</p>
Conservation Areas	<p>Development shall be consistent with any relevant Conservation Area appraisal or management plan, including the provisions of any Article 4 Direction. The designs, materials, scale, and siting of any development shall be appropriate to the character of the conservation area and its setting. Trees which are considered by the Planning Authority to contribute to the character and appearance shall be preserved (or replaced with a new tree if health reasons justify). Where an existing building (listed or not) contributes positively to the character of the Conservation Area, the presumption against demolition shall apply. Demolition should not begin until there is evidence of contracts being let for the approved development.</p>
Canal Corridors	<p>Canal Corridors are important to the preservation and setting of the Forth & Clyde and Monkland Canals, which are protected as Scheduled Monuments. Development within the defined Canal Corridors shall be consistent with protecting this environment through the application of EDQ Policies.</p>
Sites of Archaeological Interest	<p>For Sites of Archaeological Interest, the aim should be to preserve in situ wherever feasible. The Council will weigh the significance of the archaeological resources and of any impacts upon them and their setting against other merits. An archaeological evaluation report may be required. Where demolition results in damage or destruction, the site shall first be appropriately recorded. The developer may be requested to supply an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording analysis, publication and archiving in advance of development, and, at the developer's expense.</p>

** Categories of assets indicated with an asterisk are not mapped on the Protect Map.*

Prior to applying for Planning Permission applicants should confirm that designations are still in effect prior to making an application.

PROT PROTECTING ASSETS**PROT C POLICY Mineral Resources**

North Lanarkshire Council will operate a presumption against proposals for development that would potentially sterilise valuable mineral resources.

In line with National Policy the Council will safeguard the categories of mineral supplies specified below. However, applications for extraction of such resources will still require to be assessed on supply, environmental, social and economic impacts, and restoration criteria in guidance.

Category C1 Construction Minerals

<p>Hard rock*</p> <p>Crushed rock aggregate*</p> <p>Sand & gravel*</p>	<p>The Council will satisfy market demands by protecting construction mineral sites from alternative development where the loss of sites would affect the 10-year supply in the Strategic Development Plan area and directing proposals for extraction to extension areas within or adjacent to existing operational sites.</p> <p>The winning of construction minerals is not considered appropriate within the urban area and within the rural area will be directed to currently operational sites in the first instance. Any proposals for the winning of construction minerals from sites over 2ha in size will have to be assessed for the impact of the development on the strategic supply as defined in the Strategic Development Plan.</p> <p>All workable mineral resources which are of economic or conservation value will be safeguarded and in considering proposals for non-mineral development we will ensure that these are not sterilised by other development.</p> <p>There is existing Supplementary Planning Guidance SPG 11 Minerals relating to Assessing Planning Applications for Minerals. Revised Planning Guidance will be prepared to reflect any changes in advice from the Coal Authority and any changes in Scottish Planning Policy, Advice or Guidance. The revised Guidance will also set out assessment methods to ensure that there will be no significant adverse impacts from mineral extraction processes including unconventional fossil fuels, in terms of noise, vibration, dust, fumes and other impacts on the human or natural environment.</p>
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Category C2 Fossil fuels

<p>Coal</p> <p>Unconventional fossil fuels</p>	<p>The Council will satisfy market demands by directing new proposals for opencast extraction to the identified search areas and for unconventional fossil fuels to the licence areas. North Lanarkshire Council is bound by the current Scottish Government advice on dealing with planning applications for unconventional fossil fuel extraction.</p> <p>There is existing Supplementary Planning Guidance SPG 11 Minerals relating to Assessing Planning Applications for Minerals. The search areas defined in this guidance will be maintained along with the broad principles of assessment until revised Planning Guidance has been prepared to reflect any changes in advice from the Coal Authority and any changes in Scottish Planning Policy, Advice or Guidance.</p> <p>Revised Planning Guidance will also set out assessment methods to ensure that there will be no significant adverse impacts from mineral extraction processes including unconventional fossil fuels, in terms of noise, vibration, dust, fumes and other impacts on the human or natural environment.</p>
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* Categories of assets indicated with an asterisk are not mapped on the Protect Map.

Prior to applying for Planning Permission applicants should confirm that designations are still in effect prior to making an application.

Thematic Policy Protecting Assets (PROT) and associated Guidance		
<p>The Council will protect natural and resilient sustainable places by safeguarding natural and built heritage assets, mineral resources.</p>		
Objectives	Impact	Justification for predicted impact
Land Use	✓	<p>This Policy is in effect a policy protecting natural assets and resources as well as indicating development constraints which may affect future development proposals. These factors will influence the appraisal of development proposals and the implementation of the policy is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO1 To achieve balanced, sustainable land use</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO12 To protect valued environmental resources</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
Ecology	✓	<p>Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>HLO2 Protect, enhance and where necessary restore species and habitat</p> <p>SO1 Adopt practices which help maintain and enhance biological resources</p> <p>SO2 To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</p> <p>SO4 To develop an effective management framework that ensures biodiversity is taken into account in all decision-making</p> <p>SO7 To protect and promote the greenbelt, SINCs, natural heritage and other locations of environmental significance</p> <p>SO8 To prevent development which will adversely affect a SSSI or other conservation designation</p>
Aquatic Environment	✓	<p>Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO1 To ensure the importance of aquatic habitats and resources is recognised and protected</p> <p>HLO2 To protect and enhance the water environment</p> <p>HLO3 Protect and enhance the water environment including coastal and river systems</p> <p>SO4 To improve overall water quality and enhance riparian habitat</p>

		SO6 To protect and enhance freshwater supplies, waterbodies and their catchments
Geology and Soils	✓	<p>Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO1 To protect the geological resource</p> <p>SO2 To ensure sustainable use and management of geology and soils</p> <p>SO4 To ensure that economically viable mineral resources may be exploited within environmentally sensitive parameters</p> <p>SO6 To minimise the disturbance to carbon rich soils, in particular peat.</p>
Waste and Resources		No significant impacts.
Energy		
Landscape and Visual	✓	<p>Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO1 To improve the quality of the urban and rural landscape</p> <p>HLO2 Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV</p> <p>HLO3 Protect and where necessary restore, landscape character, especially those designated as having particular worth</p> <p>HLO4 Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value</p> <p>SO1 To promote development which enhances urban form and function</p> <p>SO2 To improve the quality of open space</p> <p>SO3 To improve links within and between the open space network elements</p> <p>SO4 Improve streets and open spaces, upgrade access routes and develop landscapes, improve the quality of buildings and their surroundings</p> <p>SO6 To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape</p>
Cultural Heritage	✓	<p>Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives</p> <p>HLO1 To preserve and interpret cultural heritage resources</p> <p>SO1 Protect, enhance and where necessary restore building character and townscape</p> <p>SO2 Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site</p> <p>SO3 Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones</p>

		SO4 Protect, enhance and where necessary restore Scheduled Monuments SO5 Protect, enhance and where necessary restore Inventory of Gardens and Designed Landscapes in Scotland SO6 Protect, enhance and where necessary restore Listed Buildings SO7 Protect, enhance and where necessary restore Conservation Areas SO8 Protect, enhance and where necessary restore Canal Corridors SO9 Protect, enhance and where necessary restore Sites of Archaeological Interest SO10 Protect, enhance and where necessary restore Battlefield areas
Air Quality and Noise		No significant impacts.
Communities	✓	Through the identification of a range of protective designations which will influence the appraisal of development proposals and may preclude development in many areas the policy is consistent with and will have a positive effect on the following SEA objectives HLO2 To promote sustainable communities HLO3 To improve quality of life HLO5 Protect and enhance green spaces for recreation and biodiversity HLO7 Respect urban form, settlement pattern and identity HLO9 Protect, enhance and create green spaces important for recreation and biodiversity SO7 To create sustainable and safe green spaces SO8 To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing SO12 To improve poor environments which contribute to ill health
Summary		This Policy identifies a full range of policy protections covering International, National and Local designations while identifying constraints requiring the protection of resources and the consideration of the effect of development across the full range of the Policy. The outcome will be positive through reinforcing an extensive range of objectives for most SEA topics. The Policy has been strengthened, following Examination, with the addition of further site assessment considerations and protections with clearer links to other supporting Policies.
Mitigation		None required.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Placemaking Policies

1A Strategic Town Centres	
PP 1A Purpose of Place Policy	
North Lanarkshire Council will support and encourage the provision of a range of appropriate uses and improvements to the physical environment to help maintain the role and function of the Strategic Town Centres and delivery of the Ravenscraig Masterplan and Town Centre Action Plans.	
Strategic Town Centres Airdrie Coatbridge Cumbernauld Motherwell Ravenscraig Wishaw	<p>In the Strategic Town Centres, high footfall generating uses are appropriate, where the infrastructure exists to support them and facilitate the movement of large numbers of people and neighbouring uses are assessed as being compatible. This accords with the sequential approach as defined in Scottish Planning Policy, in support of the Town Centres First Principle.</p> <p>1st Strategic Town Centres, Other Town Centres and Local Centres 2nd Edge of Town Centre 3rd Commercial Centres 4th Out-of-Centre locations that are, or can be, made easily accessible by a choice of transport modes.</p> <p>Subject to the assessment thresholds set out in Policy AD 1A, these Use Classes stated in the Town and Country Planning (Use Classes) (Scotland) Order 1997, are deemed appropriate in our Strategic Town Centres: Class 1 shops, including <i>sui generis</i>: Sale or display of motor vehicles, Class 2 financial, professional and other services, including <i>sui generis</i>: Betting shops and Pay-day loan shops, taxi business, vehicle hire Class 3 food and drink, including <i>sui generis</i>: Public house, hot-food takeaway Class 4 business Class 5 general industrial Class 6 storage or distribution Class 7 hotels and hostels Class 8 residential institutions Class 9 houses, including <i>sui generis</i>: Flats Class 10 non-residential institutions Class 11 assembly and leisure, including <i>sui generis</i>: Theatre, amusement centres</p> <p>Identifying acceptable uses in each of the Strategic Town Centres does not imply permitted change between those uses. Changes of use, along with potentially ancillary uses, will be subject to assessment against legislation and other Policies in the Plan.</p> <p>The physical environment plays a vital role in the perception of overall attractiveness of our Strategic Town Centres as places to shop, invest, live and work. As such, proposals that seek to enhance the physical environment, for example, through streetscape works and regeneration initiatives are supported and encouraged. The Council's Ambition intends that a coordinated approach be taken that is tailored to the individual characteristics of each centre. The best means of delivering this ambition is through Town Centre Action Plans.</p> <p>All proposed development will be subject to assessment against legislation and other Policies in the Plan.</p>

1B Other Town Centres	
PP 1B Purpose of Place Policy	
North Lanarkshire Council will support and encourage the provision of a range of appropriate uses and improvements to the physical environment to help maintain the role and function of the Other Town Centres within the Network of Centres and support delivery of Town Centre Action Plans.	
Other Town Centres Bellshill Kilsyth Shotts	<p>In the Other Town Centres, high footfall generating uses are appropriate, where the infrastructure exists to support them and facilitate the transport of large numbers of people and neighbouring uses are assessed as being compatible. This accords with the sequential approach as defined in Scottish Planning Policy in support of the Town Centres First Principle.</p> <p>1st Strategic Town Centres, Other Town Centres and Local Centres 2nd Edge of Town Centre 3rd Commercial Centres 4th Out-of-Centre locations that are, or can be, made easily accessible by a choice of transport modes.</p> <p>Subject to the assessment thresholds set out in Policy AD 1B, these Use Classes stated in the Town and Country Planning (Use Classes) (Scotland) Order 1997, are deemed appropriate in our Other Town Centres:</p> <p>Class 1 shops, including <i>sui generis</i>: Sale or display of motor vehicles, Class 2 financial, professional and other services, including <i>sui generis</i>: Betting shops and Pay-day loan shops, taxi business, vehicle hire Class 3 food and drink, including <i>sui generis</i>: Public house, hot-food takeaway Class 4 business Class 5 general industrial Class 6 storage or distribution Class 7 hotels and hostels Class 8 residential institutions Class 9 houses, including <i>sui generis</i>: Flats Class 10 non-residential institutions Class 11 assembly and leisure, including <i>sui generis</i>: Theatre, amusement centres</p> <p>Identifying acceptable uses in each of the Other Town Centres does not imply permitted change between those uses. Changes of use, along with potentially ancillary uses, will be subject to assessment against legislation and other Policies in the Plan.</p> <p>The physical environment plays a vital role in the perception of overall attractiveness of our Other Town Centres as places to shop, invest, live and work. As such, proposals that seek to enhance the physical environment, for example, through streetscape works and regeneration initiatives are supported and encouraged. The Council's Ambition intends that a coordinated approach be taken that is tailored to the individual characteristics of each centre. The best means of delivering this ambition is through Town Centre Action Plans.</p> <p>All proposed development will be subject to assessment against legislation and other Policies in the Plan.</p>

1C Local Centres**PP 1C Purpose of Place Policy**

North Lanarkshire Council will encourage a range of uses and a level of development in these Centres to meet the needs of their localities, whilst directing significant footfall generating uses in line with the Town Centres First Principle.

Local Centres Abrohill Kirkwood Muirhouse Netherton Newarthill Balmalloch Bargeddie Blairgrove Carfin Orbiston Overtown Stane Stepps Thrashbush Calderbank Caldercruix Chapelhall Clarkston Cleland Condorrat Chryston Coatdyke Craigmarloch Harthill Holytown Tannochside Mossend Newmains Forgewood Gartsherrie Glenboig Whifflet Cambusnethan Glenmavis New Stevenston	Local Centres (continued) Airbles Street, Motherwell Aitchison Street, Airdrie Calder Street, Coatbridge Craigneuk, Wishaw Eastfield, Cumbernauld Viewpark (Market Place) Cumbernauld Rail Station Cumbernauld Village Glenmanor Avenue, Moodiesburn Old Edinburgh Road, Viewpark Petersburn Four Isles Petersburn Glen Road Station Road, Shotts Stoneyetts Road, Moodiesburn Townhead, Coatbridge Logans Road, Motherwell Lorne Place, Coatbridge Manse Road, Motherwell Merry Street, Motherwell Russell Colt Street, Coatbridge Katherine Park, Airdrie Hamilton Road, Bellshill Kenilworth Court, Cumbernauld Woodside Street, Coatbridge	<p>Local Centres provide a range of services and opportunities that reflect the communities they serve. Larger scale, high footfall generating uses are more appropriate in Town Centres, where the infrastructure exists to support them and facilitate the transport of large numbers of people and neighbouring uses. This accords with the sequential approach as defined in Scottish Planning Policy, in support of the Town Centres First Principle.</p> <p>1st Strategic Town Centres, Other Town Centres and Local Centres 2nd Edge of Town Centre 3rd Commercial Centres 4th Out-of-Centre locations that are, or can be, made easily accessible by a choice of transport modes.</p> <p>Subject to the assessment thresholds set out in Policy AD 1C, these Use Classes stated in the Town and Country Planning (Use Classes) (Scotland) Order 1997, are deemed appropriate in our Local Centres:</p> <p>Class 1 shops, including <i>sui generis</i>: Class 2 financial, professional and other services, including <i>sui generis</i>: <i>Taxi business, Betting shops and Pay-day loan shops</i> Class 3 food and drink, including <i>sui generis</i>: <i>Public house, hot-food takeaway</i> Class 4 business Class 5 general industrial Class 6 storage or distribution Class 7 hotels and hostels Class 8 residential institutions Class 9 houses, including <i>sui generis</i>: <i>Flats</i> Class 10 non-residential institutions Class 11 assembly and leisure</p> <p>Identifying acceptable uses in each of the Local Centres does not imply permitted change between those uses. Changes of use, along with potentially ancillary uses, will be subject to assessment against legislation and other Policies in the Plan.</p> <p>All proposed development will also be subject to assessment against legislation and other Policies in the Plan.</p>
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2A Strategic Business Centres	
PP 2A Purpose of Place Policy	
North Lanarkshire Council will encourage large scale business users to locate in our Strategic Business Centres and safeguard their character from dilution by other inappropriate uses and support upgrading of premises, amenities, access, parking and green space.	
Strategic Business Centres Eurocentral-Mossend-Newhouse Gartcosh-Kilgarth-Gartsherrie Ravensraig Strathclyde-Righead-Bellshill Westfield, Cumbernauld	<p>Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.</p> <p>These Centres are of such a scale and location that they can accommodate a full range of Class 4 Business, Class 5 General Industrial and Class 6 Storage or Distribution uses. In addition, the introduction of a limited range of ancillary activities can be appropriate to maintain and support the operation of the Centres and their occupiers. Ancillary uses include limited retail, day-care nurseries and hotels to serve occupiers.</p> <p>Ancillary Development is development in the following classes that supports the operation of an existing use in the Centre, or the operation of the Centre, by providing uses at a scale appropriate to the Centre.</p> <ul style="list-style-type: none"> • Class 1 Shops (Convenience) • Class 2 Financial and Professional Services • Class 3 Food and Drink including <i>sui generis</i>: hot-food takeaway • Class 7 Hotels and Hostels <p>Assessment of Appropriateness of any proposal for ancillary development within the Business Centre in which it is proposed, should include a business plan or statement justifying that the development is designed to serve the Centre in which it is located.</p> <p>Strategic Business Centres are large-scale business investment centres, offering a full range of sites with good locations for major rail/motorway connections. Policy PP 2A recognises this and safeguards their Character from dilution by other, non-ancillary or inappropriate uses.</p> <p>Proposals for non-ancillary development or changes of use will generally not be supported, however, for any non-ancillary or high-footfall generating uses the following information should be supplied for assessment in justification of the suitability of this development for the Business Centre in which it is being proposed:</p> <ul style="list-style-type: none"> • the Town Centres First Sequential Approach as defined in Policy PP1A • a statement on the mix of uses, the scale and nature of existing development in the Business Centre (all proposals require to satisfy the provisions of Policy EDQ 1). • its impact on the attractiveness as a location for industry and business (all proposals require to satisfy the provisions of Policy EDQ 3). • evidence that there is a requirement for a building with use-specific characteristics (e.g. roof height, layout, security). • Its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy CI3 and Policy EDQ 3). <p>All proposed development will be subject to assessment against legislation and other Policies in the Plan.</p>

2B Local Business Centres

PP 2B Purpose of Place Policy

North Lanarkshire Council will encourage small, medium and large sized enterprises to locate in our Local Business Centres, safeguard their character from dilution by other, inappropriate uses and support upgrading of premises, amenities, access, parking and green spaces.

Local Business Centres

Blairlinn-Lenziemill, Cumbernauld
 Brownsburn, Airdrie
 Buchanan Gate, Stepps
 Caldeen Road, Coatbridge
 Chapelhall
 Excelsior, Wishaw
 Flemington, Motherwell
 Greenhill, Coatbridge
 High Street, Shotts
 Shawhead and Cambro, Coatbridge
 Tannochside
 Wardpark North, Cumbernauld
 Wardpark South, Cumbernauld

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

These locations can accommodate a full range of Class 4 Business, Class 5 General Industrial and Class 6 Storage or Distribution uses.

Ancillary Development is development in the following classes that supports the operation of an existing use in the Centre, or the operation of the Centre, by providing uses at a scale appropriate to the Centre.

- Class 1 Shops (Convenience)
- Class 2 Financial and Professional Services
- Class 3 Food and Drink including *sui generis: hot-food takeaway*
- Class 11 Assembly and Leisure

Assessment of Appropriateness of any proposal for ancillary development within the Business Centre in which it is proposed, should include a business plan or statement justifying that the development is designed to serve the Centre in which it is located.

Local Business Centres are primarily for small, medium and large sized enterprises to locate. Policy PP2B recognises this and safeguards their Character from dilution by other, inappropriate uses and support upgrading of premises, amenities, access, parking and green spaces.

Proposals for non-ancillary development or changes of use **will generally not be supported however**, for any non-ancillary or high-footfall generating uses the following information should be supplied for assessment in justification of the suitability of this development for the Business Centre in which it is being proposed:

- the **Town Centres First Sequential Approach assessment** as defined in Policy PP1A.
- a statement on the mix of uses, the scale and nature of existing development in the Business Centre (all proposals require to satisfy the provisions of Policy EDQ 1).
- its impact on the attractiveness as a location for industry and business (all proposals require to satisfy the provisions of Policy EDQ 3).
- evidence that there is a requirement for a building with use-specific characteristics (e.g. roof height, layout, security).
- evidence that the proposal will result in economic benefit.
- Its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy CI3 and Policy EDQ 3).

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

2C Visitor Economy Areas & Locations

PP 2C Purpose of Place Policy

North Lanarkshire Council will support the provision of tourism and leisure facilities in the Visitor Economy Locations.

Visitor Economy Areas

Kilsyth Hills & Kelvin Valley
Palacerigg Country Park, Cumbernauld
North Lanarkshire Canals
Drumpellier Country Park/Seven Lochs
Wetland Park
Strathclyde Country Park, Motherwell

Visitor Economy Locations

Auchinstarry, Kilsyth
Broadwood, Cumbernauld
Time Capsule, Coatbridge
Summerlee, Coatbridge
Ravenscraig Regional Sports Centre
Wishaw Sports Centre

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

There are a number of facilities that are specifically designed to cater for leisure and tourism. Striking an appropriate balance between the benefits from sustainable economic growth and any impacts arising that could compromise the character of an area or location may require suitable mitigation.

The introduction of a limited range of ancillary activities can be appropriate to maintain and support the operation of the Visitor Economy Locations. Ancillary uses include limited retail and hotels/accommodation, but any high-footfall generating, non-tourism uses will be subject to the **Town Centres First Sequential Approach** (1st Strategic Town Centres, Other Town Centres and Local Centres/ 2nd Edge of Town Centre/ 3rd Commercial Centres/ 4th Out-of-Centre locations that are, or can be, made easily accessible by a choice of transport modes).

- Class 1 Shops, restricted to within existing or improved facilities
- Class 3 Food and Drink, restricted to within existing or improved facilities
- Class 7 Hotels and Hostels, accommodation occupancy restricted to non-permanent use
- Class 9 Houses, accommodation occupancy restricted to non-permanent use
- Class 11 Assembly and Leisure, restricted to within existing or improved facilities

Assessment of appropriateness of any proposal for Visitor Economy development, development ancillary to the Visitor Economy Location, or change of use within the Visitor Economy Location in which it is proposed, should include, but not be limited to:

- a business plan or statement justifying that the development is designed to serve the Visitor Economy Location in which it is located and that it has been assessed using the **Town Centres First Sequential Approach**, as defined in Policy PP1A.
- a statement on the mix of uses, the scale and nature of existing development in the Land Use Character Area (all proposals require to satisfy the provisions of Policy EDQ 1).
- its impact on the attractiveness as a Visitor Economy Location (all proposals require to satisfy the provisions of Policy EDQ 3).
- evidence that there is a specific locational requirement for the proposal.
- evidence that the proposal will result in significant economic benefit.
- its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy CI 3 and Policy EDQ 3).

With regard to any proposed development at Palacerigg Country Park, planning permission will only be granted if there would be no adverse effect on the integrity of the Slamannan Plateau SPA and/or West Fannyside Moss SAC, either alone or in combination with other plans or projects.

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

3 General Urban Area

PP 3 Purpose of Place Policy

North Lanarkshire Council seeks to maintain and improve the level of amenity in urban areas, by encouraging development that is in keeping with their residential character and encouraging diversity in more mixed-use areas.

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

General Urban Areas are either primarily residential in character, or have a mixture of recognisably urban uses.

The aim of the Plan is to maintain and improve the level of amenity appropriate for the local context. Development in Classes 8 (Residential Institutions) and 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 is deemed to support the purpose of those places and offer the best opportunity to meet the aims of those places. This will primarily be achieved through the provisions of the Environmental and Design Qualities Policies of the Plan, which will also be applied to all proposals for developments of Classes 8 and 9.

The maintenance of the existing mix of other urban uses, or introduction of a limited range of ancillary uses and activities, outwith Classes 8 and 9, of an appropriate scale, within recognisably mixed use areas (see Assessment of Appropriateness below), can be appropriate to maintain and support the operation of the General Urban Area.

An **Assessment of Appropriateness** submitted by the applicant in relation to any proposal for new development, ancillary development, or change of use, **outwith Classes 8 and 9** and within the General Urban Area should include, but not be limited to:

- a business plan or statement justifying that the development is ancillary development designed to serve the area in which it is located and that it has been assessed using the **Town Centres First Sequential Approach**, as defined in Policy PP1A.
- a statement on the mix of uses, scale and nature of existing development in the General Urban Area (all proposals require to satisfy the provisions of Policy EDQ 1).
- a statement on whether the proposal is an intensification of an existing use.
- its impact on the attractiveness of the General Urban Area (all proposals require to satisfy the provisions of Policy EDQ 3).
- evidence that there is a specific locational requirement for the proposal.
- evidence that the proposal will result in significant economic benefit.
- its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy CI 3 and Policy EDQ 3).

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

4 Green Belt

PP 4 Purpose of Place Policy

North Lanarkshire Council will protect the setting of communities, support regeneration by directing growth to urban areas, protect natural assets and provide a high quality environment, by promoting a Green Belt as defined on the Promote Map.

North Lanarkshire Council will support developments for agriculture, forestry, recreation, or developments that need a non-urban location, including, where appropriate, Visitor Economy related development.

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

The purpose of the Green Belt is to protect the setting of communities, support regeneration by directing growth to urban areas, protect natural assets and provide a high quality environment. North Lanarkshire Council will encourage development appropriate for a Green Belt location by resisting development that is not for agriculture, forestry, recreation, tourism, or needs a Green Belt location, whilst allocating appropriate land for urban expansion. With regard to development that needs a Green Belt location, the need will be balanced against any adverse effects on the purposes of the Green Belt.

Assessment of Appropriateness of any proposal for development (excluding Householder Development), or change of use, within the Green Belt, should include, but not be limited to:

- support by a business plan, or statement justifying that the development is compatible with the Green Belt.
- a statement that the proposal is not best suited to being located in a Centre, or General Urban Area, taking the Town Centres First Sequential Approach where appropriate.
- a statement on the scale and nature of existing development in the Green Belt (all proposals require to satisfy the provisions of all EDQ Policies).
- evidence that there is a specific locational requirement for the proposal.
- evidence that the proposal will result in significant economic benefit.
- its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policy CI 3 and Policy EDQ 3).

The Council will resist other forms of development, through the full range of Policies in the Plan. Any application for planning permission will be subject to appropriate assessment of its impacts through the limits defined in the Amount of Development policy.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

5 Countryside

PP 5 Purpose of Place Policy

North Lanarkshire Council will support the Countryside, as defined on the Promote Map, by accommodating limited development such as Visitor Economy related development, extending existing businesses and settlements, and agricultural diversification.

North Lanarkshire Council will resist pressure for sporadic and isolated development in the Countryside, protect and enhance local landscapes and encourage the creation of jobs and services to serve Countryside communities.

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

All of the uses that are appropriate in the Green Belt are appropriate in the Countryside. However, in addition to these, proposals for limited expansion of existing businesses and settlements, agricultural diversification and local job creation will be encouraged.

Assessment of appropriateness of any proposal for development (excluding Householder Development), or change of use, within the Countryside, should include, but not be limited to:

- support by a business plan, or statement justifying that the development is compatible with the Countryside.
- a statement that the proposal is not best suited to being located in a Centre, or General Urban Area, taking the **Town Centres First Sequential Approach**, where appropriate.
- a statement on the scale and nature of existing development in the Countryside (all proposals require to satisfy the provisions of all EDQ Policies).
- evidence that the development is an expansion of an existing business and/or settlement in the Countryside.
- evidence that the development is an expansion/replacement of an existing building or cluster of buildings in the Countryside (all proposals require to satisfy the provisions of all EDQ Policies).
- evidence that there is a specific locational requirement for the proposal.
- evidence that the proposal will result in significant economic benefit.
- its impact on travel patterns and accessibility by sustainable modes of transport (all proposals require to satisfy the provisions of Policies CI 3, EDQ 1 and EDQ 3).

Development not meeting these requirements **will not be supported**.

The Council will resist sporadic or isolated development in the Countryside through the application of the full range of Policies in this Plan and any applications for planning permission will be subject to appropriate assessment of its impacts through the limits defined in the Amount of Development Policy.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

Principal Policy Purpose of Place (PP) Every part of North Lanarkshire is in one of nine CHARACTER AREAS , each with a purpose based on the uses that are or should be there. Each area faces challenges to their ability to fulfil their purpose. The Council seeks to reinforce PURPOSE of places through USES that take place there.		
Objectives	Impact	Justification for predicted impact
Land Use	✓	Through the identification of character areas and clearly stating their purpose and the challenges for the areas this policy is consistent with the SEA objectives HLO1 To achieve balanced, sustainable land use SO11 To promote more environmentally friendly patterns of development and land uses SO13 To protect landscape setting creating a defensible urban edge
Ecology		No significant impacts.
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy	✓	Positive impact through seeking to maintain and enhance the role and function of character areas through encouraging ancillary and compatible uses consistent with sub objective SO1 Reduce the need to travel and journey length
Landscape and Visual	✓	Through the identification of character areas and clearly stating their purpose and the challenges for the areas this policy is consistent with the SEA objectives of HLO2 Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV HLO3 Protect and where necessary restore, landscape character, especially those designated as having particular worth SO1 To promote development which enhances urban form and function SO6 To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape SO7 To upgrade the quality of urban form and encourage good quality urban design
Cultural Heritage		No significant impacts.
Air Quality and Noise		
Communities	✓	Through recognition of Character areas and the application of the Policy principles this Policy is consistent with the high level objective of developing sustainable communities through a healthy and inclusive population in a high quality built environment. HLO1 To promote community regeneration HLO2 To promote sustainable communities

		HLO3 To improve quality of life HLO7 Respect urban form, settlement pattern and identity SO11 To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities
Summary		The merging of strategic Principal Policy and associated Guidance, through the acceptance of the Recommendations from the Examination, has the aim to achieve more distinctive, successful places across the character areas by over time influencing the uses and form of development and protecting amenity. It is therefore considered to have potential significant impacts on the objectives and sub-objectives relating to sustainable patterns of development and community, with no significant impacts on other SEA topic objectives.
Mitigation		None required.

1A Strategic Town Centres

AD 1A Amount of Development Policy

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.

1 shops	2 services	3 food & drink	4 business	5 General industrial	6 Storage or distribution	7 hotels & hostels	8 residential institutions	9 houses	10 non- residential institutions	11 assembly & leisure	Renewable Energy	Utilities	Green Network
Over 5,000m ² subject to the Sequential Approach and the assessment of impact	No assessment of amount of development is required		Assessment of Appropriateness			No assessment of amount of development is required					Refer to Policies EDQ, PROM and PROT		

Where specified by this Policy applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

Proposals for developments of Class 1 with floor space over 5,000m² will be subject to the **Town Centres First Sequential Approach** and assessment of impact on the other Strategic Centres and Town Centres across the Glasgow city region network, as required by Clydeplan Strategic Development Plan.

Through the Sequential Approach set out at Policy PP 1A the availability and suitability of alternative sites must be assessed and quantified. This accords with Scottish Planning Policy, guidance and practice.

An assessment of impact will take the form of a Retail Statement, or Retail Assessment, outlining the effect of development on the network of centres.

Any amount of Class 4 Business, Class 5 General Industrial, Class 6 Storage or Distribution will be subject to an Assessment of Appropriateness (see Policies PP 2A, PP 2B, PP 2C) of the development for Strategic and Local Business Centres.

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

1B Other Town Centres

AD 1B Amount of Development Policy

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.

1 shops	2 services	3 food & drink	4 business	5 industrial	6 Storage or distribution	7 hotels & hostels	8 residential institutions	9 houses	10 non- residential institutions	11 assembly & leisure	Renewable Energy	Utilities	Green Network
Over 2,500m ² subject to the Sequential Approach and the assessment of impact	No assessment of amount of development is required		Assessment of Appropriateness			No assessment of amount of development is required					Refer to Policies EDQ, PROM and PROT		

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

Proposals for developments of Class 1 floor space over 2,500m² will be subject to the **Town Centres First Sequential Approach** and assessment of impact on the other Strategic Centres and Town Centres across the Glasgow city region network, as required by Clydeplan Strategic Development Plan.

Within the Amount of Development Policy where there is reference to impact on Other Town Centres, this will take the form of a Retail Statement, or Retail Assessment, outlining the effect of development on the network of Mixed-Use Centres.

Through the Sequential Approach set out at Policy PP 1B, the availability and suitability of alternative sites must be assessed and quantified. This accords with Scottish Planning Policy, guidance and practice.

Any amount of Class 4 Business, Class 5 General Industrial, Class 6 Storage or Distribution will be subject to an Assessment of Appropriateness (see Policies PP 2A, PP 2B, PP 2C) of the development for Strategic and Local Business Centres.

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

1C Local Centres

AD 1C Amount of Development Policy

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.

1 shops	2 services	3 food & drink	4 business	5 General industrial	6 Storage or distribution	7 hotels & hostels	8 residential institutions	9 houses	10 non-residential institutions	11 Assembly & leisure	Renewable Energy	Utilities	Green Network
Over 500m ² subject to the Sequential Approach and the assessment of impact			Any amount of development - Assessment of Appropriateness			Any amount of development subject to the Sequential Approach		Use appropriate	Any amount of development subject to the Sequential Approach and the assessment of impact		Refer to Policies EDQ, PROM and PROT		

Where specified by this Policy applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

In accordance with the Town Centres First Principle and the limited size of the centres, any development of over 500 m² (gross) floor space of Use Classes 1,2 and 3, identified in Policy AD 1C, will have to be assessed using the **Town Centres First Sequential Approach** and for their impact on Strategic Town Centres and Other Town Centres.

Within the Amount of Development Policy where there is reference to impact on Local Centres this will take the form of a Retail Statement, or Retail Assessment, outlining the effect of development on the network of Mixed-Use Centres.

Any amount of Class 4 Business, Class 5 General Industrial, Class 6 Storage or Distribution will be subject to an Assessment of Appropriateness (see Policies PP 2A, PP 2B, PP 2C) of the development for Strategic and Local Business Centres.

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

2A Strategic Business Centres

AD 2A Amount of Development Policy

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.

1 shops comparison	1 shops convenience	2 services	3 Food & drink	4 business	5 General industrial	6 Storage or distribution	7 hotels & hostels	8 residential institutions	9 houses	10 non-residential institutions	11 assembly & leisure	Construction minerals	Renewable Energy	Utilities	Green Network
Use not appropriate	Ancillary - Assessment of Appropriateness and scale			No assessment of amount of development is required			Ancillary - Assessment of Appropriateness and scale of impact	Use not appropriate					Refer to Policies EDQ, PROM and PROT		

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

If the proposed use is deemed appropriate, its scale has to be assessed. The Purpose of Place Policy 2A identifies Centres where development in Classes 4, 5 and 6 is deemed to support the purpose of those places and offer the best opportunity to meet the aims of those places. For Strategic Business Centres, this means any amount of development in Classes 4, 5 and 6.

Assessment of amount of any proposal for ancillary development, or change of use within the Strategic Business Centre in which it is proposed should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use.
- its impact on land supply for industry and business.
- evidence regarding the existence of suitable alternative sites.
- evidence regarding the re-use of vacant or underutilised industrial land.

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

Notes

Ancillary Uses: See Purpose of Place Policy PP 2A for appropriate uses

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

2B Local Business Centres

AD 2B Amount of Development Policy

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.

1 shops comparison	1 shops convenience	2 services	3 food & drink	4 business	5 General industrial	6 Storage or distribution	7 Hotels & hostels	8 residential institutions	9 houses	10 non-residential institutions	11 assembly & leisure	Construction minerals	Renewable Energy	Utilities	Green Network
Use not appropriate	Ancillary - Assessment of Appropriateness and scale			No assessment of amount of development is required			Use not appropriate				Ancillary - Assessment of Appropriateness and scale	Use not appropriate	Refer to Policies EDQ, PROM and PROT		

Where specified by this Policy applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

If the proposed use is deemed appropriate, its scale has to be assessed. Policy PP 2B identifies Centres where development in Classes 4, 5 and 6 is deemed to support the purpose of those places and offer the best opportunity to meet the aims of those places. For Local Business Centres, this means any amount of development in Use Classes 4, 5 and 6.

Assessment of amount of any proposal for ancillary development, or change of use within the Local Business Centre in which it is proposed should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use
- its impact on land supply for industry and business
- evidence regarding the existence of suitable alternative sites
- evidence regarding the re-use of vacant or underutilised industrial land

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

Notes

Ancillary Uses: See Purpose of Place Policy PP 2B for appropriate uses

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

2C Visitor Economy Areas & Locations

AD 2C Amount of Development Policy

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.

1 shops	2 services	3 food & drink	4 business	5 General industrial	6 Storage or distribution	7 hotels & hostels	8 residential institutions	9 houses	10 non- residential institutions	11 assembly & leisure	Construction minerals	Renewable Energy	Utilities	Green Network
Ancillary - Assessment of Appropriateness and scale	Use not appropriate	Ancillary - Assessment of Appropriateness and scale	Use not appropriate			Ancillary - Assessment of Appropriateness and scale	Use not appropriate			Ancillary - Assessment of Appropriateness and scale	Use not appropriate	Refer to Policies EDQ, PROM and PROT		

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

Appropriateness refers to the nature and scale of the development and whether it would be more appropriate in a Land Use Character Area designated for the size and class of development proposed, or whether there are considerations which can be introduced to justify that the development is appropriate for a Visitor Economy Location.

Assessment of amount of any proposal for ancillary development, or change of use within the Visitor Economy Area in which it is proposed should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use
- its impact on land supplies
- evidence regarding the existence of suitable alternative sites
- evidence regarding the re-use of vacant or underutilised industrial land

Development not meeting these requirements **will not be supported**.

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

Notes

Ancillary Uses: See Purpose of Place Policy PP 2C for appropriate uses

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Sequential Approach: 1st Strategic Town Centres, Other Town Centres and Local Centres/ 2nd Edge of Town Centre/ 3rd Commercial Centres/ 4th Out-of-Centre locations that are, or can be, made easily accessible by a choice of transport modes

3 General Urban Area

AD 3 Amount of Development Policy

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (Use Class), scale and location of development.

1 shops	2 services	3 food & drink	4 business	5 General industrial	6 Storage or distribution	7 hotels & hostels	8 residential institutions	9 houses	10 non-residential institutions	11 assembly & leisure	Renewable Energy	Utilities	Green Network
Any amount of development – impact on Strategic Town, Other Town and Local Centres and subject to Sequential Approach			Any amount of development – Assessment of Appropriateness and scale			Any amount of development – subject to Sequential Approach	No assessment of amount of development is required	Any amount of development – subject to a Sequential Approach			Refer to Policies EDQ, PROM and PROT		

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow-consideration of the proposal.

Appropriateness (considered under the provisions of Policy PP3) refers to the nature and scale of the development and whether it would be more appropriate in a Character Area designated for the size and class of development proposed, or whether there are considerations which can be introduced to justify that the development is appropriate for the General Urban Area.

If the proposed use is deemed appropriate under Policy PP3, its scale has to be assessed. In addition to the provisions of the Environmental & Design Qualities Policies, an assessment of the amount of development for any new proposal, ancillary development, or change of use within the General Urban Area should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use
- its impact on land supplies
- evidence regarding the existence of suitable alternative sites
- evidence regarding the re-use of vacant or underutilised industrial land

Development not meeting these requirements **will not be supported**.

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

Notes

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

4 Green Belt

AD 4 Amount of Development Policy

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (Use Class), scale and location of development.

1 shops	2 services	3 food & drink	4 business	5 General industrial	6 Storage or distribution	7 hotels & hostels	8 residential institutions	9 houses	10 non-residential institutions	11 assembly & leisure	Construction minerals	Renewable Energy	Utilities	Green Network
Any amount of development – impact on Strategic Town, Other Town and Local Centres and subject to Sequential Approach (Policy PP4)			Any amount of development – Assessment of Appropriateness (Policy PP4)			Any amount of development – subject to a Sequential Approach (Policy PP4)		To support Green Belt appropriate use. (Policy PP4)	Any amount of development – subject to a Sequential Approach (Policy PP4)		Any amount of development. If over 2Ha assess impact on strategic supply	Refer to Policies EDQ, PROM and PROT		

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal.

Appropriateness refers to the nature and scale of the development and whether it would be more appropriate in a Land Use Character Area designated for the size and class of development proposed, or whether there are considerations which can be introduced to justify that the development is appropriate for the Green Belt, supported by a business plan, or statement.

Assessment of amount of any development, or change of use within the Green Belt should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use.
- its impact on land supplies, including all housing proposals over 10 units on the Housing Land Supply.
- evidence regarding the existence of suitable alternative sites.

Development not meeting these requirements **will not be supported**.

All proposals for housing of over 10 units should include an assessment of its impact on the Council's Housing Land Supply, as required by Clydeplan Strategic Development Plan. Attention is also drawn to the requirements of PROM LOC3 POLICY Housing Development Sites.

The winning of construction minerals is not considered appropriate within the urban area. Within the Green Belt and Countryside this will be directed to currently operational sites in the first instance. Any proposals for the winning of construction minerals from sites over 2Ha in size will have to be assessed for the impact of the development on the strategic supply as defined in the Strategic Development Plan.

There is existing guidance on Assessing Applications for Minerals. The search areas defined in this guidance will remain the same under the Local Development Plan, along with the broad principles of assessment, but the guidance will be updated to reflect the policies of the Local Development Plan and any changes in Scottish Planning Policy, advice or guidance.

All proposed development will be subject to assessment against legislation and other Policies in the Plan.

Notes

Ancillary Uses: See Purpose of Place Policy PP 4 for appropriate uses

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Sequential Approach: 1st Strategic Town Centres, Other Town Centres and Local Centres/ 2nd Edge of Town Centre/ 3rd Commercial Centres/ 4th Out-of-Centre locations that are, or can be, made easily accessible by a choice of transport modes

5 Countryside

AD 5 Amount of Development Policy

Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (Use Class), scale and location of development.

1 shops	2 services	3 food & drink	4 business	5 General industrial	6 Storage or distribution	7 hotels & hostels	8 residential institutions	9 houses	10 non-residential institutions	11 assembly & leisure	Construction minerals	Renewable Energy	Utilities	Green Network
Any amount of development – impact on Strategic Town, Other Town and Local Centres and subject to Sequential Approach (Policy PP5)			Any amount of development – Assessment of Appropriateness (Policy PP5)			Any amount of development – subject to a Sequential Approach (Policy PP5)		To support Green Belt appropriate use. (Policy PP5)	Any amount of development – subject to a Sequential Approach (Policy PP5)		Any amount of development. If over 2Ha assess impact on strategic supply	Refer to Policies EDQ, PROM and PROT		

Where specified by this Policy, applicants will be expected to provide the identified appraisals or assessments, which should be submitted with any planning application to allow consideration of the proposal. In addition to those developments suitable for the Green Belt, the purpose of the designated Countryside is to encourage and accommodate limited development by extending existing businesses and settlements in the countryside and by supporting agricultural diversification and local job creation.

The Council will resist sporadic or isolated development in the Countryside through the application of the full range of policies in this plan and any applications will be subject to appropriate assessment of its impacts through the limits defined in the Amount of Development Policy. Appropriateness refers to the nature and scale of the development and whether it would be more appropriate in a Land Use Character Area designated for the size and class of development proposed, or whether there are considerations which can be introduced to justify that the development is appropriate for the Countryside, supported by a business plan, or statement.

Assessment of amount of any development, or change of use within the Countryside should include, but not be limited to:

- a statement on whether the proposal is an intensification of an existing use.
- its impact on land supplies, including all housing proposals over 10 units on the Housing Land Supply.
- evidence regarding the existence of suitable alternative sites.
- evidence regarding the re-use of vacant or underutilised industrial land.

Development not meeting these requirements **will not be supported**.

All proposals for housing of over 10 units has to include an assessment of its impact on the Council's Housing Land Supply, as required by Clydeplan Strategic Development Plan.

The winning of construction minerals is not considered appropriate within the urban area and within the Green Belt and Countryside will be directed to currently operational sites in the first instance. Any proposals for the winning of construction minerals from sites over 2ha in size will have to be assessed for the impact of the development on the strategic supply as defined in the Strategic Development Plan.

There is existing guidance on Assessing Applications for Minerals (SPG 11). The search areas defined in this guidance will remain the same under the Local Development Plan, along with the broad principles of assessment, but the guidance will be updated to reflect the Policies of the Local Development Plan and any changes in Scottish Planning Policy, advice or guidance.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

Notes: Ancillary Uses: See Purpose of Place Policy PP 5 for appropriate uses

Use Classes in the above table do not include *Sui Generis* uses within any Class of development in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Sequential Approach: 1st Strategic Town Centres, Other Town Centres and Local Centres/ 2nd Edge of Town Centre/ 3rd Commercial Centres/ 4th Out-of-Centre locations that are, or can be, made easily accessible by a choice of transport modes

Principal Policy		
Amount of Development (AD)		
Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class), scale and location of development.		
Objectives	Impact	Justification for predicted impact
Land Use	✓	By identifying appropriate types and amounts of development suitable for areas, expressing the criteria against which proposals not consistent with them should be assessed and by directing, controlling and assessing the impact of the amount of development in particular character areas this Policy will have apposite impact and is consistent with the SEA objectives HLO1 To achieve balanced, sustainable land use SO7 To ensure future supply of quality land SO8 To increase development on brownfield sites SO11 To promote more environmentally friendly patterns of development and land uses SO12 To protect valued environmental resources SO13 To protect landscape setting creating a defendable urban edge
Ecology		No significant impacts.
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Landscape and Visual		
Cultural Heritage		
Air Quality and Noise		
Communities	✓	Through the introduction of the potential for ancillary development and a wider range of compatible developments in Character Areas this policy is consistent with High Level Objective HLO4 To create a prosperous society where regeneration supports long term sustainable growth
Summary		The Local Development Plan considers the merits of proposed housing, retailing, office, business, industrial and construction minerals development on the basis of supply and demand. This would have the effect of restricting development on new locations that may prejudice the development of locations already identified as appropriate and consistent with sustainable development principles. The policy is specifically targeted at assessing the appropriate amount of development and does not significantly impact upon other SEA topic objectives although application of the policy will positively impact on Communities.
Mitigation		None required.

POLICY CI Contributions to Infrastructure Policy	
North Lanarkshire Council will seek to secure developer contributions for new developments that, individually or cumulatively, generate a requirement for new or enhanced infrastructure or services, covering Affordable Housing in Cumbernauld Housing Sub-Market Area, and Education, Transport and Green Network Infrastructure, Amenity Space and Play across North Lanarkshire.	
Contributions to Infrastructure Policy Categories	
Where new development is proposed that, individually or cumulatively, generates a requirement for new or enhanced infrastructure or services in the categories listed, developers will be expected to contribute towards the provision of the required infrastructure, facilities and services. This will include any infrastructure to be provided in advance of development proposed in this Plan.	
Developer contributions will be sought through a legal agreement or planning condition and in accordance with the five tests of Circular 3/2012 – “Planning Obligations and Good Neighbour Agreements”, as outlined by the Scottish Government and in accordance with this Policy.	
Any information provided to developers by the Council before the application stage is only indicative, including the Action Programme for the delivery of those housing sites identified in this Plan..	
POLICY CI 1 Category Affordable Housing	For proposed residential developments in the Cumbernauld Housing Sub-Market Area (as shown on Page ?? of the Policy Document) the Council seeks to secure 20% affordable housing provision in continuation of adopted Council Policy on the advice of the Council's Housing Strategy Service. Justification is contained in the Affordable Housing Policy Background Report . Further Guidance is contained in the Council's Affordable Housing Guidance . The Council will consider the requirement for the provision of affordable housing elsewhere on a case-by-case basis, where an identified need has been demonstrated.
POLICY CI 1 Category Education	For proposed residential developments the Council is seeking education infrastructure contributions, through Legal Agreements or planning conditions, based on adaptations and new builds within our Schools and Centres 21 Programme and the identified solutions to deal with the impact of all known future development within the catchment areas. This may include contribution(s) towards early-years provision, due to the increase in provision by 2020 outlined in the Children and Young People Act 2014. It should be noted that any potential need identified is based on known future housing provision and could be affected if additional units come forward as a result of housing sites that have not been identified through the Plan process. The Council will consider the requirement for contributions towards educational infrastructure for all new residential development proposals resulting in 5 or more dwellings, on a case-by-case basis, where an identified need has been demonstrated. Indicative conditions attached to any agreement will include the education authority retaining any payment for a period of 10 years or as otherwise agreed with the Council, following the completion of the final dwelling, after which time the payment would be returned to the applicant if not spent. Phased payments may be acceptable in most instances. Full details of any infrastructure and contribution requirements will be identified by the Council as Education Authority on a case-by-case basis through the Development Management process.

<p>POLICY CI 1 Category Transport</p>	<p>Full details of any transport infrastructure will be identified by the Council as Transport Authority on a case-by-case basis through the Development Management process.</p> <p>For all forms of development the Council will secure the required on-site transportation infrastructure by planning condition and or legal agreement. For developments where off site provision is required but cannot be provided directly by the developer or group of developers the Council will seek contributions to the identified transport infrastructure. This will include, as required, areas where cumulative development requires joint infrastructure provision from developers.</p> <p>Forms of Transport infrastructure can include, road and public transport as well as active travel such as walking and cycling.</p>
<p>POLICY CI 1 Category Green Infrastructure, Amenity Space and Play</p>	<p>For all forms of development a contribution towards the creation of green infrastructure, amenity space and/or the provision of play infrastructure may be expected.</p> <p>For all forms of development the Council will secure the required on-site green infrastructure, amenity space and/or the provision of play infrastructure by planning condition and/or legal agreement. For developments where off site provision is preferred or required but cannot be provided directly by the developer or group of developers the Council will seek contributions to the identified infrastructure. This will include, as required, areas where cumulative development requires joint infrastructure provision from developers.</p> <p>Full details of any infrastructure and contribution requirements will be identified through Green Network Opportunities Mapping prepared in conjunction with the Glasgow and the Clyde Valley Green Network Partnership, Clydeplan Strategic Delivery Areas and in consultation with North Lanarkshire Environmental Facilities Greenspace Development and/or Culture NL's Play Imagineer.</p> <p>Contributions will be sought on a case-by-case basis, through the Development Management process. Any information provided by the Council before the application stage is only indicative, including the Action Programme for the delivery of those housing sites identified in this Plan.</p>

Principal Policy		Contributions to Infrastructure (CI)
		This policy requires mitigation for the impact of proposed development on community facilities, initially concentrating on the provision of affordable housing, the impact of housing development on primary school utilisation, Transportation infrastructure and the requirements for the provision of Green Infrastructure, Amenity Space and Play.
Objectives	Impact	Justification for predicted impact
Land Use		No significant impacts.
Ecology		
Aquatic Environment		
Geology and Soils		
Waste and Resources		
Energy		
Cultural Heritage		
Air Quality and Noise		
Landscape and Visual	✓	Through the identification of a range of Green Infrastructure, Amenity Space and Play impact related mitigations of development proposals the policy is consistent with and will have a positive effect on the following SEA objectives HLO4 Where necessary enhance landscape character, local distinctiveness and scenic value SO2 To improve the quality of open space SO3 To improve links within and between the open space network elements SO4 Improve streets and open spaces, upgrade access routes and develop landscapes, improve the quality of buildings and their surroundings SO6 To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape
Communities	✓	Through seeking to mitigate the effects on community infrastructure and the enhancement of provision in housing, transport and greenspace, where a requirement is identified this Policy is consistent with and has a positive effect on the SEA objectives HLO2 To promote sustainable communities HLO3 To improve quality of life HLO9 Protect, enhance and create green spaces important for recreation and biodiversity SO7 To create sustainable and safe green spaces SO8 To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places

		SO9 To create an integrated and sustainable transport network SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing
Summary		This Principal Policy relates the impact of new development upon a range of community facilities and infrastructure. The Policy and associated Planning Guidance, to be updated or developed following Adoption of the Plan, seeks to mitigate the effects of development on communities by requiring facilities to be maintained, enhanced and provided as required. It therefore is likely to have a positive impact on the SEA topics of landscape and visual and communities, but unlikely to have any significant impact on other SEA topic objectives.
Mitigation		None required.

EDQ 1 POLICY Site Appraisal

Any proposed development will require to be appraised in terms of the site and its surroundings to ensure it will integrate successfully into the local area and avoid harm to neighbouring amenity.

The matters to be addressed in the appraisal include but are not limited to:

- massing, height, style, finishing materials of any building or buildings on the site and surrounding Land Use Character Area
- orientation and topography of the site and surrounding Land Use Character Area
- mixture of uses in the Land Use Character Area
- building lines, plot ratios, groupings, types of enclosure (e.g. fences, walls, hedges), landmarks in the Land Use Character Area
- public utilities, e.g. underground services (including the fibre network), drainage systems, overhead power lines
- public services available locally, e.g. schools, public transport, play/recreation provision
- accessibility by a range of sustainable transport modes
- lighting - day, night, seasonal variation of use, security arrangements, informal supervision
- ground stability and contamination on the site and surrounding Land Use Character Area
- existence and quality of connections and access including site and building entrances, roads, paths and visuals on the site and surrounding Land Use Character Area
- Green Network, landscape character and quality on the site and surrounding Land Use Character Area
- impacts associated with the holistic water environment and flood risk
- biodiversity of plants and animals on the site and surrounding Land Use Character Area
- heritage, or amenity value of buildings or structures above or below ground on the site and surrounding Land Use Character Area
- the character and scale of any building clusters in rural areas
- the nature and types of features to be safeguarded or enhanced on the site and surrounding Land Use Character Area
- requirement for any additional assessments on the site and surrounding Land Use Character Area
- the potential for a proposed development (particularly business uses) to co-locate and integrate with existing or proposed energy and waste innovations
- the potential for installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings.
- the existence of and impact of or on "Bad Neighbour" Development on the site and surrounding Land Use Character Area. Bad Neighbour uses are defined in Statutory Instrument 1992 No.224 (S.18) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 Schedule 7.
- in addition to the criteria set out here, proposals for renewable energy development must have regard to the considerations set out in Scottish Planning Policy paragraph 169

To achieve appropriate form and design and to allow consideration of the proposal, Planning Applications will require to be accompanied by an appraisal of the site and its surrounding Land Use Character Areas. The matters to be addressed in the appraisal include but are not limited to those specified in the Policy. Guidance on carrying out and the matters to be covered in an appropriate Site Appraisal can be found in:

Scottish Planning Policy

Planning Advice Notes

Designing Streets

Designing Places

North Lanarkshire Council Supplementary Planning Guidance SPG 15 Good Design Toolkit

With the exception of references to North Lanarkshire Local Plan Policies, Supplementary Planning Guidance currently in use remains in force and will be regularly reviewed to reflect changes in SPP, PAN other Government Guidance and best practice.

Additional information may be required or Guidance referred to, depending on the type and scale of development, and may be identified in other Policies of this plan and discussed during the pre-application stage of the Development Management process.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

EDQ 2 POLICY Specific Features for Consideration	
The Council will consider development in areas subject to hazards (Hazardous Zones) and other specific features (utilities infrastructure and management areas) identified in this Policy, in accordance with plans and protocols of the relevant managing agencies. The Council will expect applications for Planning Permission to be accompanied by an assessment of how constraints affect sites dependant on the characteristics of the site, its surroundings and the form of development. All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.	
CATEGORY EDQ 2A Hazardous Zones:	
HSE Hazard Consultation Zones	The Council will manage development in areas that are subject to hazards and other potential site considerations in accordance with plans and protocols of the relevant managing agencies. The Health and Safety Executive, together with SEPA and NatureScot, is a statutory consultee for development proposals within the consultation distance of Major Hazard Sites/ Pipelines. These are neither listed, nor mapped. It is also a statutory consultee for modifications to existing establishments which could have significant repercussions on major accident hazards; or other forms of development where the siting of development is such as to increase the risk or consequences of a major accident.
Flood Risk*	For flood-risk areas, development will be managed to allow implementation of the Water Framework Directive and the Flood Risk Framework set out in Scottish Planning Policy, the <i>Clyde and Loch Lomond Local Plan District Local Flood Risk Management Plan</i> and the <i>Forth Estuary Local Flood Risk Management Plan</i> (alongside the Flood Risk Management Strategies). Scottish Environmental Protection Agency's Flood Maps can be used to identify areas of functional floodplain to help ensure a precautionary approach is taken to flood-risk from all sources taking account of the effects of climate change. SEPA is a statutory consultee in the planning process and applicants will always be advised to consult with SEPA on matters pertinent to flood-risk.
Contaminated Land*	North Lanarkshire Council has published guidance relating to the development of contaminated land, which can be accessed through the Council web site. Developers should consult this guidance when preparing their site appraisals and consult with the relevant section of the Council as required.
Ground Instability (coal mining)*	Where a ground stability, or contamination appraisal identifies the need for any necessary mitigation measures, including treatment or remediation, development will only be permitted where those mitigation measures can be secured.
CATEGORY EDQ 2B Utilities infrastructure:	
Pipelines* Cables	The Council will manage development in areas where utility infrastructure requires to be protected or will limit development potential in accordance with plans and protocols of the relevant managing agencies. Applicants will always be advised to contact utility or infrastructure providers to obtain up to date advice on current requirements and standards.
CATEGORY EDQ 2C Management areas	
Air Quality Management Areas (AQMA) Noise Management Areas* (NMA)	Development proposals should detail how any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality or Noise Management Areas will be mitigated. An updated Air Quality Action Plan is being published by the Council and appropriate guidance developed in conjunction with NLC Protective Services will also be available through the Council website. Developers should consult with the relevant section of the Council as required. Supplementary Guidance will be prepared to set out the application of the Policy, including the approach taken to assessment of noise levels and mitigation. This will be developed in line with the requirements of national policy and guidance. Until Supplementary Guidance is available, the Council's "Noise Guidance for New Developments", which can be accessed through the Council web site, provides further advice on this issue. The relevant guidance is: Site specific – where the location of an application for planning permission is within an AQMA/NMA or buffer/influence zone Topic specific – where the development being proposed is something that raises potential AQMA/NMA issues

* Categories of features indicated with an asterisk are not mapped on the Protect Map.

POLICY EDQ Environmental and Design Qualities**EDQ 3 POLICY Quality of Development**

Development will only be permitted where high standards of site planning and sustainable design are achieved. Planning Applications will need to demonstrate that the proposed development takes account of the site appraisal carried out as a requirement of Policies EDQ1 and, if appropriate, EDQ2, assets protected under Policy PROT, any evaluation of design options, and achieves a high quality development in terms of:

- a Establishing a clear vision for the site with design principles which lead to the creation of a distinct, successful place addressing: siting; overall layout; density; form; scale; height; massing; proportion; detailing; colour; materials.
- b Providing a safe, pleasant, inclusive, convenient and welcoming development addressing:
 - personal safety, security and crime prevention;
 - adaptability (including, as appropriate, to the effects of Climate Change and for residential development for specialist provision);
 - sustainable, safe, secure, and convenient access into and through the development that is easy to move around, attractive to pedestrians, cyclists, and people with disabilities; integration with public transport, green networks and wider links;
 - sustainable access for cars where required, being safe for all road users, and appropriate parking or traffic calming being well located and integrated.
- c Moving towards a low-carbon economy, addressing, resource efficiency, Mitigation of and Adaptation for the effects of Climate Change energy and waste issues in order to create a sustainable development with a low ecological footprint including:
 - reducing energy need;
 - promoting co-location of existing/proposed energy sources with high demand energy users and district heating networks for new developments;
 - encouraging sustainable construction;
 - promoting health and wellbeing;
 - provision for electric vehicle charging points should be considered and provided where appropriate;
 - reducing waste and resources used through effective storage collecting and composting of waste and recyclable materials,
 - and measures that reduce CO₂ emissions, where appropriate through the protection of carbon-rich soils, such as peatland and including the installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings to meet the following carbon dioxide emissions standards, as set out in Building Standards Technical Handbook Section 7: Aspect Silver Level 1 (at least 10% reduction) by 2025 and Aspect Gold Level 1 (at least 15% reduction) by 2030.
- d Connection to the fibre optic network to ensure that next generation broadband speeds of 100 megabytes per second and above can be provided.
- e Mitigating any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality or Noise Management Areas. In some circumstances, mitigation may not always be possible and avoidance may be required.
- f Ensuring that water body status is protected and, where possible, enhanced. Status includes physical characteristics, so proposals such as culverting will only be considered where no other practical option exists. Foul water should connect to the public sewer - alternatives to this will only be permitted where no public system exists and the alternative does not pose an environmental risk. Sustainable Urban Drainage Systems should be adopted within site design and appropriate details, including during the construction phase, require to be submitted with any relevant planning application. Buffer strips may be required in respect of the water environment between a development and each watercourse.
- g Adequate provision has been made for the development and maintenance of landscaped open space areas and amenity space and play provision, and for linking to and enhancing open spaces and green networks.
- h Existing features of Green Network or Historic Environmental interest or Resources, protected under the terms of the Protect Assets Policies, and including features (e.g. traditional stone buildings/structures) identified through the site appraisal required by Policy EDQ1, will be safeguarded or enhanced.

To achieve high standards of site planning and sustainable design and to allow consideration of the proposal, Planning Applications will require to take account of the Site Appraisal required by Policies EDQ1 and, if appropriate, EDQ2. Advice on creating **Successful Places** can be found in:

Scottish Planning Policy

Planning Advice Notes

Designing Streets

Designing Places

North Lanarkshire Council Supplementary Planning Guidance SPG 15 Good Design Toolkit (in particular the Design Quality Checklist)

Other Supplementary Planning Guidance of relevance are SPG 01 Landscaping and SPG 01A Landscaping Supplement SPG 02 Trees And Development, SPG 07 Green Belt, SPG 17 Accessibility For All, SPG 17 Accessibility Appendix as well as current open space and play area standards, minimum standards for space around houses and on minimum parking standards in new housing developments. In relation to the installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings reference should be made to current Building Regulations.

For Guidance on specific matters relating to relevant EDQ3 sections:

e Supplementary Guidance for noise will be developed. Until then, refer to Noise Guidance for New Developments. Also, refer to guidance for Air Quality.

f refer to - SPG 09 Flooding And Drainage

g refer to - SPG 01 Landscaping and SPG 01A Landscaping Supplement, current Open Space Guidelines and Minimum Space Standards (Play Provision)

h refer to - Guidance from NatureScot, Historic Environment Scotland, SPG 05 Rescuing Your Listed Building, SPG 20 Biodiversity, SPG 32 Antonine Wall, SPG 31 Conservation Areas, SPG 33 Archaeology

The Council will seek to secure the aims of this Policy through planning conditions and obligations, as appropriate, depending on the merits of each proposal.

With the exception of references to North Lanarkshire Local Plan Policies, Supplementary Planning Guidance currently in use remains in force and will be regularly reviewed to reflect changes in SPP, PAN, other Government Guidance and best practice.

Additional information may be required or Guidance referred to, depending on the type and scale of development, and may be identified in other Policies of this Plan and discussed during the pre-application stage of the Development Management process.

All proposed development will be subject to assessment against relevant legislation and all other Policies in the Plan.

Principal Policy Environmental and Design Qualities		
Under the provisions of this Policy development will only be permitted where high standards of sustainability are achieved.		
Objectives	Impact	Justification for predicted impact
Land Use	✓	<p>Through seeking site appraisals and evaluations which will guide the nature of development this Policy will have a positive effect consistent with the SEA objectives of achieving sustainable land use through the, promotion of high quality development.</p> <p>HLO1 To achieve balanced, sustainable land use</p> <p>HLO2 Respect land form, natural processes and systems</p> <p>SO2 To improve quality, accessibility and biodiversity of open spaces</p> <p>SO3 To identify contaminated sites and establish remediation plans</p> <p>SO9 To integrate land use with transportation and other infrastructure requirements</p> <p>SO11 To promote more environmentally friendly patterns of development and land uses</p> <p>SO12 To protect valued environmental resources</p> <p>SO13 To protect landscape setting creating a defensible urban edge</p>
Ecology	✓	<p>The current policy safeguards and enhances the environment through the protection of biodiversity by requiring a range of matters to be appraised and evaluated to ensure they are safeguarded and therefore will have a positive effect consistent with the SEA objectives</p> <p>HLO 1 Safeguard and enhance the environment through the protection of biodiversity</p> <p>HLO2 Protect, enhance and where necessary restore species and habitat</p> <p>SO1 Adopt practices which help maintain and enhance biological resources</p> <p>SO2 To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</p> <p>SO3 To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice</p> <p>SO4 To develop an effective management framework that ensures biodiversity is taken into account in all decision-making</p> <p>SO5 Take practical steps to restore, enhance and manage protected and at risk species and habitats</p> <p>SO7 To protect and promote the greenbelt, SINCS, natural heritage and other locations of environmental significance</p> <p>SO8 To prevent development which will adversely affect a SSSI or other conservation designation</p>
Aquatic Environment	✓	<p>Through section 3e policy safeguards and enhances the environment by requiring a range of matters to be appraised and evaluated to ensure they are taken account of in the design of development including water body status and promoting and adopting soft or combination Sustainable Urban Drainage Systems which will have a positive effect consistent with the SEA objectives</p>

		<p>HLO1 To ensure the importance of aquatic habitats and resources is recognised and protected</p> <p>HLO2 To protect and enhance the water environment</p> <p>HLO3 Protect and enhance the water environment including coastal and river systems</p> <p>SO3 Identify new sites, monitor confirmed sites and create new sites for Action Plan species and habitats</p> <p>SO4 To improve overall water quality and enhance riparian habitat</p> <p>SO5 To manage the impact of invasive non-native species on the water environment.</p> <p>SO6 To protect and enhance freshwater supplies, waterbodies and their catchments</p> <p>SO7 To reduce the risk of flooding</p>
Geology and Soils		No significant impacts.
Waste and Resources	✓	<p>Through section 3b policy requires a range of resources and waste matters to be appraised and evaluated to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To reduce waste</p> <p>HLO2 To promote sustainable resource use</p> <p>HLO3 To promote recycling and recovery</p> <p>SO1 To ensure progress towards sustainable management of waste and achievement of landfill reduction targets</p> <p>SO2 To ensure waste is recovered/disposed of without harm to the environment and human health</p> <p>SO4 To encourage the prevention/reduction of waste production and the application of the waste management hierarchy</p>
Energy	✓	<p>Through section 3b policy requires energy matters to be appraised and evaluated to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To promote energy efficiency</p> <p>SO2 Reduce energy consumption</p>
Landscape and Visual	✓	<p>Through seeking site appraisals and evaluations across a full range of issues which will guide the nature of development which will have a positive effect consistent with the SEA objectives of achieving sustainable land use through the, promotion of high quality development.</p> <p>HLO1 To improve the quality of the urban and rural landscape</p> <p>HLO2 Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV</p> <p>HLO3 Protect and where necessary restore, landscape character, especially those designated as having particular worth</p> <p>HLO4 Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value</p> <p>SO1 To promote development which enhances urban form and function</p> <p>SO2 To improve the quality of open space</p> <p>SO3 To improve links within and between the open space network elements</p>

		<p>SO4 Improve streets and open spaces, upgrade access routes and develop landscapes, improve the quality of buildings and their surroundings</p> <p>SO6 To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape</p> <p>SO7 To upgrade the quality of urban form and encourage good quality urban design</p>
Cultural Heritage	✓	<p>Through section 2 policy requires a range of heritage matters to be appraised, evaluated and safeguarded to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To preserve and interpret cultural heritage resources</p> <p>SO1 Protect, enhance and where necessary restore building character and townscape</p> <p>SO2 Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site</p> <p>SO3 Protect, enhance and where necessary restore Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones</p> <p>SO4 Protect, enhance and where necessary restore Scheduled Monuments</p> <p>SO5 Protect, enhance and where necessary restore Inventory of Gardens and Designed Landscapes in Scotland</p> <p>SO6 Protect, enhance and where necessary restore Listed Buildings</p> <p>SO7 Protect, enhance and where necessary restore Conservation Areas</p> <p>SO8 Protect, enhance and where necessary restore Canal Corridors</p> <p>SO9 Protect, enhance and where necessary restore Sites of Archaeological Interest</p> <p>SO10 Protect, enhance and where necessary restore Battlefield areas</p>
Air Quality and Noise	✓	<p>Through section 3d policy requires air quality and noise matters to be appraised and evaluated to ensure they are taken account of in the design of development which will have a positive effect consistent with the SEA objectives</p> <p>HLO1 To ensure air quality meets all legislative and regulatory requirements</p> <p>HLO2 Protect the environment from pollution (this includes air, water and land pollution)</p> <p>SO1 To reduce emissions which contribute to climate change</p> <p>SO2 To reduce the harmful effects of poor air quality</p> <p>SO3 Encourage walking, cycling and use of public transport</p> <p>SO4 To promote environmentally friendly development</p> <p>SO6 To promote sustainable forms of transport</p> <p>SO7 To discourage private car use</p> <p>SO8 To promote energy efficiency and renewable energy technologies</p> <p>SO 10 To reduce the harmful effects of poor noise quality</p>
Communities	✓	Through seeking site appraisals and evaluations, considering the full range of matters identified in the Policy

		<p>which will guide the nature of development and promote a high quality of development this Policy will have a positive effect consistent with the SEA objectives</p> <p>HLO2 To promote sustainable communities</p> <p>HLO3 To improve quality of life</p> <p>HLO5 Protect and enhance green spaces for recreation and biodiversity</p> <p>HLO7 Respect urban form, settlement pattern and identity</p> <p>HLO9 Protect, enhance and create green spaces important for recreation and biodiversity</p> <p>SO1 Improve design quality in new development</p> <p>SO6 To increase role of cycling and walking</p> <p>SO7 To create sustainable and safe green spaces</p> <p>SO8 To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places</p> <p>SO9 To create an integrated and sustainable transport network</p> <p>SO10 To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing</p> <p>SO11 To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities</p> <p>SO12 To improve poor environments which contribute to ill health</p>
Summary		<p>The Environmental and Design Qualities Policy and associated Planning Guidance, to be updated or developed following Adoption of the Plan, has specific assessment criteria for new development proposals that have a significant positive impact on each of the SEA topic objectives, with the exception of Geology and soils, where there is no anticipated significant impact anticipated.</p> <p>This strategic Principal Policy has the aim to achieve more distinctive, successful places across landscape character areas identified in the area by over time influencing the uses and form of development and protecting amenity. It is therefore considered to have potential significant positive impacts on the objectives and sub-objectives relating to sustainable patterns of development, landscape and visual quality and community, with no significant impacts on other SEA topic objectives.</p>
Mitigation		None required.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Site and Proposal Changes as a result of Examination

The recommendation of the Report of Examination was to update the base of the Adoption Plan using the 2019 Housing Land Audit. This Audit contains, as all Audits do, sites which have either been assessed through the Local Development Plan process and therefore subject to SEA or have the benefit of some form of Planning Permission and have therefore been assessed against the Policies of the relevant Development Plan.

The Reporter's recommendations as they relate to sites are as follows

- Amend the boundary of site 7/11 P (Sykeside Road, Airdrie) to include area of land marked by red dotted line in document RD169 as part of the allocated housing site.
- Delete housing allocation 04/04 shown on LDP Promote Map 4.5, (Village Primary School, Cumbernauld), and show the site as within the General Urban Area.
- Amend the stated capacity of site 01/07 P, by deleting '300' and inserting '523'
- Delete housing allocation 23/19 shown on LDP Promote Map 12.6 (248-414 Cambusnethan Street, Newmains), and show the site as within the General Urban Area.
- Amend the urban boundary on the north side of Glenmavis as shown in representation 210 appendix C. Land on the west side of Condorrat Road to be included as a housing site. Land on the east side of Condorrat Road to be a green network site. Add reference to the site under 'proposed housing development sites as 'Ryden Mains Farm, Glenmavis' with a capacity of 120 units.
- Re-designate "Birkenshaw", "Caledonian Park" and "Westway Park, Cumbernauld as Commercial Centres
- The site of Mackinnon Mills at Kirkshaws Road, Coatbridge, should be designated as a commercial centre.
- The site of B&Q at Caldeen Road, Coatbridge, , should be designated as a commercial centre.
- On page 12.5 of the LDP Promote Map, reduce the size of proposed housing site 02/18 so that it excludes the woodland within the eastern part of the site.
- On LDP Promote Map 10.4, remove the site 'land at 607 Main Street, Mossend' (SM025) from the Strategic Business Centre and include it within the General Urban Area.

The following section contains the individual assessments of the two sites at 07/11 (P) Sykeside Road, Airdrie and 02/07 Ryden Mains Farm, Glenmavis. identified as requiring assessment following the decision to accept the respective recommendations of the Report of Examination.

The removal of development sites from the Plan has the effect of eliminating any environmental effects of the previously proposed development

Any alteration to other sites or proposals by change of designation of land or status of the site do not have the effect of altering previous Assessments contained in the Proposed Plan Environmental Report and subsequent Addendum.

Examination	07/11 (P) Sykeside Road, Airdrie	
Description	1.23 Ha site located on the southern edge of Airdrie proposed for residential development. The site is within an urban and greenfield location currently designated as existing industry (currently a scrapyard) and Green Belt on the edge of the existing urban area of Airdrie. The site has been extended beyond that originally proposed following the recommendation of the Reporters in partial recognition that the Green Belt proportion to the west of the originally proposed site is currently in use as part of the scrap yard..	
Objective	Impact	Justification for Predicted Impact
Land Use	✓	To ensure future supply of quality land.
Ecology	✓	SO7 To protect and promote the greenbelt, SINC's, natural heritage and other locations of environmental significance
Aquatic environment	✓	HLO1 To ensure the importance of aquatic habitats and resources is recognised and protected HLO2 To protect and enhance the water environment
Geology and soils		
Waste and resources		
Energy		
Landscape and visual		
Cultural heritage	✓	SO4 Protect, enhance and where necessary restore Scheduled Monuments
Air quality and noise		
Communities		
Summary <p>There are no protected designations or other environmental implications within this site. However, the extended area of the site is in proximity of Site of Importance for Nature Conservation across the Monkland Canal. The extended area of the site is adjacent to an unculverted section of the Monkland Canal which is Scheduled Ancient Monument.</p> <p>Additional information in the form of a Flood Risk Assessment will require to be submitted to ascertain the developable extent of this site. This will need to consider the risk posed by or to the Monkland Canal that runs adjacent to the site, and all relevant hydraulic constraints / culverts (as highlighted by the record of flooding held by SEPA).</p> <p>There are no significant environmental implications subject to the assessments identified above and appropriate conditions being applied to any permission for alternative development.</p>		

Examination	02/07 Ryden Mains Farm, Glenmavis	
Description	This 4.50 Ha, roughly triangular shaped site lies to the north of Glenmavis. It is bounded to the south by existing housing areas, to the east by Condorrat Road, across which lies a cemetery and farmland and on the western boundary by a former railway line. The site is currently pasture with farm buildings on the northern portion and has been allocated for up to 120 housing units.	
Objective	Impact	Justification for Predicted Impact
Land Use	✓	SO7 To ensure future supply of quality land SO13 To protect landscape setting creating a defensible urban edge
Ecology		
Aquatic environment		
Geology and soils		
Waste and resources		
Energy		
Landscape and visual		
Cultural heritage		
Air quality and noise		
Communities		
Summary	There are no protected designations or other environmental implications related to this site. By restricting the extent of the site taking into account existing residential areas and defensible boundaries there are no significant environmental implications.	

ENVIRONMENTAL REPORT**4. NEXT STEPS**

Completing the Strategic Environmental Assessment of the Plan a Post-Adoption Statement will explain how environmental considerations were integrated into the plan through taking into account the Environmental Report for the Main Issues Report and the Revised Environmental Report for the Proposed Plan, the Addendum (Modified Proposed Plan) and this Update. It will also explain why the approach adopted was decided upon, and arrangements for monitoring the effects of the plan.

Appendix 1 Table of Modifications Proposed to be Accepted

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
001 Introduction, Vision and Appendices	84/EDQ 1/bullet 18	1. Amend bullet point 18 of policy EDQ 1 POLICY Site Appraisal to read: • “the potential for a proposed development (particularly business uses) to co-locate and integrate with existing or proposed energy and waste innovations”	
001 Introduction, Vision and Appendices	153/Glossary	2. In the Glossary, amend the definition of ‘Historic Environment Assets’ to read: “International, national and local heritage designations to protect world heritage sites, listed buildings and structures, historic gardens and designated landscapes, historic battlefields, conservation areas, scheduled monuments and undesignated archaeology.”	
001 Introduction, Vision and Appendices	33/PROM ID2	3. In PROM 1D2 POLICY delete “in the Guidance”, and in PROM ID2 Categories and Guidance delete “or Guidance”.	Issue 001 R20 states “Merge together all ‘policy’ and related ‘guidance’ sections to form single, expanded policies in a single box. Delete the heading used for the ‘guidance’ section and retain the policy number and title to refer to all text.”
001 Introduction, Vision and Appendices	38/PROT B	4. In PROT B Guidance delete “identified in this Guidance”.	Issue 001 R20 states “Merge together all ‘policy’ and related ‘guidance’ sections to form single, expanded policies in a single box. Delete the heading used for the ‘guidance’ section and retain the policy number and title to refer to all text.”
001 Introduction, Vision and Appendices	49/AD 1A	5. In AD 1A Amount of Development Policy Guidance delete “or Guidance”.	No mention of Policy PP1A on page 48 Issue 001 R20 states “Merge together all ‘policy’ and related ‘guidance’ sections to form single, expanded policies in a single box. Delete the heading used for the ‘guidance’ section and retain the policy number and title to refer to all text.”
001 Introduction, Vision and Appendices	52/AD 1B	6. In AD 1B Amount of Development Policy Guidance delete “or Guidance”.	No mention of Policy 1B on page 51 Issue 001 R20 states “Merge together all ‘policy’ and related ‘guidance’ sections to form single, expanded policies in a single box. Delete the heading used for the ‘guidance’ section and retain

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
			the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	55/AD 1C	7. In AD 1C Amount of Development Policy Guidance delete "or Guidance".	No mention of Policy PP1C on page 54 Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	59/PP 2A	8. In PP 2A Purpose of Place Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	60/AD 2A	9. In AD 2A Amount of Development Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	62/PP 2B	10. In PP 2B Purpose of Place Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	63/AD 2B	11. In AD 2B Amount of Development Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	65/PP 2C	12. In PP 2C Purpose of Place Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction,	66/AD 2C	13. In AD 2C Amount of Development Policy Guidance	Issue 001 R20 states "Merge together all 'policy'

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
Vision and Appendices		delete "or Guidance".	and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	69/PP 3	14. In PP 3 Purpose of Place Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	70/AD 3	15. In AD 3 Amount of Development Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	73/PP 4	16. In PP 4 Purpose of Place Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	74/AD 4	17. In AD 4 Amount of Development Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	77/PP 5	18. In PP 5 Purpose of Place Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	78/AD 5	19. In AD 5 Amount of Development Policy Guidance delete "or Guidance".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
			the policy number and title to refer to all text."
001 Introduction, Vision and Appendices	Affects all Policies/Guidance in the Plan	20. Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text.	Affects all Policies/Guidance in the Plan
001 Introduction, Vision and Appendices	12/Guidance	21. On page 12 under the 'Guidance' subheading, delete: "The Plan is supported by guidance accompanying each policy. This provides more detail on how to comply with each Policy and how planning applications will be assessed." Replace with: "The Plan is supported by other statutory and non-statutory guidance, listed in the appendix on pages 135 – 137". (Note that the page numbers may differ in the final plan).	
001 Introduction, Vision and Appendices	27/PROM LOC1	22. In the title for PROM LOC 1 add the word "POLICY" between the policy number and the words "Regeneration Priorities".	
001 Introduction, Vision and Appendices	135/Purpose of Guidance	23. Under 'Purpose of Guidance' on page 135 delete the sentence which reads: "Policy guidance has been included in the relevant Guidance section for each Policy, where appropriate."	
001 Introduction, Vision and Appendices	136-137 Table of Guidance	24. Amend the table on pages 136 – 137 to remove references to the 'Guidance' section of policy, so that it identifies only where separate statutory or non-statutory guidance is intended to be produced (or already exists), and to which policy or policies these documents relate.	
001 Introduction, Vision and Appendices	44/Purpose of Place	25. On page 44, under the 'Purpose of Place' subheading add a third paragraph to read: "In supporting the transition to a low carbon economy, the Plan encourages a positive and flexible approach to	

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
		integrated placemaking which encourages opportunities for homeworking, live-work units, micro-businesses and community hubs where they meet the assessment of appropriateness."	
001 Introduction, Vision and Appendices	87/EDQ 3	26. In section (c) of EDQ 3 POLICY 'Quality of Development', add the words "Moving towards a low carbon economy,..." at the start of the sentence.	No mention of the need to delete the repeat of criterion b
Issue 002 Regeneration Priorities	27/PROM LOC1	1. In PROM LOC1 Regeneration Priorities delete the sentence which reads "Any sites proposed outwith the parameters of Policy PROM LOC1 will only be supported if they accord with all Purpose of Place and Amount of Development Policies of this Plan".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 002 Regeneration Priorities	27/PROM LOC1	2. Amend the first sentence of PROM LOC1 Regeneration Priorities to read: "North Lanarkshire Council will promote regeneration and sustainable growth, by applying the policies in this plan to deliver the right amount of development in the right places, developed to the right quality, and for the benefit of the communities they affect."	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 003 Business Development Sites	Promote Map 10.4	1. On LDP Promote Map 10.4, remove the site 'land at 607 Main Street, Mossend' (SM025) from the Strategic Business Centre and include it within the General Urban Area.	
Issue 004 Housing Development Sites	29/PROM LOC3	1. Replace PROM LOC3 policy and guidance wording with the following: "North Lanarkshire Council will provide a generous supply of land to maintain a minimum five-year effective housing land supply at all times for each housing sub-market area and the local authority area. Progress in meeting the housing supply targets and housing land requirements will be monitored using housing completions to date and the programming of the effective housing land supply set out in	

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
		<p>agreed annual housing land audits. The housing land requirements are set out in the appendices.</p> <p>Those sites promoted in the Plan will be brought forward through consideration of applications for planning permission and/or in accordance with the Action Programme.</p> <p>For proposals for housing development in General Urban Areas, Strategic Town Centres, Other Town Centres and Local Centres, please refer to Policies PP1A, PP1B, PP1C, PP3, AD1A, AD1B, AD1C and AD3.</p> <p>Any sites proposed outwith the parameters of Policy PROM LOC3 will only be supported if they accord with Policies PP4, PP5, AD4 and AD5 of this Plan.</p> <p>In the event of a shortfall in the five-year effective housing land supply being demonstrated (by local authority area and/or housing sub-market areas), both brownfield and greenfield sites may be granted planning permission where it is demonstrated that the following criteria are satisfied:</p> <ul style="list-style-type: none"> • the development will help to remedy the shortfall identified; • the development will contribute to sustainable development; • the development will be in keeping with the character of the settlement and the local area; • the development will not undermine Green Belt objectives; and, • any additional infrastructure required as a result of the development is either committed or to be funded by the developer. <p>All proposed development will be subject to assessment against relevant legislation and all other</p>	

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		Policies in the Plan.	
Issue 004 Housing Development Sites	138-143 Housing Land Requirements Appendix	<p>2. Replace 'Housing Land Requirements Appendix on pages 138 – 143 with the following:</p> <p>Strategic Development Plan</p> <p>Clydeplan Strategic Development Plan Area comprises the eight local authorities of the Glasgow and the Clyde Valley City Region. Its role is to maintain a Strategic Development Plan for the area.</p> <p>The long-term need for housing land across the eight authorities is worked out using a mechanism called the Housing Need and Demand Assessment.</p> <p>The latest Housing Need and Demand Assessment methodology (housing estimates) was agreed by the Scottish Government's Centre for Housing Market Analysis as "robust and credible" in May 2015.</p> <p>The Clydeplan Strategic Development Plan Proposed Plan was approved by Scottish Ministers in July 2017. The North Lanarkshire Local Development Plan is required to align with the Clydeplan Strategic Development Plan.</p> <p>Housing need</p> <p>The Housing Need and Demand Assessment process calculated the housing position for the Clydeplan Strategic Development Plan. The housing supply targets and housing land requirements for North Lanarkshire and its housing sub-market areas are presented later in a series of tables.</p>	<p>Change Reporter's sub heading "Housing need" to "Housing Need"</p> <p>Change Reporter's sub heading "Local Development Plan policy" to "Local Development Plan Policy"</p> <p>The Council cannot account for the precise derivation of the range of figures shown in the Reporter's Tables</p>

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		<p>The "requirement" is to show the supply of land allocated for all tenures of housing. This means there is a balance of private and social components within the overall figure of 20,730 homes required in North Lanarkshire over the Clydeplan period of 2012 – 2029. The split is influenced by the availability of funding for social housing.</p> <p>The Housing Need and Demand Assessment considered specialist housing provision, including sites for Gypsy Travellers, and its conclusions did not support making any specific allocations. Each local authority should consider applications for private sites on their own merits. North Lanarkshire Local Development Plan is consistent with this position.</p> <p>Local Development Plan policy</p> <p>The policy in this Local Development Plan is that: <i>North Lanarkshire Council will provide a generous supply of land to maintain a minimum five-year effective housing land supply at all times for each housing sub-market area and the local authority area. Progress in meeting the housing supply targets and housing land requirements will be monitored using housing completions to date and the programming of the effective housing land supply set out in agreed annual housing land audits.</i></p> <p>The Area Strategies contain the details of the allocated land supply for each area.</p> <p>Housing Land Requirements</p> <p>The following tables set out the housing land requirements set by the Clydeplan Strategic Development Plan and</p>	

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		<p>applicable to North Lanarkshire. These are split into two periods (2012 – 2024 and 2024 – 2029) as well as the full period of 2012 – 2029.</p> <p>Scottish Planning Policy requires local development plans in city regions to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. The housing land requirements set by Clydeplan have therefore also been extrapolated for the period 2029 - 2031.</p> <p>The estimated number of homes on effective and programmed sites, and the potential contribution from currently constrained sites, are based on figures taken from the 2019 housing land audit, adjusted to reflect recommendations made in the LDP examination report. In the tables, the housing land supply situation relative to the applicable housing land requirements set by Clydeplan are expressed as a range, as the precise number of completed homes which can be expected to be built on currently constrained sites is uncertain. Whilst it is possible that no homes will be completed on constrained sites, this is very unlikely.</p> <p>No account has been taken of the possible contribution to the housing supply from small housing sites and windfall sites which are not recorded by the housing land audit process.</p>	

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Contribution from currently constrained sites, expected to become effective (range)	0	0 – 3,507	0 – 3,507	0 (to avoid double-counting 3,507)	0 – 3,507																																																																																																																																		
Total supply (range)	6,215	5,288 – 8,795	11,503 – 15,010	742	12,245 – 15,752																																																																																																																																		
Surplus(+)/ shortfall(-) in established supply	+297	Between +458 and +3,965	Between +759 and +4,262	-1,190	Between -431 and +3,072																																																																																																																																		
Issue 004 Housing Development Sites	144-147/Housing Land Audit 2017 Appendix	3. Update the 'Housing Land Audit 2017' appendix, to reflect sites identified in the 2019 housing land audit. Amend the title of the appendix.	No mention of the Industrial Land Survey 2017 to be updated to reflect the 2019 Industrial & Business Land Survey																																																																																																																																				
Issue 004 Housing Development Sites	Promote Map 9.4 99/Airdrie Proposed	4. Amend the boundary of site 7/11 P (Sykeside Road, Airdrie) to include area of land marked by red dotted line in	States Site reference 7/11P as if it should be retained. This is at odds with Recommendation 3.																																																																																																																																				

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
	Housing Development Sites	document RD169 as part of the allocated housing site.	No mention of what the expanded area should be shown as, or whether it should be shown on the list of Housing Development Sites
Issue 004 Housing Development Sites	Promote Map 4.5 116/Cumbernauld & Kilsyth Proposed Housing Development Sites	5. Delete housing allocation 04/04 shown on LDP Promote Map 4.5, (Village Primary School, Cumbernauld), and show the site as within the General Urban Area. Make consequential amendments to the plan to delete reference to the site.	Planning permission granted for housing! "Make consequential amendments to the plan" is potentially at odds with Recommendation 3
Issue 004 Housing Development Sites	99/Airdrie Proposed Housing Development Sites	6. Amend the stated capacity of site 01/07 P on page 99 of the proposed plan, by deleting '300' and inserting '523'. Make consequential amendment to the total housing opportunity.	States Site reference 01/07 as if it should be retained. This is at odds with Recommendation 3
Issue 004 Housing Development Sites	Promote Map 12.6 131/Wishaw Proposed Housing Development Sites	7. Delete housing allocation 23/19 shown on LDP Promote Map 12.6 (248-414 Cambusnethan Street, Newmains), and show the site as within the General Urban Area. Make consequential amendments to the plan to delete reference to the site.	"Make consequential amendments to the plan" is potentially at odds with Recommendation 3
Issue 004 Housing Development Sites	Promote Map 7.4 99/Airdrie Proposed Housing Development Sites	8. Amend the urban boundary on the north side of Glenmavis as shown in representation 210 appendix C. Land on the west side of Condorrat Road to be included as a housing site. Land on the east side of Condorrat Road to be a green network site. Add reference to the site on page 99 under 'proposed housing development sites as 'Ryden Mains Farm, Glenmavis' with a capacity of 120 units.	States that the site be added to the list of Proposed Housing Development sites on page 99. This is potentially at odds with Recommendation 3. The lists of Proposed Housing Development Sites includes Site Area. The Reporter has not indicated the site area to be listed.
Issue 005 Special Landscape Areas & Green Network Improvements	30/PROM LOC4	1. On page 30, the word 'Policy' should be inserted between 'PROM LOC4' and 'Special Landscape Areas...' in the first row of the top box. That is, the title box should read: "PROM LOC4 POLICY Special Landscape Areas & Green Network Improvements."	
Issue 005 Special Landscape Areas &	30/PROM LOC4	2. On page 30, the wording within the 'white' portion of the Policy text box at the top of page, which reads "North	

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
Green Network Improvements		Lanarkshire Council willArea Strategies" should be deleted and replaced by: "North Lanarkshire Council will promote understanding and awareness of the distinctive character and special qualities of the designated Special Landscape Areas and the enhancement and development of Seven Lochs Wetland Park and the Green Network, as listed in Area Strategies."	
Issue 005 Special Landscape Areas & Green Network Improvements	30/PROM LOC4	3. In the PROM LOC4 Guidance box (and noting that this is to be incorporated into policy, as recommended in issue 1), the following text should be inserted after the first sentence ("Any proposals.....PROT Policies"): "Special Landscape Areas are listed within Table 1 of Policy ID2."	
Issue 005 Special Landscape Areas & Green Network Improvements	30/PROM LOC4	4. The following text should be inserted into the PROM LOC4 Guidance box (and noting that this is to be incorporated into policy, as recommended in issue 1), after the penultimate paragraph which starts "It should be noted....." and before the final sentence in bold font: "Temporary greening can be an appropriate way to create safe and attractive places until development comes on stream. The Council will support the use of temporary greening of unused or underused land as green infrastructure without prejudice to its future development potential being realised. appropriate. Consideration will be given to whether greening may provide advance structure planting to create the landscape framework for any future development."	The word "appropriate" appears as a single-word sentence between "realised" and "Consideration". It is suggested that the word "appropriate" be deleted.

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
Issue 005 Special Landscape Areas & Green Network Improvements	30/PROM LOC4	<p>5. The following text should be inserted into the PROM LOC 4 Guidance box (and noting that this is to be incorporated into policy, as recommended in issue 1), after the third paragraph commencing "Green Networks are...." And before the fourth paragraph commencing "Within North Lanarkshire...." The text should read:</p> <p>"Integrated blue-green infrastructure – green and blue features of the natural and built environment that are designed, integrated and managed to provide water management, access networks, habitat enhancement and open space functions – is also important. Such infrastructure delivers economies of environmental, economic and social multi-functionality unique to and within a single place. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges, green roofs and gardens. Blue features include rivers, lochs, wetlands, canals, ponds, porous paving and sustainable urban drainage systems. Paths, cycleways and river corridors provide connections through and between areas of green infrastructure."</p>	
Issue 005 Special Landscape Areas & Green Network Improvements	154/Glossary	<p>6. The following text should be inserted into the Glossary after ICNIRP:</p> <p>"Integrated blue-green infrastructure - green and blue features of the natural and built environment that are designed, integrated and managed to provide water management, access networks, habitat enhancement and open space functions – is also important. Such infrastructure delivers economies of environmental, economic and social multi-functionality unique to and within a single place. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges, green roofs and gardens. Blue features include rivers, lochs, wetlands, canals, ponds, porous paving and sustainable urban drainage systems.</p>	

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
		Paths, cycleways and river corridors provide connections through and between areas of green infrastructure."	
Issue 006 Transport Improvements		No modifications required.	
Issue 007 Utilities Improvements	35/PROM ID2 Telecommunications	<p><u>Telecommunications</u></p> <p>1. On page 35 of the Modified Proposed Plan, in relation to PROM ID2 Categories and Guidance, Telecommunications, in the right hand column delete the third paragraph and bullet points which commence "The Council will encourage.... and replace it with: "The Council will encourage telecommunications proposals that are in line with paragraphs 295 and 296 of Scottish Planning Policy and that: Share existing and new facilities, or use existing buildings or structures Are sited and designed to reduce visual and environmental impact."</p>	<p>Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."</p> <p>To give consequential full effect to the Recommendations, the words "and Guidance" should be removed</p>
Issue 007 Utilities Improvements	34/PROM ID2	<p><u>Renewable Energy</u></p> <p>2. On page 34 of the Modified Proposed Plan, in relation to PROM ID2 Categories and Guidance, Renewable Energy, delete all the text in the right hand box and replace with the following:</p> <p>"Renewable Energy The Council recognises that there is a range of means of generating renewable energy and will support, where appropriate, alternative technologies and associated infrastructure, subject to assessment against relevant legislation and all other Policies in the Plan. Planning Applications will be assessed for their suitability for being located in the Land Use Character Area in which they are proposed in terms of specific protection and environmental qualities, as required by the PROT and EDQ Policies of this</p>	<p>Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."</p> <p>To give consequential full effect to the Recommendations, the words "and Guidance" should be removed</p>

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
		<p>Plan in particular. Proposals for renewable energy development must have regard to the considerations set out in Scottish Planning Policy paragraph 169.</p> <p>An assessment of the impact of proposed renewable energy generation development on features affected by the Protecting Assets Policies Categories A1, A2, A3, B1 and B2, in particular the integrity of World Heritage Sites, Natura 2000 sites, Historic Battlefield and peatlands, as well as more local considerations, should seek to address issues of scale, amenity, cumulative impact, community benefit and restoration.</p> <p>The Council will seek removal of operationally redundant generating equipment through a decommissioning process and the restoration of the location to the Council's satisfaction, through planning conditions.</p> <p>Onshore Wind Energy A Regional Onshore Wind Spatial Framework for Wind Energy Development, was Approved as part of the Clydeplan Strategic Development Plan. To protect communities and internationally and nationally important environmental designations and resources, this identifies all areas outwith those with significant protection specified above that may have potential for wind farm development.</p> <p>The Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley – North Lanarkshire identifies landscape character areas across North Lanarkshire. The resultant spatial strategy is represented by Inset Maps 2, 4 and 5 shown in the Local Development Plan Map Book.</p>	<p>Issue 015 R1 states "Wherever the term 'Natura 2000' appears within the plan, it should be replaced with the term 'European site.'" Issue 007 R2 is contradictory to Issue 015 R1. To give consequential full effect to the Recommendations, the words "Natura 2000" should be replaced with "European"</p>

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment												
		<p>The table below entitled "Scottish Planning Policy Spatial Framework Requirements – North Lanarkshire" is presented in compliance with Scottish Planning Policy Table 1, along with the Inset maps mentioned above.</p> <table border="1"> <thead> <tr> <th colspan="4">Scottish Planning Policy Spatial Framework Requirements – North Lanarkshire</th></tr> <tr> <th>Group</th><th>Description</th><th>Constraints defined by Scottish Planning Policy</th><th>Constraints that apply to the North Lanarkshire Local Development Plan Area as shown on Insets 4 & 5 (Map</th></tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td></tr> </tbody> </table>	Scottish Planning Policy Spatial Framework Requirements – North Lanarkshire				Group	Description	Constraints defined by Scottish Planning Policy	Constraints that apply to the North Lanarkshire Local Development Plan Area as shown on Insets 4 & 5 (Map					
Scottish Planning Policy Spatial Framework Requirements – North Lanarkshire															
Group	Description	Constraints defined by Scottish Planning Policy	Constraints that apply to the North Lanarkshire Local Development Plan Area as shown on Insets 4 & 5 (Map												

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation				Comment
					Book pages)	
		Group 1	Areas where wind farms will not be acceptable	National Parks and National Scenic Areas	N/A but Policy PROT A Category A2 allows for protection if any are designated in the future.	
		Group 2	Areas of significant protection	World Heritage Sites	Frontiers of the Roman Empire – Antonine Wall Policy PROT B Category B1 (3.4, 3.5, 4.2, 4.3, 4.4 & 4.5)	
				Natura 2000 and Ramsar	<u>Special Protection Area</u> Policy PROT A Category A1. Slamannan Plateau (4.6, 5.5, 5.6, 6.5 & 6.6)	
					<u>Special Areas of Conservation</u> Policy PROT A Category A1. West Fannyside Moss (5.5 & 5.6) Black Loch Moss (7.7) North Shotts Moss (10.7) Clyde Valley Woods (13.6 & 14.6)	
				Sites of Special Scientific Interest	<u>Sites of Special Scientific Interest</u> Policy PROT A Category A2. Corrie Burn (3.3) Dullatur Marsh (3.4, 3.5 & 4.4) Slamannan Plateau (4.6, 5.5, 5.6, 6.5 & 6.6) West Fannyside Moss (5.5 & 5.6) Mollinsburn Road Cutting (6.3) North Bellstane Plantation (6.4 &	

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation				Comment
					6.5) Longriggend Moss (7.6) Black Loch Moss (7.7) Woodend Loch (8.3) Lady Bell's Moss (pages 8.6 & 9.6) Hassockrigg and North Shotts Mosses (9.7 & 10.7) Hamilton Low Parks (11.3, 11.4 & 12.4) Garrion Gill (13.6 & 14.6) *Bishop Loch (*Glasgow City Council area, but adjacent to North Lanarkshire Council Area) Special Landscape Areas Kilsyth Hills and Clyde Valley Special Landscape Areas. Policy PROT A Category A3. (1.3, 1.4, 2.2, 2.3, 2.4, 2.5, 3.2, 3.3, 3.4 & 3.5 and 12.4, 12.5, 13.4, 13.4, 14.5 & 14.6) National Nature Reserves N/A, but Policy PROT A Category A2 allows for protection if any are designated in the future. Gardens and Designed Gardens and Designed Landscapes N/A, but	

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation		Comment
			<p>Landscapes</p> <p>Policy PROT B Category B2 allows for protection if any are designated in the future</p> <p>Inventory of Historic Battlefields</p> <p>Kilsyth Historic Battlefield (3.4, 3.5, 4.4 & 4.5) Policy PROT B Category B2</p> <p>Areas of Wild Land</p> <p>N/A</p> <p>Carbon rich soils, deep peat and priority peatland habitats</p> <p>Areas of carbon and peatland classes 1 and 2, as defined on the National Carbon and Peatland Map produced by NatureScot, and specified as part of Landscape Character Areas 18 and 20 in Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley - North Lanarkshire.</p> <p>An area not exceeding 2km around cities, towns and villages identified on the Local Development Plan with an identified settlement envelope</p> <p>An indicative area of 2km has been drawn around the urban area of North Lanarkshire and shown on Inset 5 in the Map Book.</p>	
		<p>Group 3</p> <p>Areas with potential for wind energy development</p>	<p>No constraints defined by Scottish Planning Policy, equating to the area identified in Clydeplan Strategic Development Plan as a search area for wind farm development within North Lanarkshire. Notwithstanding, all such proposals subject to detailed consideration against all relevant legislation and Policies of the Plan and Policy ID2 Guidance - Renewable Energy.</p>	
		<p>It should be noted that the indicative area of 2km drawn around the urban area represents an area within which special consideration is required with respect to visual impact on communities. The actual extent of the area for consideration will depend on local topography, landscape character and the layout and built form. It is the responsibility of the developer to verify detailed boundaries in relation to the constraints identified on these maps.</p> <p>“The Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley – North</p>		

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
		<p>Lanarkshire" sets the minimum scale of development that the Council's strategy considers as single turbines of 15m ground-to-tip height and defines a wind farm as consisting of 6 or more single turbines.</p> <p>The sensitivity for wind turbine development varies depending upon.</p> <ul style="list-style-type: none"> • Proximity to receptors (people) • Levels of intervisibility • Sensitivities of adjacent landscapes. <p>In addition, for each of these defined landscape character areas, Table 6.1 of Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley – North Lanarkshire, describes the potential for and constraints on wind turbine development, of all scales, in terms of:</p> <ul style="list-style-type: none"> • sensitivity of each landscape area to wind turbine development • capacity for different heights of turbines • capacity for different numbers of turbines • cumulative development impact • visual impact and • potential community benefit." 	
Issue 007 Utilities Improvements	Map Book/Inset 2	3. On page 2 of the Map Book, Inset 2 should be replaced with the updated Inset 2, which uses the same landscape descriptors as those used in the 'Landscape Capacity Study Wind Turbine Background Report' (AD24).	
Issue 007 Utilities Improvements	Map Book/Insets	4. In the Map Book, two new maps should be inserted after Inset 3, as provided by the council on 9 March 2021 in its second response to further information request 15. These are Inset 4 Wind Energy Constraints Map and Inset 5	

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
		Community Separation - 2 km from North Lanarkshire Urban Area.	
Issue 007 Utilities Improvements	33/PROM ID2 Categories	5. On page 33 of the Modified Proposed Plan, the second sentence under the heading "Assessment Criteria for Utilities Development" should be modified by the addition of the words "specific protection and" after "...in terms of..." In addition, the words "PROT and" should be inserted before "EDQ Policies". The modified sentence should read: "In addition, all Planning Applications will be assessed for their suitability for being located in the Land Use Character Areas in which they are proposed in terms of specific protection and environmental qualities as required by the PROT and EDQ Policies of this Plan."	
Issue 007 Utilities Improvements	84/EDQ 1	6. On Page 84 of the Modified Proposed Plan, an additional bullet point should be added to the end of the criteria listed under EDQ 1 as follows: "in addition to the criteria set out here, proposals for renewable energy development must have regard to the considerations set out in Scottish Planning Policy paragraph 169."	
Issue 008 Natural Environment & Green Network Assets	38/PROT A Category A4	1. The following text should be added at the beginning of Policy PROT A Category A4 Guidance: "The council will maintain community wellbeing in residential areas by protecting the Urban Green Network."	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Change Reporter's "council" to "Council"
Issue 008 Natural Environment & Green Network Assets	Protect Maps 9.7 & 10.7	2. On the Protect map, the boundary of the Hassockrigg and North Shotts Mosses SSSI site should be redrawn to represent the current boundaries of the designation	

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
Issue 008 Natural Environment & Green Network Assets	Protect Maps 4.6, 5.5, 5.6, 6.5 & 6.6	3. The boundary of the Slammanan (<i>sic</i>) Plateau SSSI should also be shown as National (A2) site on the Protection Map, in addition to International (A1 Natura Site) boundary	Change "Slammanan" to the correct spelling "Slamannan" Issue 015 R1 states "Wherever the term 'Natura 2000' appears within the plan, it should be replaced with the term 'European site.'" Issue 008 R3 is contradictory to Issue 015 R1.
Issue 009 Mineral Resources		No Modification required.	
Issue 010 Strategic Town Centres - Purpose of Place	44/Diagram	1. On page 44 of the proposed plan, delete "1B Town & Large Centres" and instead put "1B Other Town Centres".	This Recommendation affects an introductory page entitled "placemaking policies", rather than Policy PP 1A <i>per se</i> Recommendations under this Issue also cover Policies PP 1A, PP 1B, PP 1C, AD 1B and AD 1C
Issue 010 Strategic Town Centres - Purpose of Place	46/text paragraph	2. On page 46 of the proposed plan, delete the section headed "Town & Large Centres" and in its place put: Other Town Centres Three other town centres.	This Recommendation affects an introductory page entitled "placemaking policies", rather than Policy PP 1A <i>per se</i>
Issue 010 Strategic Town Centres - Purpose of Place	48/PP 1A	4. On page 48, under the heading "PP 1A Purpose of Place Policy Guidance", in the first paragraph delete all the text that begins "Business Centres appear" and ends "Policies	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
		PP 2A and PP 2B".	heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 010 Strategic Town Centres - Purpose of Place	48,51 and 54/PP 1A, PP 1B and PP 1C	<p>5. On pages 48, 51 and 54 of the proposed plan, delete the following:</p> <p>1st Strategic Town, Town & Large Centre 2nd Edge of Strategic Town, or Town & Large Centre 3rd Local Centre 4th Business Centre (use dependent) 5th Out-of-Centre</p> <p>and replace it with:</p> <p>1st Strategic town centres, other town centres and local centres 2nd Edge of town centre 3rd Commercial centres 4th Out-of-centre locations that are, or can be, made easily accessible by a choice of transport modes.</p>	<p>Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."</p> <p>Page 54 requires "...larger Mixed-Use Centres,..." to be deleted and replaced by "Town Centres,..." to give full effect to the Reporter's Recommended sequence placing Local Centres before Commercial Centres.</p> <p>No mention of the same sequence appearing on pages 59/PP 2A, 62/PP 2B and 65/PP 2C. These require to be changed to give full effect to this Recommendation</p>
Issue 010 Strategic Town Centres - Purpose of Place	51 and 52/PP 1B	6. On pages 51 and 52 of the proposed plan, delete the heading "1B Town & Large Centres" and put instead "1B Other Town Centres".	
Issue 010 Strategic Town Centres - Purpose of Place	51/PP 1B	7. On page 51, in the text under the heading "PP 1B Purpose of Place Policy" delete "Town and Large Centres" and instead put "Other Town Centres".	
Issue 010 Strategic Town Centres - Purpose of Place	51/PP 1B	<p>8. On page 51, under "PP 1B Purpose of Place Policy Guidance" in the left-hand column:</p> <p>delete "Town & Large Centres" and put "Other Town Centres"; and delete "Birkenshaw", "Caledonian Park" and "Westway</p>	The word "Wishaw" after Caledonian Park on page 51 requires to be deleted

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
		Park, Cumbernauld".	
Issue 010 Strategic Town Centres - Purpose of Place	51/PP 1B	9. On page 51, in policy PP 1B of the proposed plan, in the right-hand column, "Town and Large Centres" appears twice. Delete both and replace with "Other Town Centres".	
Issue 010 Strategic Town Centres - Purpose of Place	52/AD 1B	10. On page 52, in the text under the heading "AD 1B Amount of Development Policy Guidance", delete "Town & Large Centres" and put "Other Town Centres".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 010 Strategic Town Centres - Purpose of Place	54/PP 1C	11. On page 54, delete the paragraph that begins "Business Centres appear in".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 010 Strategic Town Centres - Purpose of Place	55/AD 1C	12. On page 55, under the heading "AD 1C Amount of Development Policy Guidance", delete "Strategic Town and Town & Large Centres" and put instead "Strategic Town Centres and Other Town Centres".	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 011 Strategic Town Centres - Amount of Development		No modifications required.	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text." This affects Policy AD 1A
Issue 012 Town & Large Centres - Purpose of Place	Promote Map 9.4	1. The site of Mackinnon Mills at Kirkshaws Road, Coatbridge, the boundary of which is shown on document RD125, should be designated as a commercial centre.	The Reporter has not added a Commercial Centre Purpose of Place Policy under which to represent this Recommendation on a Map Key

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
			This is a fourth Commercial Centre, contradicting Issue 010 R3, which states "Three..."
Issue 012 Town & Large Centres - Purpose of Place	Promote Map 9.4	2. The site of B&Q at Caldeen Road, Coatbridge, the boundary of which is shown on document RD212, should be designated as a commercial centre.	The Reporter has not added a Commercial Centre Purpose of Place Policy under which to represent this Recommendation on a Map Key This is a fifth Commercial Centre, contradicting Issue 010 R3, which states "Three..."
Issue 013 Town & Large Centres - Amount of Development	52/AD 1B	No modifications required.	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text." This affects Policy AD 1B Issue 010 Recommendation 10 refers specifically to the need to alter Policy AD 1B
Issue 014 Local Business Centres		No modifications required.	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text." This affects Policy AD 1B Issue 010 Recommendation 5 affects Policy PP 2B
Issue 015 Visitor Economy Areas & Locations	Various	1. Wherever the term 'Natura 2000' appears within the plan, it should be replaced with the term 'European site'.	This Recommendation affects Issue 007 Recommendation 2 and Issue 008 Recommendation 3
Issue 015 Visitor	154/Glossary	2. In the Glossary, remove the term 'Natura 2000' and	

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
Economy Areas & Locations	153/Glossary	insert the term 'European site'. This should be defined as follows: "Generic term used to refer to sites which were formerly known as 'Natura 2000' sites. Following the UK's departure from the European Union, these sites continue to contribute to the European and UK-wide network of designated sites and to fulfil the objectives of the EU Habitats and Birds Directives through the Habitats Regulations. These sites include areas identified as Special Areas of Conservation (SAC) or Special Protection Areas (SPA)."	
Issue 015 Visitor Economy Areas & Locations	65/PP 2C	3. On page 65 of the Plan, under PP 2C Purpose of Place Policy Guidance box, in the right hand column, insert the following text prior to the last sentence ("All proposed development.... In the Plan": "With regard to any proposed development at Palacerigg Country Park, planning permission will only be granted if there would be no adverse effect on the integrity of the Slamannan Plateau SPA and/or West Fannyside Moss SAC, either alone or in combination with other plans or projects."	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 016 General Urban Area	69/PP 3	No modifications required.	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
Issue 017 Green Belt - Purpose of Place	73/PP 4	1. On page 73, in policy 4 Green Belt, PP 4 Purpose of Place Policy Guidance, add the following to the second paragraph: With regard to development that needs a green belt location, the need will be balanced against any adverse effects on the purposes of the green belt.	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text." Change Reporter's "green belt" to "Green Belt"
Issue 017 Green Belt - Purpose of Place	Promote Maps 10.3 and 10.4	2. On pages 10.3 and 10.4 in the Modified Proposed Plan Map Book change the designation of site "SM043 Land to the west of William Grant and Sons at Strathclyde Business Park, Bellshill" from "Green Belt" to "Business Centre".	
Issue 018 Green Belt - Amount of Development	74/AD 4	1. In policy 4 Green Belt, AD 4 Amount of Development Policy Guidance, add the following to the paragraph beginning "All proposals for housing of over 10 units": Attention is also drawn to the requirements of PROM LOC3 POLICY Housing Development Sites.	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 018 Green Belt - Amount of Development	74/AD 4	2. In policy 4 Green Belt, AD 4 Amount of Development Policy Guidance, delete the fourth bullet point.	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 019 Countryside - Purpose of Place	77/PP 5	No modifications required.	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the

Examination Issue	MPP Page/ Policy/ Provision	Reporter's Recommendation	Comment
			heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 020 Countryside - Amount of Development	78/AD 5	No modifications required.	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text."
Issue 021 Contributions to Infrastructure	12/Guidance Section	1. On page 12, the box in the first column under the heading 'Guidance' should be modified by adding the following words in parenthesis after 'Contributions to Infrastructure': "Statutory Supplementary Guidance will be prepared to set out the framework of the application of the Policy, identification of need, calculation of contributions and methods of collection and management of funds. This will be subject to public consultation and submission to Ministers prior to adoption."	
Issue 021 Contributions to Infrastructure	136/Status Column	2. On page 136, in Section headed 'CI Contributions to Infrastructure Policy', in the column headed 'Status' delete the second paragraph ("Supplementary Planning Guidance Management of funds.") and replace with: "Statutory Supplementary Guidance will be prepared to set out the framework of the application of the Policy, identification of need, calculation of contributions and methods of collection and management of funds. This will be subject to public consultation and submission to Ministers prior to adoption."	
Issue 021 Contributions to Infrastructure	80-81/Categories C11 – C14	3. In the table headed 'Contributions to Infrastructure Policy Categories and Guidance' on pages 80 – 81 of the modified proposed plan, in the first column, change the title of each	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the

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		from "Category CI1....." to "Policy CI1 category"	heading used for the 'guidance' section and retain the policy number and title to refer to all text." Change Reporter's "Policy CI1 category" to "Policy CI1 Category"
Issue 021 Contributions to Infrastructure	80/Category CI2	<u>CI2 Education</u> 4. On page 80, within the text box supporting 'Category CI2 Education', the second paragraph should be modified as follows: Delete the first sentence: "A contribution towards education.....one bedroom." Insert a new first sentence: "The Council will consider the requirement for contributions towards educational infrastructure for all new residential development proposals resulting in 5 or more dwellings, on a case-by-case basis, where an identified need has been demonstrated."	
Issue 021 Contributions to Infrastructure	80/Category CI1	<u>Areas to which the affordable housing contribution applies</u> 5. On page 80 of the modified proposed plan, in the box explaining the application of Category CI1 Affordable Housing, delete the start of the first sentence, from "The Council .." up to and including "however". The wording in this box should therefore read: "For proposed residential developments in the Cumbernauld Housing Sub-Market Area (as shown on Page 82 of the Policy Document) the Council seeks to secure 20% affordable housing provision in continuation of adopted Council Policy on the advice of the Council's Housing Strategy Service. Justification is contained in the Affordable Housing Policy Background Report. Further Guidance is contained in the Council's Affordable Housing	Amend wording to refer to the correct page, once all of the Recommendations and Consequential changes have been enacted

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		Guidance.	
Issue 021 Contributions to Infrastructure	80/Category C11	6. A new paragraph should be added after the first paragraph: "The Council will consider the requirement for the provision of affordable housing elsewhere on a case-by-case basis, where an identified need has been demonstrated."	
Issue 022 Site Appraisal	84/EDQ 1	No modifications required.	Issue 001 R1 specifically recommends the amendment of Policy EDQ 1 bullet 18 Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text." Issue 007 R6 specifically recommends the insertion of an additional bullet point.
Issue 023 Special Features for Consideration	86/EDQ 2 Category EDQ 2A	<u>Category EDQ 2A Hazardous Zones: Flood Risk</u> 1. Category EDQ 2A Hazardous Zones. The penultimate sentence of the first paragraph in column 2 should be modified as follows: after "....a precautionary approach is taken to flood risk from all sources." the full stop should be deleted and the text should continue "all sources..... taking account of the effects of climate change."	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text." No mention of the convention recommended specifically for Policy C11 1, i.e., to change the title of each from "Category EDQ 2..." to "Policy EDQ 2 Category EDQ 2..."
Issue 023 Special Features for Consideration	86/EDQ 2 Category EDQ 2A	<u>Category EDQ 2A Hazardous Zones: Hazardous substances sites</u> 2. On page 86 of the Modified Proposed Plan, in the Table labelled "Category EDQ 2A Hazardous Zones": • In left hand column, insert above 'Flood Risk' the words: "HSE Hazard Consultation Zones" • In the right hand column insert the following new text after the first sentence ("The Councilmanaging agencies"):	

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		<p>"The Health and Safety Executive, together with SEPA and NatureScot, is a statutory consultee for development proposals within the consultation distance of Major Hazard Sites/ Pipelines. These are neither listed, nor mapped. It is also a statutory consultee for modifications to existing establishments which could have significant repercussions on major accident hazards; or other forms of development where the siting of development is such as to increase the risk or consequences of a major accident."</p>	
Issue 023 Special Features for Consideration	86/EDQ 2 Category EDQ 2A	3. A consequential change will also be required to the wording of the current second sentence. The text "This includes, for flood-risk areas," should be deleted and replaced by "For flood-risk areas, development will be managed to allow"	
Issue 023 Special Features for Consideration	86/EDQ 2 Category EDQ 2C	<p>4. The third sentence of the right hand box ("North Lanarkshire Council.....as required), should be deleted and replaced with:</p> <p>"Developers should consult with the relevant section of the Council as required. Supplementary Guidance will be prepared to set out the application of the Policy, including the approach taken to assessment of noise levels and mitigation. This will be developed in line with the requirements of national policy and guidance. Until Supplementary Guidance is available, the Council's "Noise Guidance for New Developments", which can be accessed through the Council web site, provides further advice on this issue."</p>	
Issue 023 Special Features for Consideration	88/EDQ 2 Category EDQ 2C	5. On page 88 of the Modified Proposed Plan, in the third paragraph headed "For Guidance on specific matters relating to relevant EDQ3 Sections", against item 'e',	

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		replace the existing text "e refer to ...Air Quality" with: "e Supplementary Guidance for noise will be developed. Until then, refer to Noise Guidance for New Developments. Also, refer to guidance for Air Quality."	
Issue 023 Special Features for Consideration	12/EDQ 2 Category EDQ 2C	6. On page 12 of the Modified Proposed Plan, 'Supporting Documents' under the heading 'Guidance' in the coloured box add: "Noise" to the end of the list of Supplementary Guidance, or Non-Statutory Planning Guidance that will be updated or brought forward.	
Issue 024 Quality of Development	87/EDQ 3 c	1. Under criterion c, the final sentence of the final bullet point, which currently concludes "...refurbished or re purposed buildings." should be modified to read: "...refurbished or repurposed buildings to meet the following carbon dioxide emissions standards, as set out in Building Standards Technical Handbook Section 7: Aspect Silver Level 1 (at least 10% reduction) by 2025 and Aspect Gold Level 1 (at least 15% reduction) by 2030."	Issue 001 R20 states "Merge together all 'policy' and related 'guidance' sections to form single, expanded policies in a single box. Delete the heading used for the 'guidance' section and retain the policy number and title to refer to all text." No mention of Issue 001 R 26 referring specifically also to EDQ 3 criterion c No mention of the need to delete the repeat of criterion b
Issue 024 Quality of Development	87/EDQ 3 f	2. Under criterion f, the fourth sentence, which starts "Sustainable Urban Drainage Systems...." should be modified by the addition of the words "...including during the construction phase...." After the words "...and appropriate details..." Thus, the fourth sentence should read: "Sustainable Urban Drainage Systems should be adopted within site design and appropriate details including during the construction phase, require to be submitted with any relevant planning application."	
Issue 025 Ravenscraig Regeneration Area	90 or 95	1. A copy of the 'LDP Promote Map Legend' and 'LDP Protect Map Legend' should be included within the Modified	Applies to each of the Area Strategies, or can be done on the Area Strategies cover page, page 90

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		Proposed Plan Policy document.	
Issue 025 Ravenscraig Regeneration Area	94/Ravenscraig	2. On page 94 of the plan, under the heading 'Ravenscraig Masterplan', delete the last sentence, which starts "In summary, these were:...." and associated bullet points.	
Issue 025 Ravenscraig Regeneration Area	94/Ravenscraig	3. On page 94 of the plan, under the heading 'National Development and Masterplan', in the second sentence of the final paragraph, change "...as a guide on the development profile for the new Masterplan in terms...." To "...as a guide on the development profile for any revised Masterplan in terms...."	
Issue 025 Ravenscraig Regeneration Area	95/Ravenscraig	4. On page 95 of the plan, update the schematic map to reflect the Masterplan that received Planning Permission in Principle on 18 November 2020.	No mention of consequential changes required to Promote Maps 11.5, 12.4 and 12.5
Issue 026 Airdrie Local Area Partnership		No modifications required.	Note the amendment to the boundary of a Proposed Housing Development Site at Sykeside Road at Issue 004 R4 Note the amendment to the capacity of Proposed Housing Development Site 01.07 at Issue 004 R6 Note the addition of a Proposed Housing Development Site at Glenmavis at Issue 004 R8
Issue 027 Bellshill Local Area Partnership		No modifications required.	
Issue 028 Coatbridge Local Area Partnership		No modifications required.	
Issue 029 Cumbernauld & Kilsyth Local Area Partnership	115/Existing Housing Development sites	1. On page 115 of the proposed plan, add an asterisk to the end of the allocations NLCNO490A Cumbernauld CGA (Palacerigg) and NLCNO490B Cumbernauld CGA (Mid-Forrest) and insert the following footnote at the bottom of	

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		the page: *Any development proposals must take Policy PROT A Category A1 into account and, to be in accordance with the Plan, comply with the requirements of the South Cumbernauld Community Growth Area Strategic Development Framework.	
Issue 029 Cumbernauld & Kilsyth Local Area Partnership	117/Slamannan Plateau	2. On page 117 of the proposed plan, the wording in the section headed Slammanan Plateau Special Protection Area should read: Any development proposals must take Policy PROT A Category A1 into account and, to be in accordance with the Plan, comply with the requirements of the South Cumbernauld Community Growth Area Strategic Development Framework.	In addition, change "Slammanan" to the correct spelling "Slamannan"
Issue 030 Motherwell Local Area Partnership	Promote Map 12.5	1. On page 12.5 of the LDP Promote Map, reduce the size of proposed housing site 02/18 so that it excludes the woodland within the eastern part of the site. The area to be excluded is the area within the proposed site that is shaded green on the plan accompanying the letter from North Lanarkshire Council dated 20 January 2021, sent in response to further information request 010, except for the narrow salient immediately south of the word "Path".	
Issue 031 Northern Corridor Local Area Partnership		No modifications required.	
Issue 032 Wishaw Local Area Partnership		No modifications required.	Note the deletion of Proposed Housing Development Site 23/19 and showing it as within the General Urban Area.
Issue 033 Land West of Morningside		No modifications required.	
Issue 034 Land at High Street, Newarthill		No modifications required.	
Issue 035 Land at Coatbridge &		No modifications required.	

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Langmuir Road, Bargeddie			

Appendix 2 Table of Modifications Proposed to be Declined

Issue	Recommended Modification	Reason for not accepting Reporter's Modification	NLC Proposed Final Adoption Position
<p>Issue 010 Strategic Town Centres - Purpose of Place</p> <p>Related Sites: McKinnon Mills, Kirkshaws Road, Coatbridge</p> <p>B&Q, Caldeen Road, Coatbridge</p>	<p>3. On page 46 of the proposed plan, after the section headed "Local Centres", insert the following new section: Commercial Centres Three large urban centres with floorspace over 20,000 square metres.</p>	<p>The Council considers this is an unreasonable conclusion based on the evidence available to the reporter as per S19(10)(a)(i) and the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009.</p> <p>Issue 012 Recommendation 1 adds McKinnon Mills, Coatbridge, as a <u>fourth</u> Commercial Centre.</p> <p>Issue 012 Recommendation 2 adds B&Q, Coatbridge, as a <u>fifth</u> Commercial Centre.</p> <p>Neither of these additional Commercial Centres is over 20,000 square metres in size</p> <p>Issue 010 Recommendation 3 is rendered redundant and factually incorrect by Issue 012 Recommendations 1 and 2. Retaining this as "three" and "over 20,000 square metres" represents a self-misdirection on behalf of the Reporter in making a Recommendation that could not have been reasonably made from the evidence as laid out in the full Report of Examination.</p> <p>Notwithstanding the above, there is a</p>	<p>On page 46 (or equivalent) of the Local Development Plan, after the section headed "Local Centres", insert the following new section:</p> <p>"Commercial Centres 5 established large urban centres, with functions defined by Scottish Planning Policy Paragraph 63."</p>

		<p>policy gap in the Report regarding Commercial Centres. The Reporter's Recommendation means that Commercial Centres would be the only Land Use Character Areas in the Plan without a Purpose of Place Policy governing their purpose and appropriate uses or an Amount of Development Policy defining the appropriate amount of development permissible before assessment of appropriateness or effect on the rest of the Network of Centres is required.</p> <p>It may be that, under the provisions of Scottish Planning Policy paragraph 63, the Reporters felt it unnecessary to specify the function of these Centres in Policy. Paragraph 63 of Scottish Planning Policy states:</p> <p><i>"63. Plans should identify as commercial centres those centres which have a more specific focus on retailing and/or leisure uses, such as shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres. Where necessary to protect the role of town centres, plans should specify the function of commercial centres, for example where retail activity may be restricted to the sale of bulky goods."</i></p> <p>However, relying on National Policy (which will be subject to change as part of</p>	
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		<p>the NPF4 process) rather than address issues within the body of the Plan creates potential uncertainty. Had the Reporter alerted us to this proposed modification during the Examination process (by way of Further Information Request) , it is likely we would have taken the opportunity to suggest that a Policy was required to make the Plan coherent and the wording of such a Policy to make it consistent with the other Centres Policies in the Plan, indeed all of the Plan's Purpose of Place and Amount of Development Policies. However, given the terms of the 2009 Regulations, there is no mechanism to fully and appropriately remedy this situation and we are limited to declining the associated Recommendations through replacing the Reporters modified wording with the wording suggested.</p>	
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