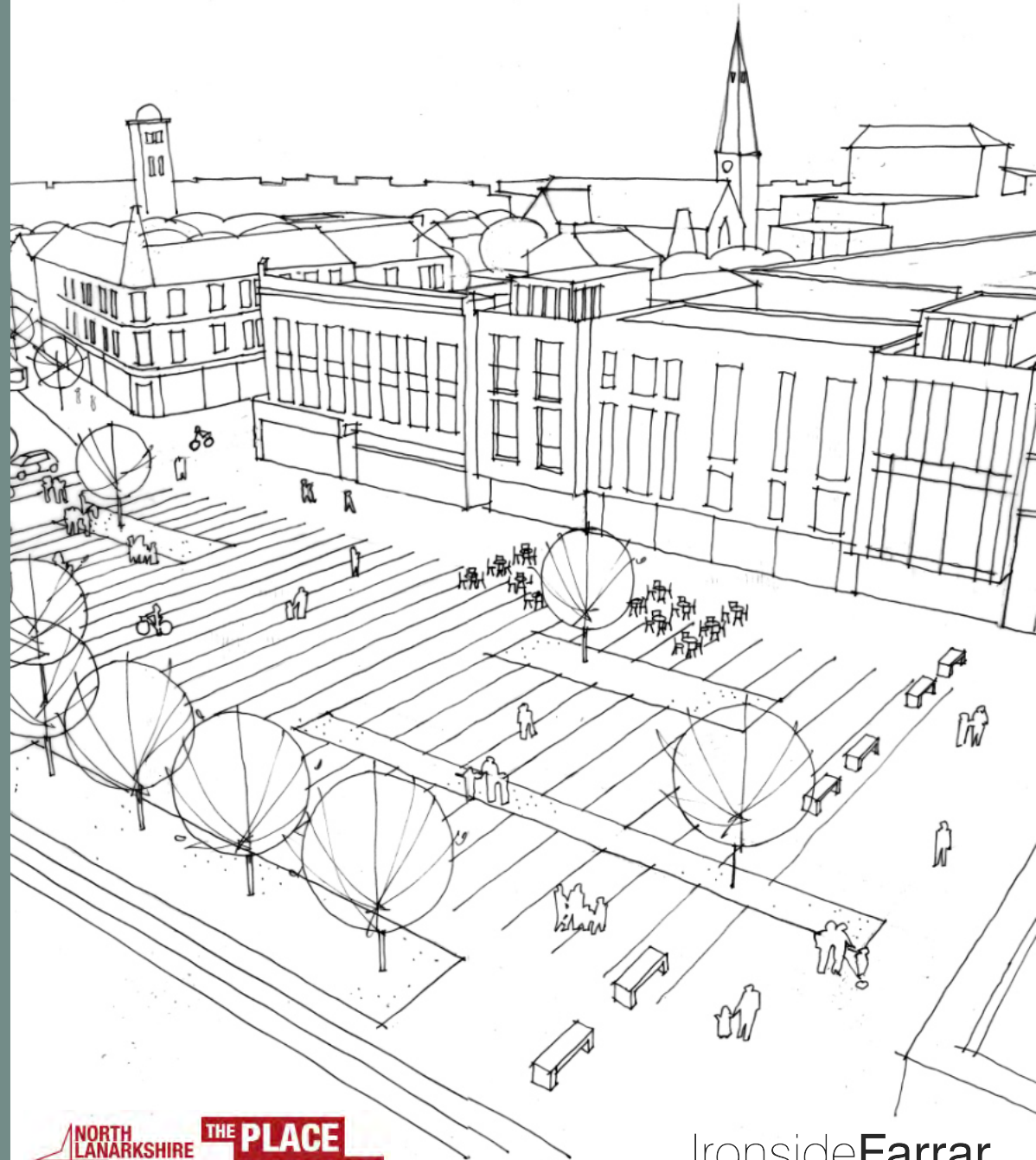


# North Lanarkshire

THE PLACE, THE VISION  
Your Town Vision



Final Report



IronsideFarrar  
Environmental Consultants



Final Report

Job 50456

Version 1.2



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***“What future do North Lanarkshire’s towns have? The council’s visions for towns attempt to answer what is a very challenging question.***

*In early 2020, the council set out a bold, visionary programme which had town centres at its heart. This recognised that town centres, in their current form, are not sustainable. The programme also recognises that each of our towns is unique and what may work for one town, may not for another.*

*But these town centres don’t belong to the council. They belong to the people who live in them, learn in them, work in them, invest in them and visit them.*

*That’s why the updates to these town visions have been shaped by the view of the people they belong to. These visions set out what is possible, but it is only by working together through every step of the journey that they can be realised.*

*Over the next five years, North Lanarkshire Council will invest £1.2 billion in creating town and community hubs, in country parks, in essential infrastructure and housing and in creating a sustainable future for town centres. But that is only the beginning; this huge transformation will happen for years into the future.*

*I’m pleased to see the progress that has already been made. In collaboration with people across North Lanarkshire I know we can deliver a future for our town centres that works for everyone.”*



**Councillor Jim Logue**  
Leader  
North Lanarkshire Council

## Summary & Foreword

*This is North Lanarkshire. This is the place to **Live, Learn, Work, Invest and Visit.***

*Together with our partners, people and communities have a significant role to play in developing and shaping our collective vision for our town centres as part of The Plan for North Lanarkshire. We have the opportunity to transform our town centres based on the needs of people in our communities to ensure they have a sustainable future. Climate change, shifts in retail trends and town-centre living can all support positive transformational change to re-balance and reset how people use and enjoy our town centres.*

*This vision statement is the start of re-thinking our town centres and being bold and ambitious about how we develop our plans, keeping the needs of local communities firmly at their centre. Fresh thinking and bold visions, working alongside local initiatives, can support the restoration of our towns.*

*We look forward to a programme of engagement and participation across a wide range of stakeholders to build a stronger, fairer, more inclusive and sustainable future for our towns and the communities living and working there.*

The Plan for North Lanarkshire sets out a shared ambition for inclusive growth and prosperity for all – where North Lanarkshire is the place to Live, Learn, Work, Invest, and Visit. It is a plan that focuses on the things that will significantly improve the quality of life and wellbeing of people in all our communities. It is a plan which is committed to ensuring North Lanarkshire is the place where people are encouraged, supported, and cared for at each stage of their life.

A complementary strategy - The Place, The Vision - specifically focuses on an integrated approach for our place-based investment programme, in line with The Plan for North Lanarkshire.

The Place, The Vision commits us to re-focus and transform our town centres and communities to be multi-functional connected places which maximise social, economic, and environmental opportunities. Town centres are changing. Adapting to change means positively confronting three major challenges:

- Climate Change and our commitment to net zero
- Retail change and e-commerce
- Town centre living and town centre liveability

This document sets out a vision for our eight town centres and outlines the building blocks to attain those visions and a prospectus for each. It represents a starting point for the development of Town Action Plans and sets an agenda for change in collaboration with the many partners and participants who have an interest in the future of our town centres.



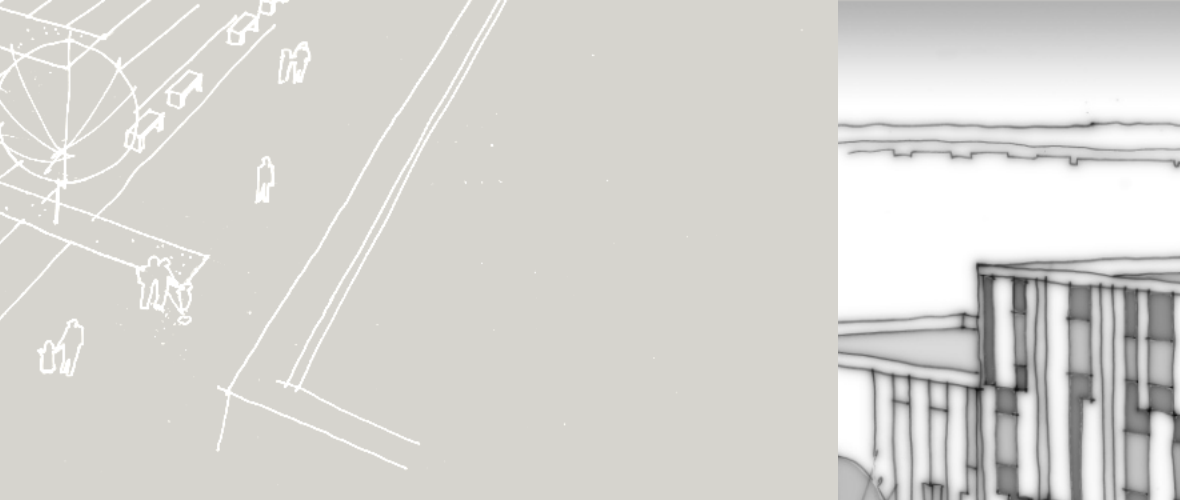
# 01

## Introduction

Shared Visioning

Place-Shaping

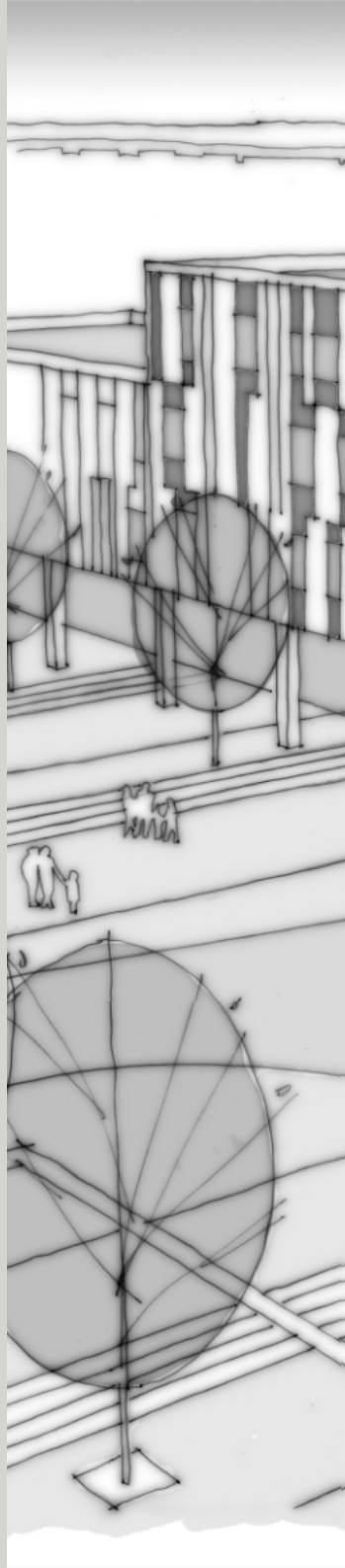
Rebuilding and Re-balancing our town centres

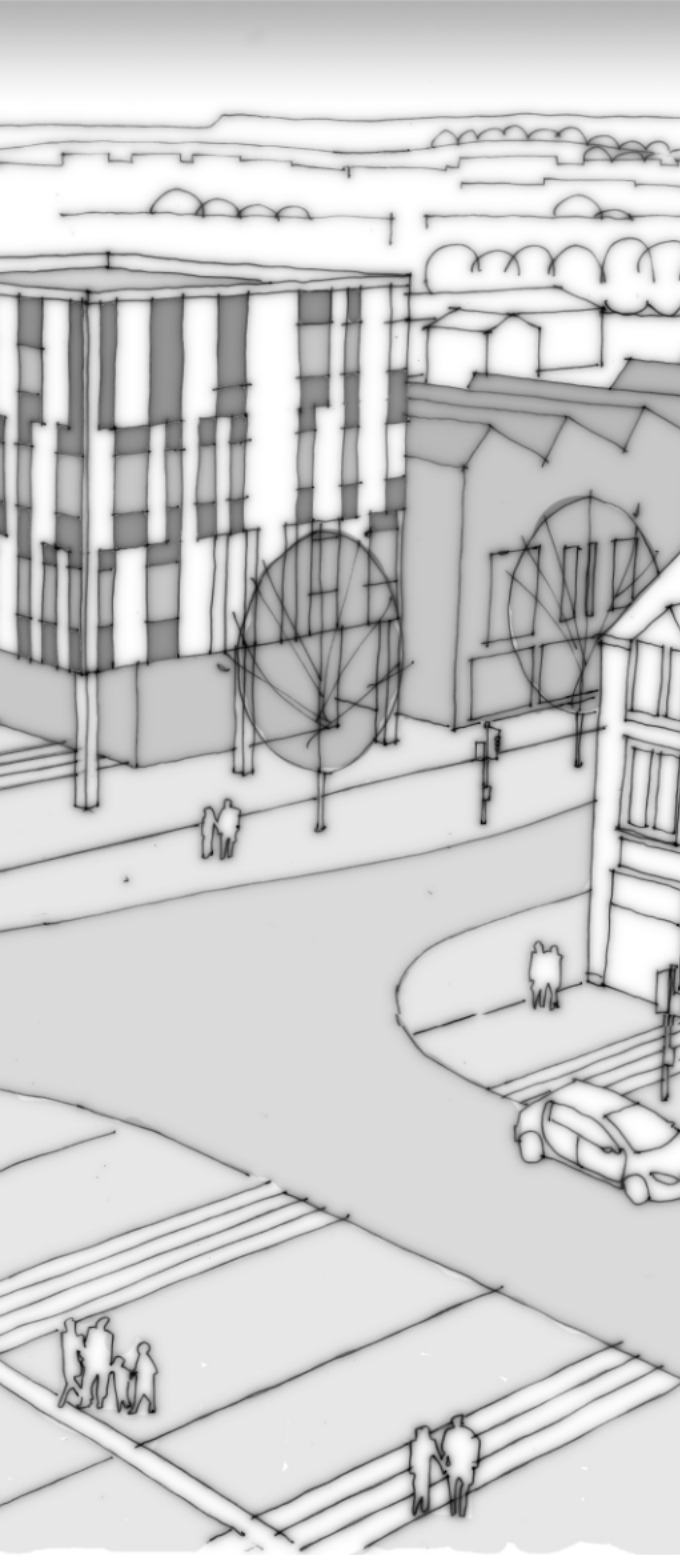


This report builds on the work carried out since *The Place, The Vision* was published in 2020 and from the engagement programme with local communities and stakeholders.

The Town Visions comprise a framework for a shared understanding for what we want for our eight towns, rather than presenting a traditional town-centre masterplan. Our towns and how we use them are changing, and at a fast pace.

As adopted by the Scottish Government and COSLA, the Place Principle promotes a shared understanding of place, its assets and services to help achieve better outcomes for people and communities. In North Lanarkshire, it helps to outline the concept of what we want our towns to be and through place-making, how we can influence and shape our towns to be great places to Live, Learn, Work, Invest and Visit.





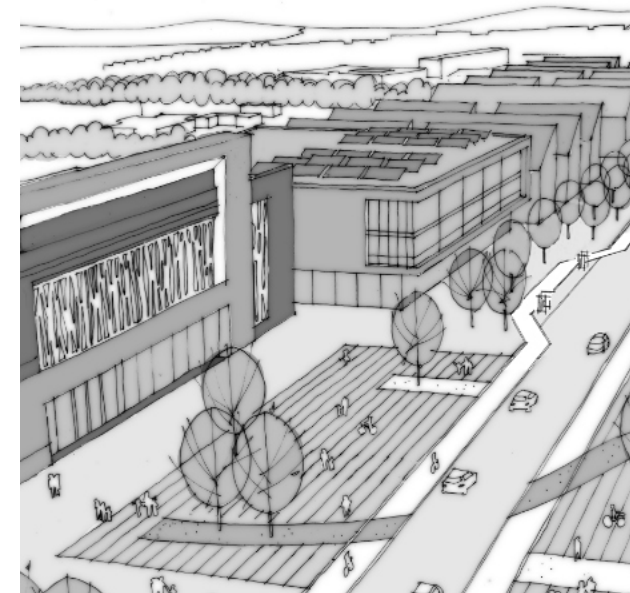
In looking to the future, our towns need to be:

- places for people
- places that are valued, appealing and liveable
- places that embrace challenges and our responsibilities to the future
- places that are dynamic and creative
- places that support successful and thriving communities

Town centres can help translate these aspirations into a reality. Along with the Place Principle, we have adopted another Scottish Government and COSLA philosophy, the Town Centre First Principle approach and the global concept of the '20-minute neighbourhood' which is a way of describing a complete, compact and connected neighbourhood, where people can meet their everyday needs in short walk or cycle. These approaches, together with our own regeneration policies can support our town centres to be a key element of the economic, social and environmental fabric of North Lanarkshire.

We are committed to helping town centres thrive and truly meet the needs of residents, businesses and visitors.

Our vision needs to consider how to support, rebuild, and rebalance our towns beyond the Covid-19 pandemic and continue to support the changing needs of both town and communities in an open, sustainable and inclusive way. A focus for all activity is regeneration and improvement to inclusive economic opportunities and outcomes.





*Urban squares and spaces help  
define towns as destinations.*



### **Building on Opportunity**

Change is always a source of opportunity. Today, we can all recognise some of the changing trends in retail and how we shop and use our towns. Towns have always been places to live, work, and visit but over recent years town-centre living has been in decline. Re-balancing town activity, creating liveable centres, building 20-minute neighbourhoods, and making towns and town centres more appealing destinations are central to their futures and our vision.

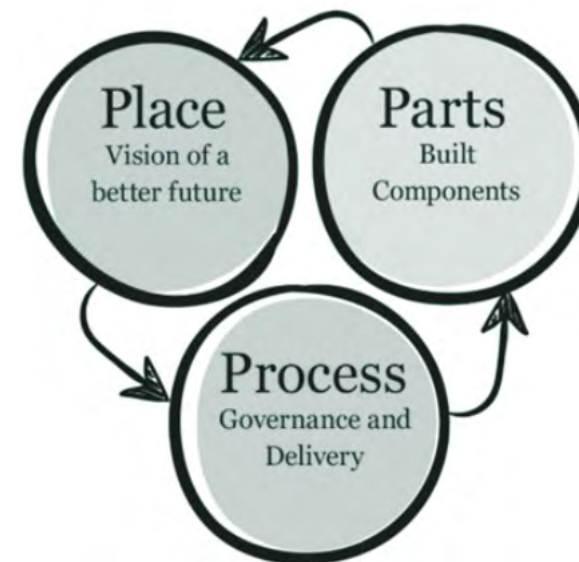
### **Creating Successful Places**

Successful places are about people. Place-shaping can help direct change and facilitate the input of all those with an interest in the town centre to collectively address the economic, social, and cultural ambitions of the community and the transition to net zero. This vision has enabled the start of an engagement process and looks to the widest possible participation in developing plans for each of North Lanarkshire's eight town centres.

### **Working with Partners**

The challenges facing towns and town centres require phased solutions. The challenges can be addressed by working collaboratively and in cooperation with residents, businesses, partners and the third sector. The council's role varies from setting a broad vision, to acting as 'broker', bringing different interests together and assisting with the project delivery with wider partners.

This is not a masterplan or action plan and cannot cover the full breadth of urban planning issues that our towns need to consider and adopt. Instead, it focuses on the main needs and key building blocks for change. It does not offer fixed solutions or prescriptive measures. The council will look to work with partners, residents, businesses, communities, and all interested parties to develop the vision in the months ahead and to develop Town Action Plans.



# 02

## The Proposal for Change

Places of opportunity

Places that are liveable, appealing, successful, net zero+

Building around shared ambitions and aspirations

Towns and town centres are hubs to support people, businesses, communities and the local economy. They play an important role in the delivery of our national ambitions and are a focus for North Lanarkshire's place-based approach.

Town centres form the heart of communities. They provide access to products and services and are a focus for a sustainable local economy, providing a place for social activity and delivering enhanced wellbeing through a positive sense of place, history, identity, community, and environment.

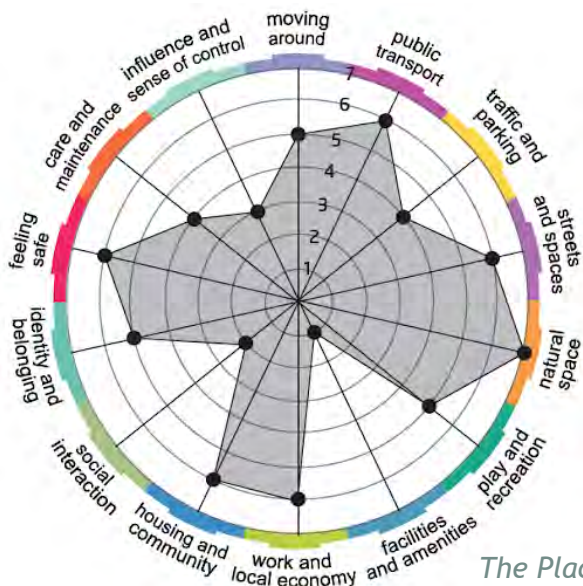
### **The Plan for North Lanarkshire**

The Place, The Vision sets out a shared ambition for North Lanarkshire. It defines the direction for the council to work with its partners, local communities, businesses and residents to make North Lanarkshire a better place to live and work.

Regeneration and the transformation of our towns is a core element of the plan. The shared ambition sets out a long-term vision with place-specific regeneration plans and proposals that will evolve as the programme is developed and delivered. Local communities have a significant part to play in developing and delivering Town Centre strategies and their future. The framework set out in this document is intended to continue the conversation about the types of places we want to shape and build and agree local priorities.

### Proposal for Town Centres

Towns and town centres can deliver many of the ambitions for North Lanarkshire and its people. Towns however are unique individual places and while an over-arching strategy is important, the focus must be on specific town and community needs and ensuring that all community voices are engaged in planning town futures.



The Place Standard Tool

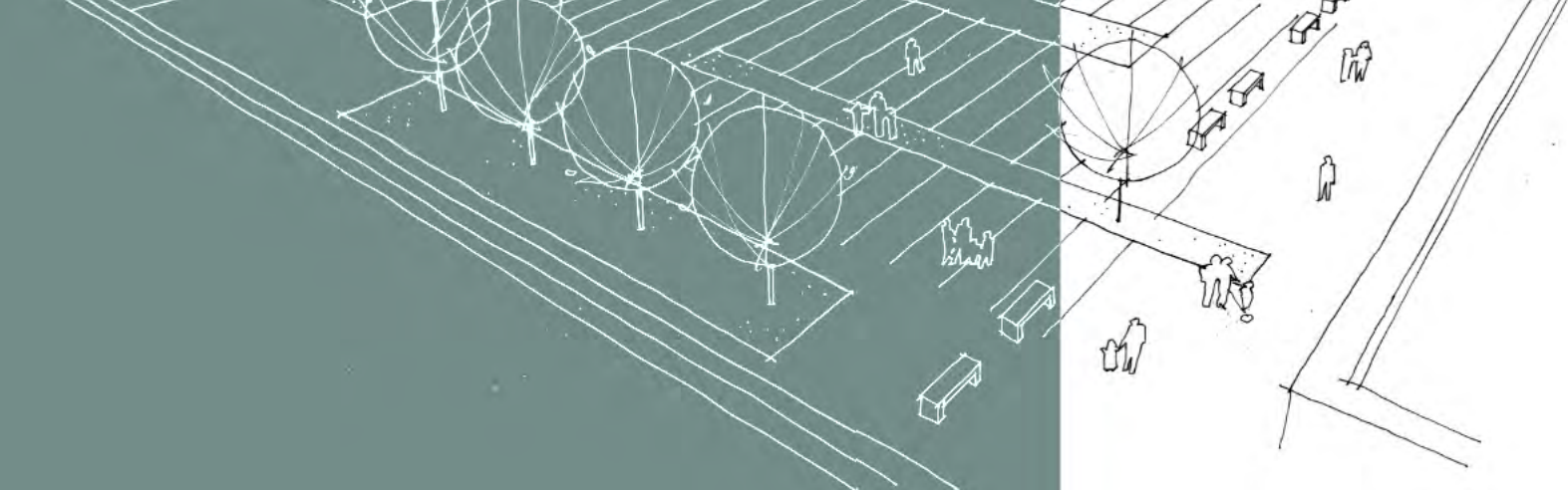
### Statement of Proposal:

*We believe our towns and major settlements are at the centre of civic life and the foundation of a more sustainable future. As places, our towns are important but of more significance are the communities that our towns service, support and sustain. We are seeking to empower communities to share the sense of vision that promotes towns as liveable, appealing, successful net-zero destinations.*

*Through a partnership approach, we can shape areas of opportunity and change, based on changing needs, a shared ambition and future aspiration that can lead the way in shaping our centres.*

*Creating more people-centric, liveable town centres are central to the vision. Liveable towns with stronger amenity, greenspace, and better environmental quality work for all. Supporting inclusive growth means addressing health and wellbeing and inequalities and the imperative of climate change means our towns need to be greener, support active travel and deliver their part in the transition to net zero.*

In summary, our towns are key centres of significant economic, social, and cultural capital. Unlocking value and creating opportunity for all, requires both flexibility in approach and local, community-informed solutions. Importantly, our place-shaping and regeneration process needs to address inequalities of place and promote and empower an ongoing dialogue based on active participation.



# 03

## Your Town Vision

A shared ambition

Inclusive growth and prosperity for all

The place to live, learn, work, invest, visit

The approach is based on the principles of locality, diversity and accessibility and an urban neighbourhoods capacity to broadly meet five social and economic functions.

- A place to live
- A place to learn
- A place to work
- A place to invest
- A place to visit.

These functions underpin the mixed-use town centre model and the concept of connected places and liveable neighbourhoods. The aim is to enable more people to spend more time closer to home within towns that have a stronger, supporting infrastructure, connected by dynamic greenspace networks that encourage cycling and walking between neighbourhoods and between neighbourhoods, local facilities, places of work and town centres.

**Existing**



**Trends**



**Change**



**Live**

*Investing in Housing / Housing Renewal & Towns as great places to live .....*

**Learn**

*Investing in Education and Schools Estate/ Colleges and life opportunities for young people ....*

**Work**

*Investing in jobs and skills and ensuring we have strong and competitive infrastructure for business.....*

**Invest**

*Investing in people, health and wellbeing and encouraging private sector/third sector investment....*

**Visit**

*Promoting quality places and place appeal to support leisure, day visits and tourism.....*

*Major Trends on Towns: Digital / Retail / Work Patterns / Transport / Climate Change and the changing needs of communities*



Bellshill



Cumbernauld



Kilsyth



Coatbridge



Motherwell



Shotts

*A Vision for North Lanarkshire's 8 Town Centres*



## Shaping Successful Places

A successful town is a place which meets our needs. Where good connections allow us to readily shop, do our daily business, drop children off at school, find work and make our transport connections. Daily activity is about normal necessities and the nature of our town can make it easier or harder to them. Having choice in terms of leisure, meeting people, creative experiences, dining out and the evening economy only occur in our towns if they can sustain appeal and the centre is successful.

We need to develop our public space so that it better supports community life; where parks, greenspace, local centres and town centres are connected seamlessly with our homes and neighbourhoods, with a vibrant and animated mixed-use offer.



# 04

## Drivers for Change

New Places, New Futures  
Challenge of climate change  
Place-changing digital technologies

Planning for the future involves a process of looking ahead but also looking back and recognising the history, heritage and the journey towns are on as they adapt and change. No two towns are the same. The challenges of each town and town centre are unique. Planning needs to think a decade ahead and appreciate the structural challenges, changing technologies and trends that define not only what is possible, but what is already emerging and what is realistic and practical.

Vehicle transport has redefined many aspects of our towns and another major shift is evident through digital technology, as well as the potentially long-term change brought about by the Covid-19 pandemic. These changes provide more choice for residents, businesses and visitors, allowing more flexibility between what we do and where we do it, whether in our workplace or in how we shop, socialise, play and support others.



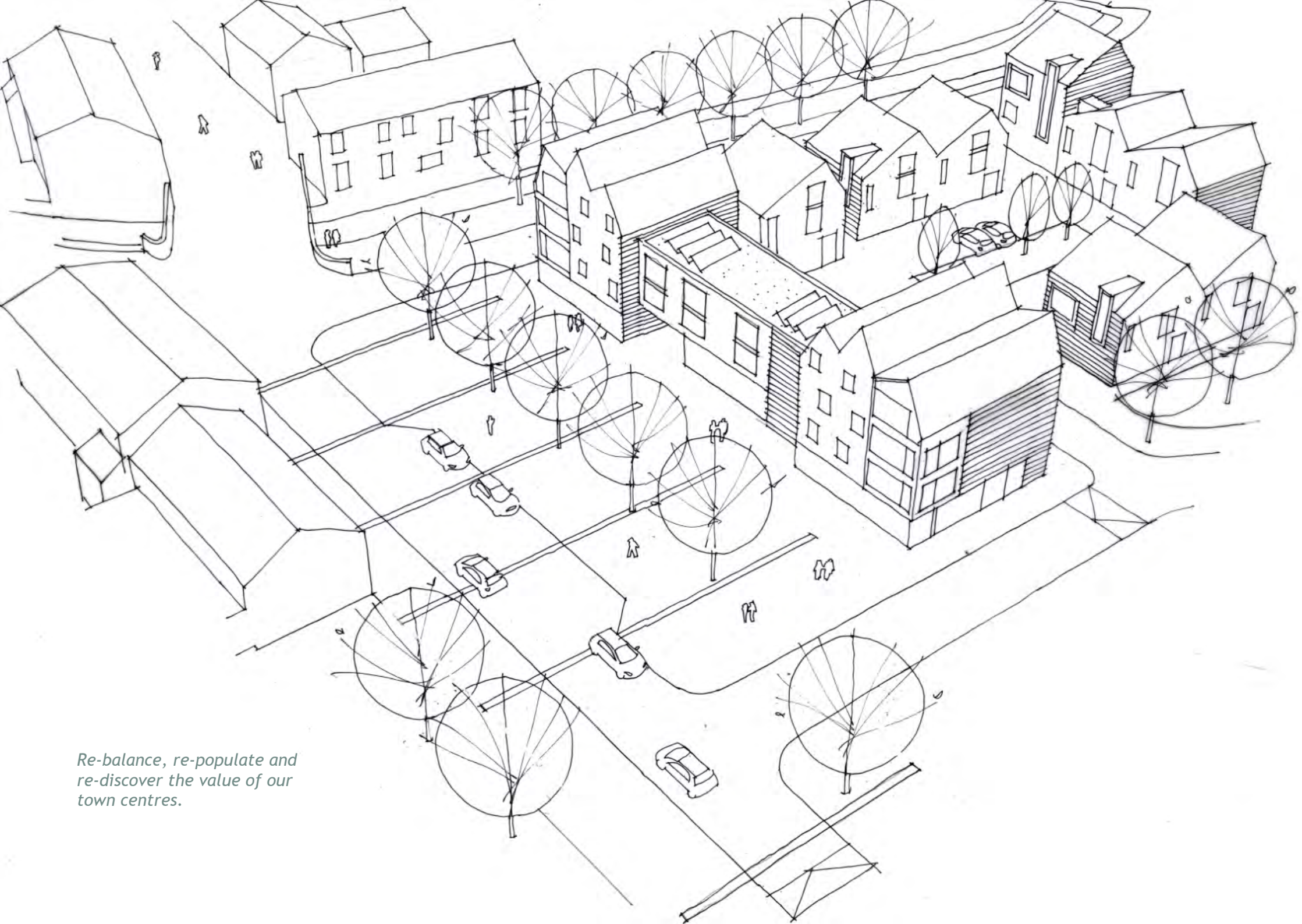


## Historical Pressures to Decentralise

Towns have always changed and adapted to the needs of their communities. Investment and consumer choices have led to a reduction in town centre investment, activity, and visitor interest. Key challenges to town centres have been:

- The economics of ownership and the operating costs of town centres have favoured out-of-town investment and digital sales over town centre sites, shops, and leisure facilities
- Consumer demand for choice and increasing home ownership have encouraged national retailers to promote larger stores, often accommodated in new out-of-town/edge of centre locations with high volume free car parking
- An over-reliance on car traffic and worsening air quality means less emphasis on mobility, access for people and safe movement with long-term consequences for health and inequality.

The result means reasons to visit a town centre ('pull factors') are reduced, resulting in lower footfall, reduced dwell times, reduced spend and ultimately reduced investment.



*Re-balance, re-populate and re-discover the value of our town centres.*

## Today's Pressure for Change

Planners recognise the unsustainable nature of the fragmented, decentralised model and have argued for change and fresh thinking about towns and place. Town Centre First policies and The Place Principle now shape thinking and provide a strong policy platform to rebalance, repopulate, and rediscover the value of our town centres. Community empowerment, health and wellbeing, inclusive growth along with the imperative to address climate change are defining new place priorities for town centres. Key challenges for town centres are now:

- Addressing and accelerating our response to climate change to reduce carbon footprints, making towns and buildings more energy efficient, reducing unnecessary car usage, promoting the circular economy, tackling waste management and whole-town climate resilience
- Addressing changing land-use demand within our centres (mix of shops, services, leisure, business, homes etc) with positive planning to rethink what we want and need in our town centres to make them the successful civic hubs we need them to be
- Addressing long-term health issues by building centres that support healthier communities with better homes and better urban environments through improved air quality, noise pollution and ensuring everyone has access to greenspace and networks that support active travel links.

### **Future Needs and Changing Digital World**

Arguably we don't know what the future holds but many believe that "the future is already here - it's just not evenly distributed" (Gibson). Major trends in the way we live including online shopping, food to go, social activism and digital dating and Covid-19 has accelerated these, including working from home and the digitisation of services.

The challenge is how can our towns improve the quality of life for people, retain their core function and grow, while simultaneously reduce car usage and CO2 emissions. This means focusing on what we want that future to contain and which of our current trends we would want to accelerate and strengthen.

AIRDRIE COMMUNITY HEALTH CENTRE





## Improving for the Better

Improving for the better recognises the quality and value of long-term planning. In the future our children will work more flexibly using digital technologies, be less car dependent, share a greater environmental awareness and concern and be more ready to define and shape strong individual personal lifestyles. Key challenges for future town centres include:

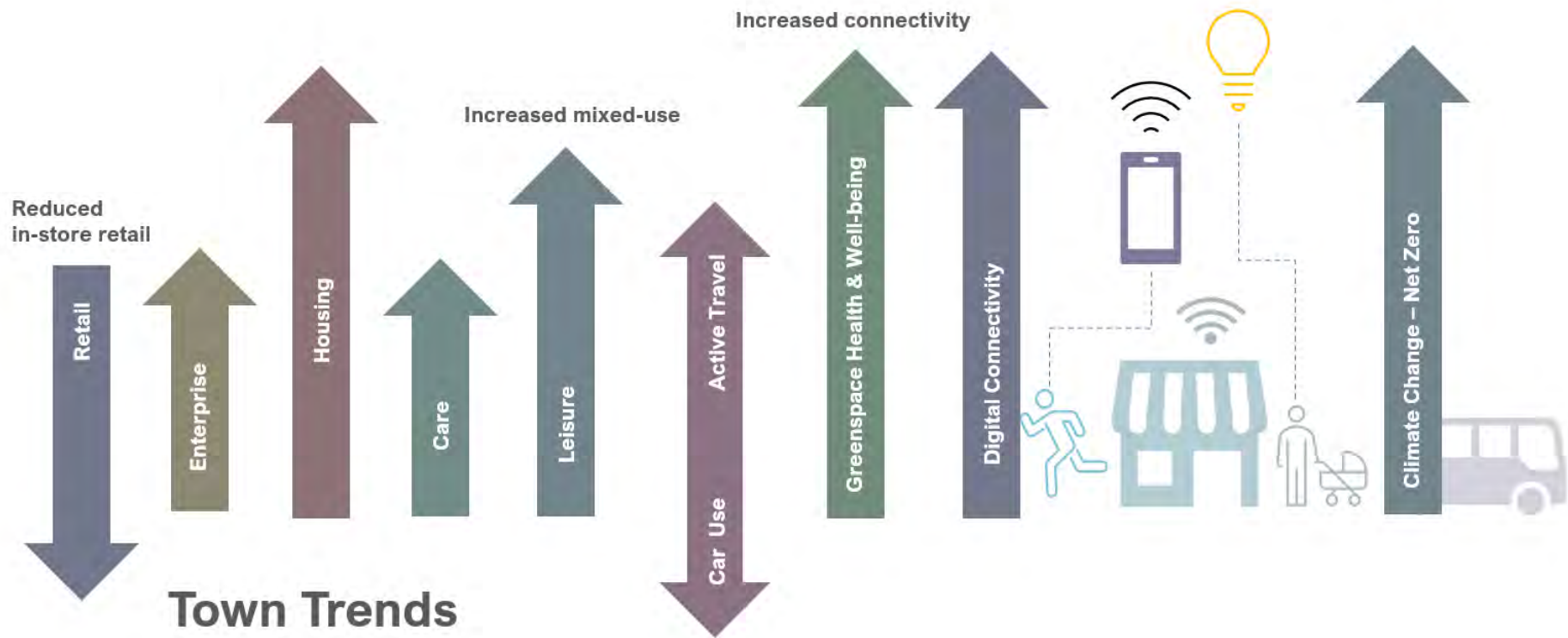
- Ensuring greenspace in our centres and parks and open space networks are as common to our town centres as today's supersized supermarket and roads infrastructure. Value should be placed on town parks, squares and greenspace and how they are used for outdoor living and active leisure
- Improving accessibility, safe mobility for all with non or low-carbon modes that recognises that people drive demand and demand drives value and value drives investment. Unlocking investment in housing, commercial and leisure requires positive planning, potential financial incentives, and partnership-based intervention by public authorities to secure control over land and promote investment
- Active town centre management to promote and support activity with strong day, evening and night-time economies that are enhanced by events and local town and neighbourhood celebrations creating additional 'pull factors' based around civic and community activity.

## Drivers for Change

The opportunities brought about by digital will continue to drive change. The digital world is changing our relationship between day-to-day activity and space and consequently the function of place, such as town centres. The essential chain of activity that until recently created a dependent relationship between shopping, town-centre visit and the customer, has been weakened. Town centre activity and shopping is now for an increasingly select number and the same is true of ordering take-away food, banking or paying rent. Workplaces are more flexible and the daily commute is being reduced due to blended home-office working. These trends show no signs of slowing.

Town centres with all their connections and interactions will remain strong locations for clustered activity based on locality, diversity and accessibility. Town centre living can meet the needs for quality, accessible homes. Rebuilding town centre populations with new 'town-houses' and supporting integrated mixed-use buildings (shop, office, home, services) represent new ways of meeting communities needs and reshaping our town centres.

Individual expression, personal experiences, social interaction, and community activity are equally well supported in the digital world. We live in a digital world based on sharing experiences on social media and where place has an important role. Towns and specifically town centres need to promote and celebrate their 'destination qualities' and ensure its residents feel the pull of the opportunity and possibility that only vibrant and animated mixed-use centres can offer.



# Towns

## *Past, Present, Future*

### Past

- Distinctive town centre
- Homes
- Parks and gardens
- Roads and public transport
- Schools / colleges / civic and health services
- Industrial estates / employment areas

### Present

- Town centre / out of town retail
- Large supermarkets
- Large housing estates
- Education campuses
- More greenspace / fewer parks
- More roads and less frequent public transport
- Zoned industrial / business parks

### Future

- Compact town centre
- Local centres / smaller supermarkets
- More homes / more integrated neighbourhoods
- Better connected parks / greenspace and paths
- Less road space, more cycle routes and paths
- Home working and local employment
- Consolidated education / health / arts and civic services







# Town Centres

## *Past, Present, Future*

### Past

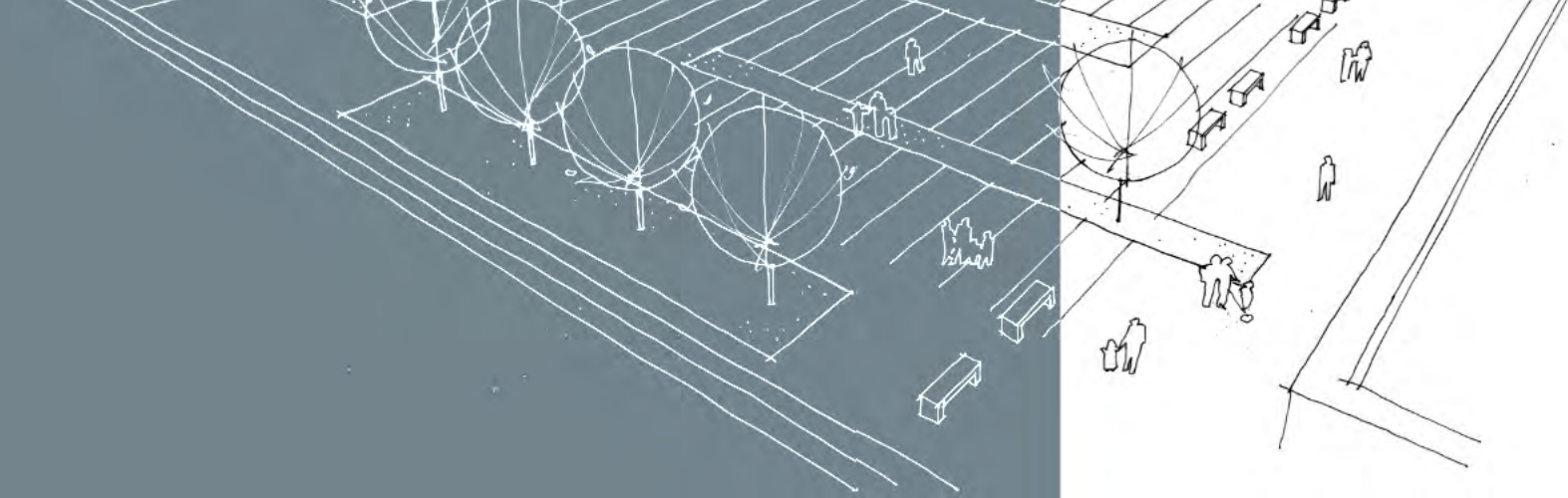
- High St independent retailers
- Offices / local businesses
- Town hall / civic buildings
- Libraries / community facilities
- Local cinema / theatre / arts centre
- Swimming pool / sports centre / leisure centre
- Primary schools / secondary schools / colleges
- Hospitals / doctors / dentists
- Housing

### Present

- Shopping malls / High St multiples / charity shops
- Public transport interchanges
- High St cafes
- *Mainly not in town centres:*
- Education campuses
- Health centres
- Civic centres
- Multiplex cinemas / gyms / leisure complex
- Housing

### Future

- Community hubs (schools / colleges / health / civic services)
- Less High St retail, more mixed use leisure / enterprise hubs and co-working spaces
- More town centre homes / cafes and restaurants
- Town centre cinema / arts / cultural venues
- More streets for active travel and integrated public transport
- Events and evening economy



# 05

## Building the Future

Building the future requires positivity and progressive solutions. Towns will adapt and change over time and embrace initiatives and projects developed by multiple partners.

Numerous studies, town pilots and local successes highlight a range of measures that support successful place-shaping built around the principles of liveability. These respond to the key characteristics of successful places.

# Five Building Blocks for Successful Places

The building blocks for all towns are based on the best combination of measures:

- **Supporting access and better connections**  
Including the physical, digital, social and enterprise connections and the networks that connect people with places, local, town-regional centres, services and outdoor space
- **Addressing climate change and the transition to net zero**  
Including addressing the climate change challenge, spaces for greenspace, promoting blue-green networks, tree planting and the re-shaping of legacy transport infrastructure
- **Creating liveable and appealing places**  
Including celebrating heritage and making places appealing both as destinations but also as everyday spaces and places that are safe and welcoming. Places that support local events and activity with a sense of place, making towns more inclusive to support the whole community and empowering lifestyle choices, and enabling 20-minute neighbourhoods
- **Promoting mixed-use vibrant land-use models**  
Including rebalancing activity and repopulating town centres, promoting town centre living and the activities previously displaced that bring activity, footfall and increase demand for goods and services for both day and evening economies
- **Building capacity for future change**  
Including shaping places to be more resilient, smarter, capable of adapting to a changing climate and that offer flexibility, address future needs and enable communities and the many stakeholders within centres to shape futures.

Although generic in nature, these building blocks will help towns to work through what will best meet their needs while being mindful of the wider commitment to climate change and meaningful contributions to our national and regional outcomes around health and wellbeing, equity, and inclusive growth.

All the building blocks detailed below will not be a suitable fit for all centres and are outlined to provide a better understanding for some of the measures set out in the town prospectus documents.

# Supporting Access & Better Connections

Town centres must adapt to this new 'placed focussed' environment and the solution lies in rethinking connectivity to re-build local catchments (populations looking to use a town centre) making access easier, safer, more enjoyable and less car dependent.



## **Accessible for Business**

Accessible and well-connected means different things in different contexts and locations. Planning for change will mean working with commercial/business operators around short, medium and longer-term plans and how the planning process can support improved town centres. Rethinking our transport models and future-proofing need and infrastructure will be important.

## **Support Growth in Active Travel**

Active travel (walking and cycling including e-bikes) represents a major growth area with a wide range of new technologies that are putting pressure on our limited infrastructure and an absence of a network of cycleways. Active travel has many environmental benefits as well as improved health and wellbeing and is a core part of rebalancing the transport modes within centres.

## **Reduce Road Space and Vehicular Dominance**

Town centres need to rebalance the physical space devoted to vehicle traffic both as a mechanism to reduce unnecessary travel and to positively promote the use of space for civic activity, active travel, urban street-trees, parks, and greenspace. Major changes in retail, office workplaces, active travel and the development of 20-minute neighbourhoods will reduce car dependency (reduced peak traffic and reduced parking demand) in many town centres. Securing the best balance will take time and adjustment but with the shift to online purchasing, many of the essential journeys will reduce.

### **Adapt to Changing Transport Needs**

Transport is also changing with a rapid shift to electric vehicles and electric bikes and potentially scooters. Issues of congestion may be mitigated by our response to the pandemic, with reduced peak travel or alternatively exacerbated by mid-week travel and reduced public transport patronage.

New electric vehicles all need charging and fast-charging centres and charge points will become part of the urban fabric. Recharging an electric car should be as simple and transparent for consumers as refuelling at a petrol station. Commercial opportunities should be considered such as linking e-bike charging with visiting a restaurant or shop.

### **Provide Safe Streets and Better Mobility**

The vision promotes safer streets that support our changing population and offer places with good, safe mobility for all. Towns need to do much more to ensure improved and equitable access to all facilities. These measures need to include better facilities for those with impaired mobility (barrier free movement), better lighting, safer movement (reduced traffic speed and volume) and stronger connections across modes (multimodal or intermodal mobility). 20mph limits within centres and on peripheral routes with wider provision of controlled pedestrian and cycle crossings.

### **Facilitate Public Transport**

Town centres are hubs for transport interchanges with North Lanarkshire having a strong rail network and bus service level. Developing the points of interchange, making public transport more accessible (SMART ticketing) and more appealing (upgraded stations) and environmentally responsive (ULEV buses or hydrogen) are all in the pipeline. Digital based apps (with real-time service information or taxi apps) will support access along with driverless vehicles and drone-based delivery anticipated by 2040. Free bus travel for those aged under 22, plus schemes for older disabled users will extend access. Covid-19 has forced a radical change to established custom with an emerging realisation that a new revised normal will emerge within which public transport has a key role.



### **Changes associated with active travel**

For example: National walking and cycling levels have increased in recent decades and increased by nearly 50% between March 2020 and 22 March 2021 (this is possibly Covid-related). North Lanarkshire lags behind the national level and needs a radical programme of investment and support to encourage more active travel.

Every town needs an active travel network of segregated, safe walking cycling routes and we need to encourage and support reduced (probably 25-33%) everyday car use.



### **E-charging stations**

For example: The Scottish Government advises phasing out the need for petrol and diesel vehicles by 2032. Europe will have 2.9 million charging points by 2030. All buildings need to be prepared for EV charging with a target of 25% of all parking spaces with hydrogen technology also advancing. Charge Place Scotland maps the network which has grown from 55 public charge points in 2013 to over 2338 in 2021. Annual supported installations are currently 1600 each year.



### **Changes associated with supermarket & large box retailing**

For example: large trolley-based supermarkets require car access and car parks. Smaller convenience formats are more dependent on safe walking and cycling routes and local street amenity. As patterns of land use change (for example, decline in large supermarkets in favour of domestic delivered groceries), our urban space and streets can respond by rebalancing traffic demand and parking.

# Addressing Climate Changes & Transition to Net-Zero

Town centres have a critical role in supporting a sustainable future and contributing to the essential adaptation necessary to address climate change and our commitment to secure net zero. Fairness should be at the centre of climate change planning acknowledging the impact it has on the disadvantaged, people with disabilities or living in deprivation.



## **Reduce Greenhouse Emissions**

Place-shaping can help contribute to climate change targets by using the planning system to promote viable decentralised energy (district networks); repurposing of buildings; developing 20-minute neighbourhoods, reducing the need to travel; promoting transfer by sustainable modes; supporting flood mitigation and waste minimisation, and encouraging community-led initiatives.

## **Improve Flood Resilience**

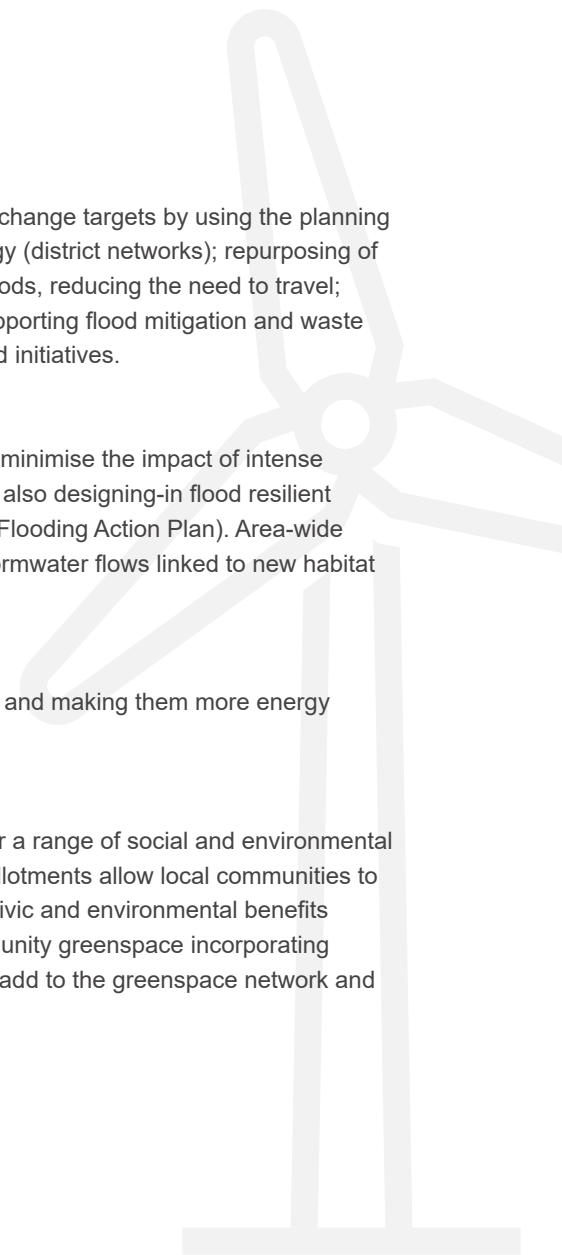
Planning needs to support local measures to minimise the impact of intense rainfall events and to mitigate flood risk while also designing-in flood resilient places (ref: Scottish Government-Living with Flooding Action Plan). Area-wide measures may include green corridors for stormwater flows linked to new habitat management measures.

## **Invest in Building Assets**

Through re-purposing and adapting buildings and making them more energy efficient.

## **Promote Community Growing Space**

The value of allotments in urban areas deliver a range of social and environmental benefits with their value widely recognised. Allotments allow local communities to participate in a common interest with place, civic and environmental benefits (biodiversity, green network, habitats). Community greenspace incorporating orchards, community gardens and wildlife all add to the greenspace network and support biodiversity.



### Develop 20-minute Neighbourhoods

The '20-minute neighbourhood' concept is designed so residents can meet their day-to-day needs within a 20-minute walk of their home; through access to safe walking and cycling routes or by public transport. The 20-minute neighbourhood can form part of a strategy for climate action as they facilitate active travel and decrease car dependence. In a future where people travel less, buy locally, and live in town centres, effort should be focused on enhancing the liveable quality of both our neighbourhoods and town centres.

### Support Community Initiatives

Community-led responses have the potential to contribute significantly to reducing CO2 emissions and making towns and neighbourhoods more salient and prepared for climate change. Local action faces a number of challenges such as building local capacity and participation to support the delivery of projects. Each community may have different drivers and interests but there's a wealth of projects around being more energy efficient and making energy-saving improvements, active travel support, bike library; community growing-food miles, swop-shop-recycling, lift share schemes; education programmes and so on. Communities have access to a number of funds (Lottery Community Fund, Climate Challenge Fund, CCAF Funds, LCCF and Climate Action Fund).

Carbon emissions for urban residents typically split to about 33% property, 33% employment, 33% transport related with energy consumption associated with property and transport the most readily addressed through a range of partnership programmes. Key measures within the vision for urban settlements include:

- Develop district, domestic energy systems
- Property upgrading, retrofit, re-purposing
- SMART, IoT urban systems
- Lifestyle change, flex-working
- Disincentivise car based use
- Promote active travel, infrastructure
- Extend waste management & recycling
- Planning for compact urban centres
- Develop inclusive place resilience
- Develop 20 minute neighbourhoods
- Green construction specifications
- Extend on street electric charging
- Extend parks & greenspace
- Plant trees, support biodiversity



### Climate change is here

The year 2020 was the third warmest, fifth wettest and eighth sunniest on record and increased intense rainfall events and extreme weather including more regular heatwaves and floods will result.



### Integrating surface water management with green network space

Plan green infrastructure networks in a way to optimise its many benefits (health and wellbeing, active leisure, biodiversity) and supporting healthy living environments through providing, for example, urban cooling, local flood risk management, carbon sequestration and local access to shady outdoor space.



### Change by reducing car transport

Securing net zero and developing a carbon neutral economy will require the need to travel to be reduced (Scottish Government Transport Advisory Group). Radical solutions are required based on reduced car travel and road space, the development of stronger active travel infrastructure and piloting new initiatives around 20-minute neighbourhoods will need to be a priority.

# Creating Liveable and Appealing Places

Town centres should celebrate their heritage and buildings so they appeal as both destinations and everyday spaces and places that are safe and welcoming.



## Repopulating Town Centres

Over recent decades town centres have lost many of their town centre and edge of centre populations. Making towns more appealing as places to live and bringing people back to live in the town centre is a key element of the vision. The aim is to encourage mixed-use buildings offering a range of tenures (private, affordable, social rented, special needs, elderly supported, student, etc). Integrating residential with small office-home office (SoHo) enterprise units and retail and leisure maximises opportunity for vibrant quarters and neighbourhoods.

## Developing Public Realm – Spaces & Places

Public space is a key asset of our towns and urban neighbourhoods and comprises all publicly-accessible space (streets, squares, greenspace) and accessible civic infrastructure for people to come together and engage as a community. Many factors contribute to successful public space including accessibility, sense of welcome, safety, comfort, usability, and sociability. Connections and the network of secondary spaces, streets, wynds and closes are valuable and it's vital that investment in public realm, creating safe animated spaces including urban play, are fundamental parts of liveable places and the town vision.

## Extending Quality Greenspace Networks

Connections, greenspace and links with the public realm and active travel corridors need to form a network of 'green infrastructure' for 20-minute neighbourhoods and provides the connecting infrastructure with town centres. Networks provide the corridors connecting homes with facilities (community hubs, schools, health centres etc) and additionally help to reduce domestic fragmentation and contribute to biodiversity and habitat resilience as well as improved health and wellbeing.



### **Celebrating Heritage & Place Distinctiveness**

North Lanarkshire towns have character. Distinctive in form and heritage, the town centres are a reminder of a positive and defining economic past (coal, iron, steel, mills) with many notable buildings. Our vision should build on the distinctive character and quality of place using this legacy to reinforce urban form and repurpose civic buildings with new civic uses, creating residential homes and mixed-use premises.

Many towns have suffered from the loss of key buildings and there is a need to consolidate town centres with quality new-builds to strengthen urban form to ensure space, streets and gateways are well-defined elements of urban centres.

### **Safe, Secure Welcoming**

Our vision is for a more inclusive place with extended town centre activity, longer dwell time and increased town centre footfall. Public use of town centres and increased activity supports civic presence and improved security. Actively used, thriving public space is both safer, and more welcoming than empty space.



### **Principles for a Caring Place - Architecture & Design Scotland**

A&DS and wider partners have developed a range of guidance to support place-making. Quality guidance sets out work undertaken with Scotland's Towns Partnership to respond and support town centre living. 10 key principles have been identified supporting care and place and applicable to town centre living generally:

1. Friendly and Accessible Transport
2. Accessible Quality External Environments
3. Digital and Physical Connectivity
4. Housing Choice
5. Design/Re-purposing & Integrating Technology
6. Relationships Support and Mentoring
7. Accessible and Diverse Amenities & Services
8. Empowered Carers and Care Models
9. Preventive and Holistic Healthcare Options
10. Opportunities Meaningful Work/ Activities.



### **Secure by Design**

Consultation with communities highlight issues of safety and sense of welcome with Secure-by-Design (SBD is a flagship initiative supporting the principles of "designing out crime") and provides a formal system and checklist to design and develop safer places. Police Scotland report examples of an 87% reduction in crime associated with Secured-by-Design properties and they can reduce opportunities for crime and the number of crimes that occur. SBD is adopted within Council guidance, and we will work with Police Scotland in developing future Place Plans .

# Promoting Mixed-Use Vibrant Land-Use Models

Place-making has very important economic objectives with inclusive and sustainable growth and Covid Recovery forming very significant challenges for all of North Lanarkshire's town centres. Town centres are facing challenges of changing and evolving retail patterns. The aim is to support and invest in town and neighbourhood centres so that they can become more diverse, sustainable and thriving places.



## **Promoting Mixed-Use Vibrant Land-Use Models**

Place-making has important economic objectives for inclusive and sustainable growth and, following the pandemic, there are significant challenges for all North Lanarkshire's town centres, particularly around changing retail patterns. The aim is to support and invest in town and neighbourhood centres so that they can become more diverse, sustainable, and thriving places. Changes in our choices and lifestyles are impacting on the needs of local communities and the balance of town centre uses. Towns built around single dominant uses - retail centre, business park, housing estates - as separate areas are increasingly looking to consolidate. The vision seeks to promote a typically mixed-use, more lived-in centre that creates vibrancy for both daytime and evening economies.

## **Town Centre First**

The main recommendation from the Town Centre First policy is the call for public and private sector, residents and businesses to put the health of town centres at the heart of decision-making processes. The Town Centre First Principle encourages the public sector to continue to invest in town centres and help communities thrive.

## **Planning System**

Scottish planning policy looks to offer a proactive planning framework that supports town centres. The approach reflects the modernisation of Scotland's planning system and new guidance and new Scottish Planning Policy (SPP). The proposed town centre health check will help to inform local development plans and assessment of development applications. Health checks should help to ensure that planning is efficient, inclusive, and supports the reinvestment and rebalancing of town centres.

### **Partnership**

The regeneration of our town centres and high streets is complex and will take time. Successful delivery and investment of these funds will be reliant upon town centre partners setting up appropriate delivery mechanisms and governance arrangements. Collaboration will be key. The most successful town centres are those with proactive town centre management, delivered through a partnership between private, public, the third-sector and communities to address local needs.

### **Embracing Change**

Town Centre First needs also to drive positive change and look to create a better and more equitable balance around what town centres can do to not just survive but to thrive. The Town Centre Action Plan Report – A New Future for Scotland's Towns argues that we need to have a focus on redressing past failures and stop supporting activities which damage town centres. Clear presumption against or an outright halt to out-of-centre retailing, retail car park charging and amendments to tax structures might go further to rebalance current challenges that limit town centre investment and to help ensure town centres are the location of choice for a range of developments.

### **Intervention**

Regenerating town centres is complex and can present multiple barriers that arise from years of fragmentation and disaggregation. Councils can work with partners to promote place plans, long-term masterplanning, proactive use of compulsory purchasing order (CPO) powers to support land assembly. A key to success is a strong evidence base, meaningful engagement with the town's stakeholders.



### **Town Centre Funding**

The Scottish Government, Lottery and wider funding environment (Scotland and UK) offer a range of funding support for town centres. The Town Centre Fund provides support to develop and implement town centre action plans and to realise transformative ambitions. The Regeneration Capital Grant Fund supports locally developed place-based regeneration projects that involve local communities.



### **Town Centre Toolkit - Scotland's Towns Partnership**

The Town Centre Toolkit provides detailed guidance and through town centre audits and other elements of the toolkit contains ideas and examples of how people and organisations can make their town centre more attractive, more active, and more accessible. The toolkit forms part of a broader package of resources, making it easier for groups to develop and share details of successful approaches to town centre place-making and regeneration.



### **Compulsory Purchase Order to support Land Assembly**

A Compulsory Purchase Order (CPO) can allow councils and other organisations to purchase property without the owner's permission if there is a strong enough case for this in the public interest. CPOs promoted by public bodies and infrastructure providers must be confirmed by Scottish Ministers.

# Building Capacity for Future Change

Adaptation to future change includes working to shape places to be more resilient, smarter, and more capable of adapting to changing environments that offer flexibility, address future needs and enable communities and partners to shape stronger and fairer futures.



## **Town and Community Hubs**

North Lanarkshire Council is replacing all schools not replaced or remodelled since 1996. Our vision is to create places for the whole community rather than only the school community. New town and community hubs will be places where education is delivered alongside other council and community services in the heart of towns and communities.

**Town Hubs** are likely to include primary and secondary education and an early years' facility. Other services on offer will be larger in scale, such as more comprehensive sport, culture and leisure facilities and a wider range of council and partner services.

**Community Hubs** are likely to include at least one learning establishment and may include other zones such as sport and leisure.

**Small Community Hubs** may exist in areas where there is no requirement for new education facilities but where there is a need to replace older facilities like libraries, community centres and health centres.

## **Changing Technology**

Our town futures will increasingly be shaped by developments within the digital world with data and digital technologies creating new opportunities and changing the way we live our lives.

Digital infrastructure is key to connected places and digital access in town centres will become increasingly important. Ensuring the move to cashless transactions is accessible and inclusive and consumers access to cash is protected within town centres.

## **Behavioural Change**

Our use of town centres is changing. Changes are largely driven by consumers and influenced and affected by trends and the wider policy environment. Major changes in behaviour are prompted by climate change, digitalisation and changing population demographics. Significant behavioural change can be anticipated around active travel, activism, health and wellbeing and places of employment, all of which can support 20-minute neighbourhoods and align with climate change adaptation.

### Community Capacity & Community Wealth Building

Community wealth building connects people and place to build a new inclusive growth model across North Lanarkshire to deliver a stronger economy, jobs, fair work, growth while promoting local resources and assets. The main elements involve building stronger local benefits through: partnering and participation, developing local assets and resources, targeting purchasing and procurement, supporting people and place opportunity and engaging locally.

### Engagement – Town Action Plans

Local Town Action Plans offer the opportunity for a community-led but collaborative approach to creating great local places. Town Action Plans will link support community aspirations on the key local challenges with the wider elements of our town visions such as responding to the global climate emergency and tackling inequalities and the delivery of new town and community hubs. Engagement as part of the development of the town visions has confirmed that value and interest in community level participation will help to shape the places that they live, learn, work, invest and visit.



### Core elements of 20-Minute Neighbourhoods

20-minute neighbourhoods are places that are designed to enable residents the ability to meet the vast majority of their day-to-day needs within a 20-minute walk (approximately 800 metres) of their home; through access to safe walking and cycling routes, or by public transport. Behavioural changes alongside community engagement represent a core element of successful 20-minute neighbourhoods. Place Plans are a useful tool to support the delivery of 20-minute neighbourhoods.



### Contactless Sales

A consumer organisation survey 2020 noted that 53% of consumers had reduced cash payments and 46% noted a reduction in cash acceptance in shops and retail premises. Covid-19 has accelerated the trend to cashless purchasing for a wide range of goods and services including public transport. Other technology such as cashier-less checkout technology is anticipated to accelerate the move to shop-local-shop often and smaller format convenience retailing.



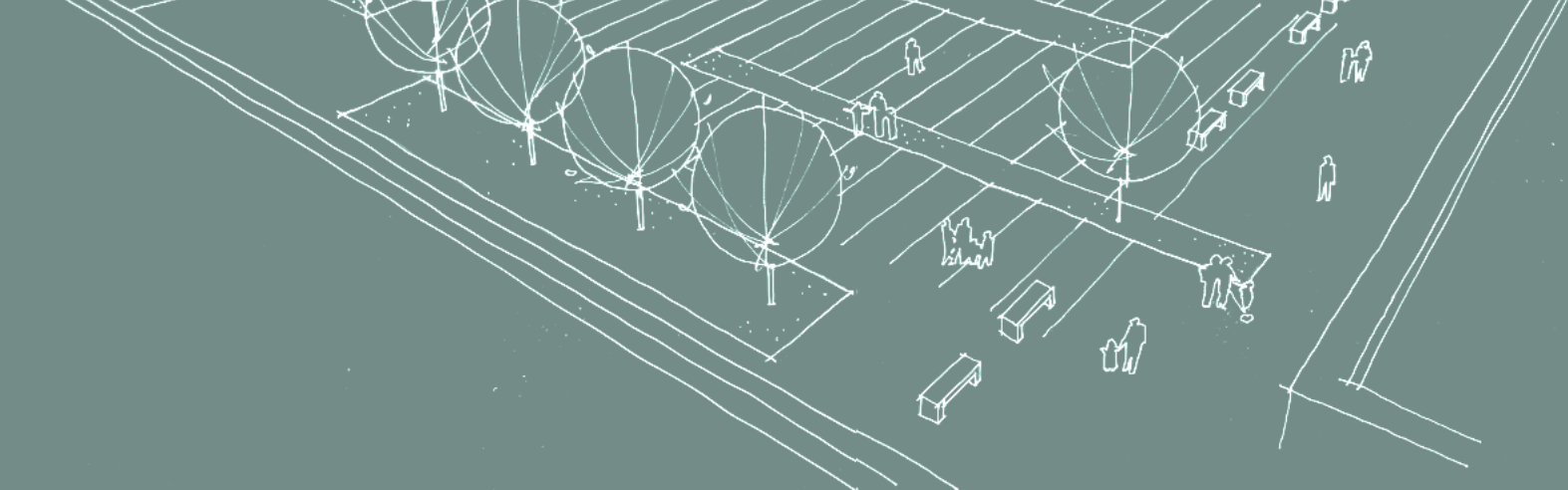
### Electric Bikes & E-Bike Cargo

E-bikes across Europe are predicted to grow from 3.7 million bikes sold in 2019 to 17 million in 2030. The e-bike market in 2020 is already up by 23% year on year, and on the current trajectory, there will be 10 million e-bikes sold per year as early as 2024. The e-bike sales volumes, refit, previously owned and hire market will also bring services, support activity, and make e-bikes more accessible.



### Delivery to Consumers (X2C) Last Mile

Consumer product delivery volumes are predicted to double over the next ten years. Same day delivery is rapidly becoming an expectation for convenience and comparative goods and the take-away food market. Click and collect, parcel lockers and van and bike couriers will expand with drones and autonomous ground vehicles (AGVs) ultimately replacing other modes.



# 06

## Town Prospectus

### Town Prospectus

Your Town Vision has been developed with short prospectus documents. These formed the basis for discussions through stakeholder workshops and community webinars hosted by North Lanarkshire Council.

The prospectus summarises the place assessment and outline the vision and identifies areas of opportunity and key projects to support delivery of the vision.

The documents will form a starting point for engagement and the development of Town Action Plans.



# Airdrie

Airdrie's vision is built around transformational investment in the town's infrastructure that will create one of the best connected settlements in North Lanarkshire.

A more accessible and attractive centre built around its 'market town' qualities will attract new homes and new investment celebrating the town's heritage, character, scale and connectivity.

New transport connections created by rail, road and the green network make Airdrie an easy, accessible place to move around. The new Town Hub and Health Centre investments support liveability, health and wellbeing and learning and create a cluster of quality, modern services to address local needs.

## Airdrie - A Place to Live

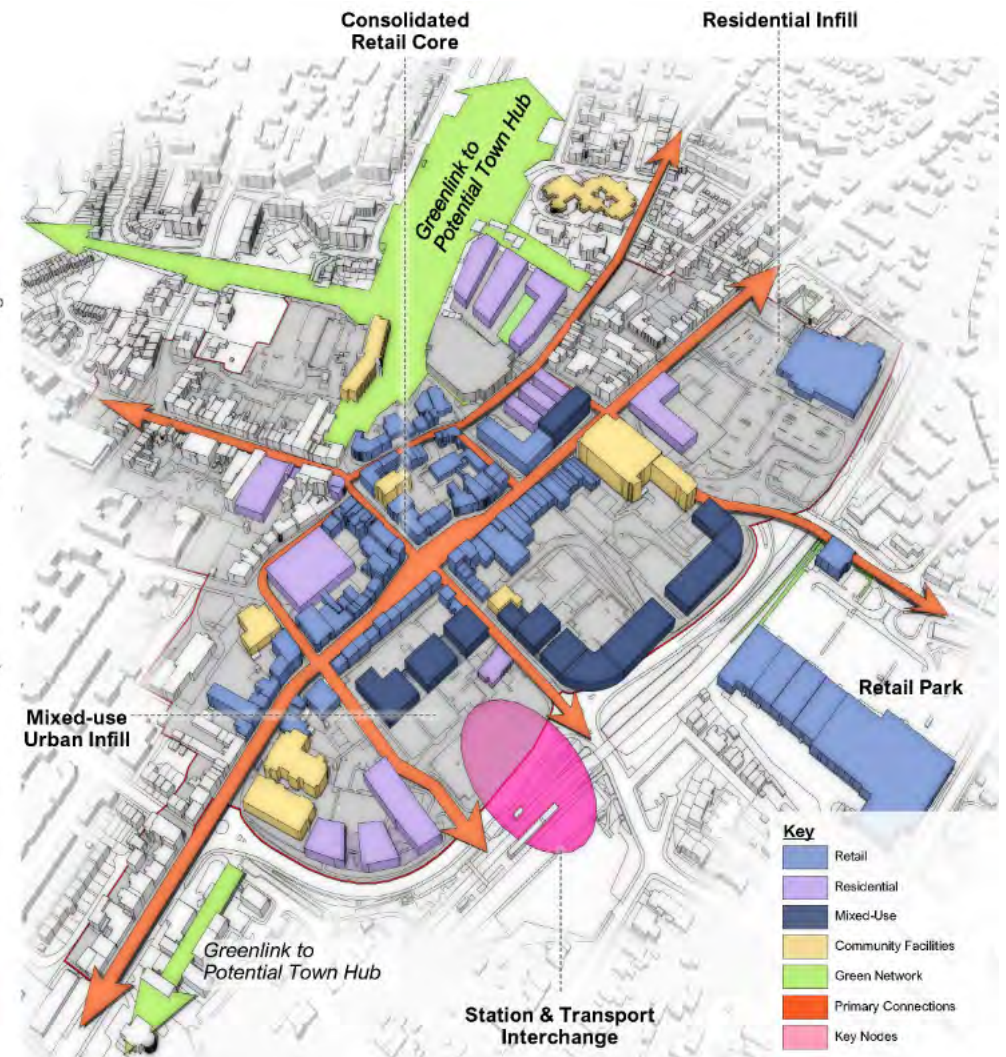
Airdrie with its improved access and connections offers excellent opportunities for town centre living. The historic centre with sensitive urban infill and building conversions will provide a range of homes meeting a wide range of local needs with good access to services and an attractive town centre environment. The new Health Centre and Town Hub will support an active community and stronger public transport connections will support Airdrie's growth as a residential centre.

## Attractive & Appealing Sense of Place

Attractive as a place to Live, Learn, Work, Invest and Visit Airdrie changing infrastructure (road and rail connections) will make Airdrie, an easier place to live and visit. Stronger access to regional services, employment and leisure facilities will allow Airdrie to take advantage of its location and place appeal as an important hub in North Lanarkshire.

## Supporting a Stronger Community

The outcomes for the community will be a centre which is more attractive, safer, easier to get around, that offers wider choices meeting diverse and local needs. Public transport connections that support the community alongside new homes will drive additional demand for services and sustain a more vibrant and active centre.



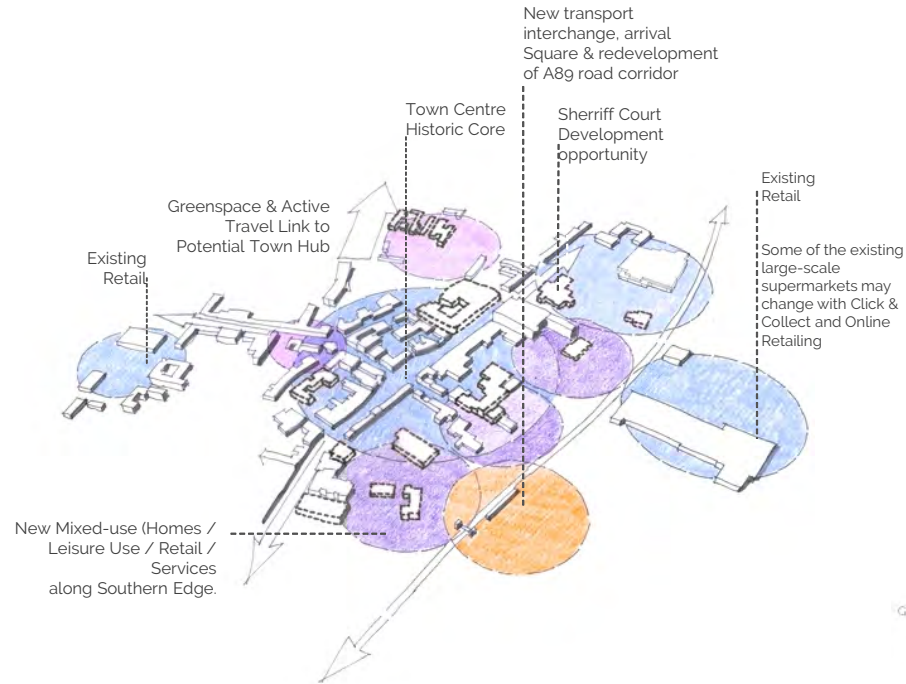


The Plan for North Lanarkshire sets out our shared ambition for inclusive growth and prosperity for all where North Lanarkshire is the place to live, learn, work, invest and visit. Key principles underpinning all activity include digital connectivity, skills and sustainability.

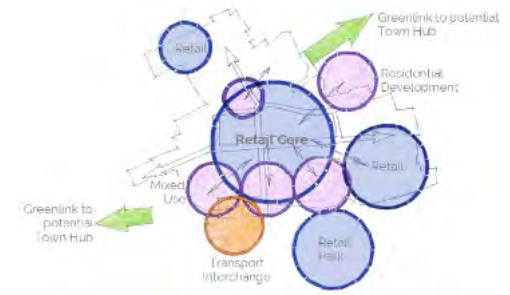
**Economic Regeneration Delivery Plan**  
The Economic Regeneration Delivery Plan looks to reshape and repopulate our town centres so that they become vibrant places with mixed use spaces which maximise social, economic and environmental opportunities. To reshape and repopulate our town centres we will:

- Develop and deliver aspirational visions for the future for each of our town centres
- Identify and deliver transformative town centre projects with a particular focus on new residential provision
- Protect and repurpose historic buildings which contribute to a sense of place

**Developing & Reshaping our Town Centres**  
The Town Visions will look to broaden engagement across stakeholders and include existing and future potential developer interest, business and property interests, the housing sector, local residential stakeholders and community interests. This 'Prospectus' represents the initial work that will now be developed through stakeholder and community engagement. The Town Centre Visions will seek to balance vision and delivery and outline potential catalysts for change and key projects 2020-2035.



**Town Centre Strategy: Key Areas of Change**



**Key Elements in Town Centre Vision**

**Adopting the Place Principle**

This is a principle that aims to improve the lives of, and opportunities for people in communities. Critical to this is collaboration and participation. This means linking public services with other organisations and people in communities themselves to make sure there are opportunities for people to have a say in planning and decision-making.

Developing this partnership is critical to the success of the council's capital programme. Central to this is the development of a shared vision with communities, encompassing land use, spaces and community planning to make the best use of investment opportunities associated with land and buildings.

The Council are keen to engage in developing a shared vision creating a new level of integration between land-use, spatial and community planning, with development planning and the re-investment opportunities associated with land and building assets.

**Programme for Delivery**

The Town Visions for all eight town centres will be developed September- May 2020 and involve staged consultation and engagement throughout the period. The Council envisage a rolling programme of public and private sector investment 2020-2035, via Action Plans.



Images are indicative only and the final design may change

|                          |                      |                              |
|--------------------------|----------------------|------------------------------|
| Engagement & Place Plans | Partnership Delivery | Net Zero & Place Development |
| 2021 - 2026              | 2026 - 2031          | 2031 - 2036                  |

**Airdrie’s Opportunities**

Town Centres are facing a range of opportunities and challenges as community needs and the way we use our centres change. Airdrie needs to adapt to change and is looking to:

- Develop a new Town Hub
- Strengthen the Links with the Station & Transport Interchange
- Support a liveable Town Centre with new, affordable town centre living
- Develop new connected Green Links

New Community & Town Hubs  
Vibrant, Active Centre  
New Homes, New Jobs, New Sense of Place  
Improved Accessibility  
Connected Green Network

AIRDRIE COMMUNITY HEALTH CENTRE



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# Bellshill

Bellshill is an enterprising well-connected town that services an extensive catchment that will help it grow both as a services hub and a centre for living.

Bellshill will build on its community strengths and its new Town Hub to support its appeal as a place to live and work. A 'Green Bridge' (A775), better rail access and connections to path and cycle networks connect both the new hub and the key employment sites of Bellshill Industrial Park, Strathclyde Business Park, Eurocentral and Mossend.

The Vision will be built around a mixed-use model of sustainable living based on place and the ease of access to employment, housing, services and key transport connections. Bellshill can build on the quality of place in a manner that supports the community, builds community wealth and delivers a compact and vibrant mixed-use centre. Serviced with rail, bus and cycle links the town can deliver all the facilities that support modern living and working.

## Live, Learn, Work and Play

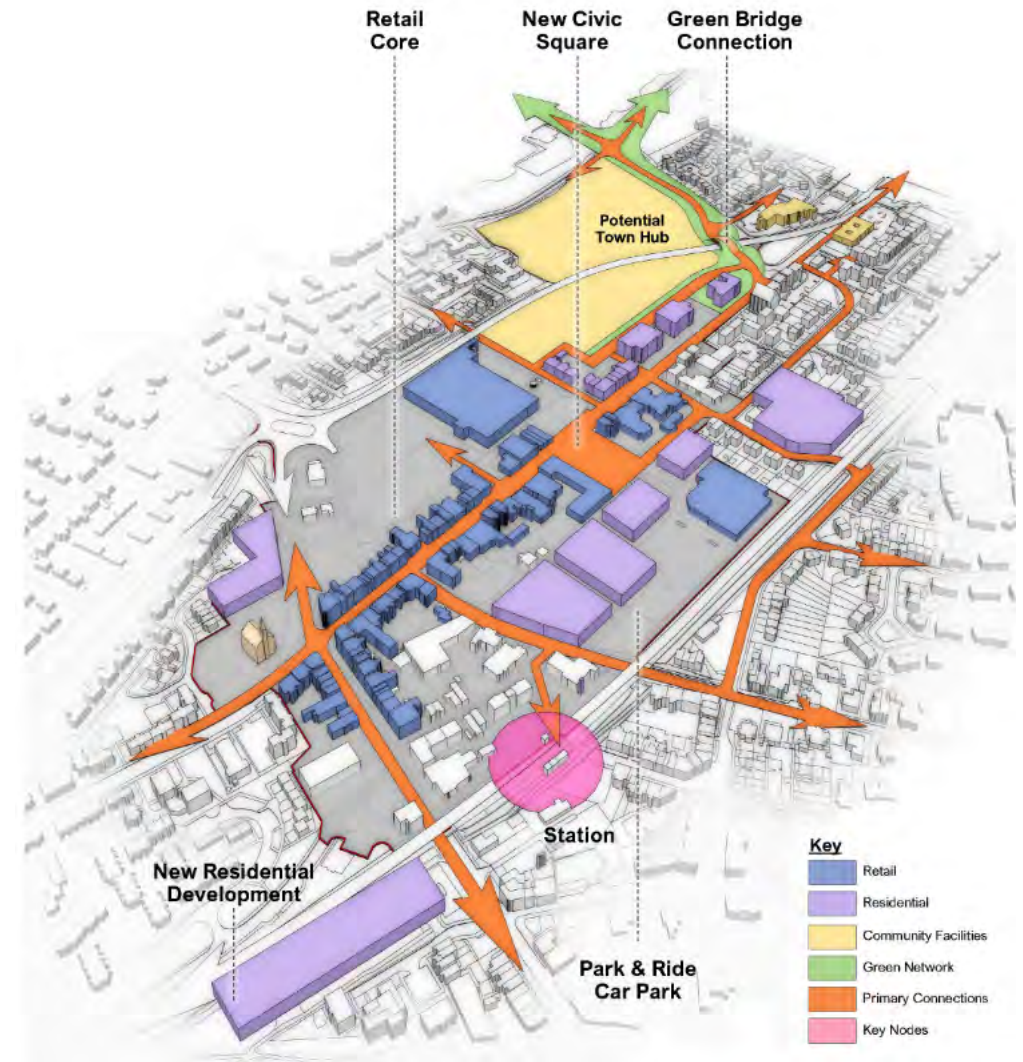
Bellshill re-purposed as a Mixed-Use centre is a great place to live-&-work offering a diverse range of employment opportunities all within the immediate locality and with ready accessibility. Equally good connections and good public transport link Glasgow, Motherwell, Livingston, Edinburgh and allow Bellshill to be an appealing commuter town offering accessible living with good employment connections.

## Strong Community Built around a compact Centre

The Bellshill Town Hub incorporating education infrastructure, health centre and leisure facilities make Bellshill an enviable place to live. Green links connect regional facilities and adjacent centres creating an attractive active travel network that connects jobs, neighbourhoods, leisure facilities and support the whole community.

## Compact Centre supporting Low Carbon Lifestyles

Bellshill's compactness, its connections and the proximity of the centre to the town hub and new employment sites creates a sustainable place that can adapt and support low-carbon living, strengthen community life and support health and wellbeing. Bellshill can build on the opportunities to shape healthier, wealthier and more inclusive communities through good homes and quality local employment.



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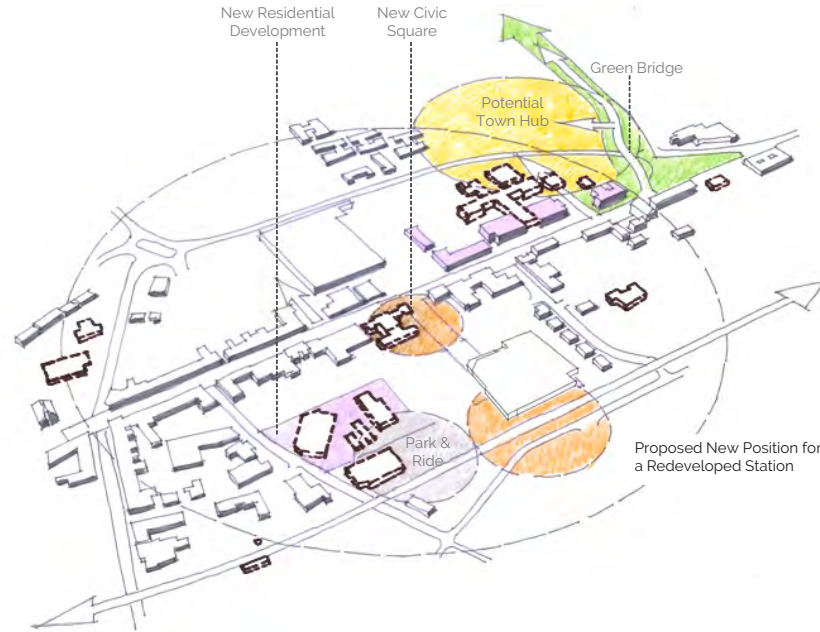
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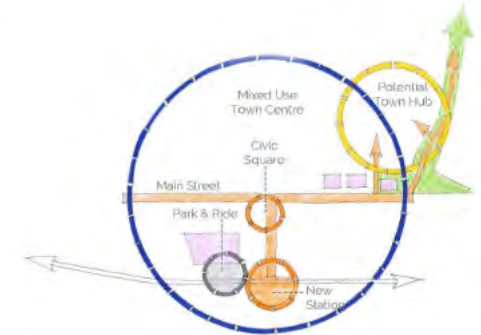
- Develop and deliver aspirational visions for the future for each of our town centres
- Identify and deliver transformative town centre projects with a particular focus on new residential provision
- Protect and repurpose historic buildings which contribute to a sense of place

#### Developing & Reshaping our Town Centres

The Town Visions will look to broaden engagement across stakeholders and include existing and future potential developer interest, business and property interests, the housing sector, local residential stakeholders and community interests. This 'Prospectus' represents the initial work that will now be developed through stakeholder and community engagement. The Town Centre Visions will seek to balance vision and delivery and outline potential catalysts for change and key projects 2020-2035.



Town Centre Strategy: Key Areas of Change



Key Elements in Town Centre Vision

#### Adopting the Place Principle

This is a principle that aims to improve the lives of, and opportunities for people in communities. Critical to this is collaboration and participation. This means linking public services with other organisations and people in communities themselves to make sure there are opportunities for people to have a say in planning and decision-making.

Developing this partnership is critical to the success of the council's capital programme. Central to this is the development of a shared vision with communities, encompassing land use, spaces and community planning to make the best use of investment opportunities associated with land and buildings.

The Council are keen to engage in developing a shared vision creating a new level of integration between land-use, spatial and community planning, with development planning and the re-investment opportunities associated with land and building assets.

#### Programme for Delivery

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Engagement &  
Place Plans

2021 - 2026

Partnership  
Delivery

2026 - 2031

Net Zero & Place  
Development

2031 - 2036

#### Bellshill's Opportunities

Town and Town Centres are facing a range of opportunities and challenges as community needs and the way we use our centres change. Bellshill needs to continue to adapt and strengthen its role as a liveable mixed-use centre that can offer good homes, good local services and quality local jobs all within a 30 min walk or a 15 min cycle of the centre. The core projects involve:

- Developing a new Town Hub co-located alongside the Town Centre
- Focusing the Town Centre around Main Street and the Town Hub
- Building on local Green Network, Active Travel routes
- Promoting 'lifestyle appeal' based on a Mixed-Use centre
- Investing in Town Centre living with affordable homes for all

Compact Town Centre  
New Homes, New Jobs, New Sense of Place  
Town Centre supporting Enterprise  
New Town Hub  
Connected Green Network



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# Coatbridge

Coatbridge has an opportunity to re-define and strengthen its Town Centre, with a focus on Main Street and reinvesting in the centre as an appealing place to live and work.

Redevelopment of the Quadrant and adjacent high-rise tower blocks will deliver new town centre homes to maintain the vitality of the town centre. The linear urban park will be framed by new residential development to the South and will connect the Main Street with the enhanced retail park.

The town has the capacity to be an important service hub with its good rail connections and diverse business base making it a strong investment location for both business and living.

## Coatbridge - A Connected Place

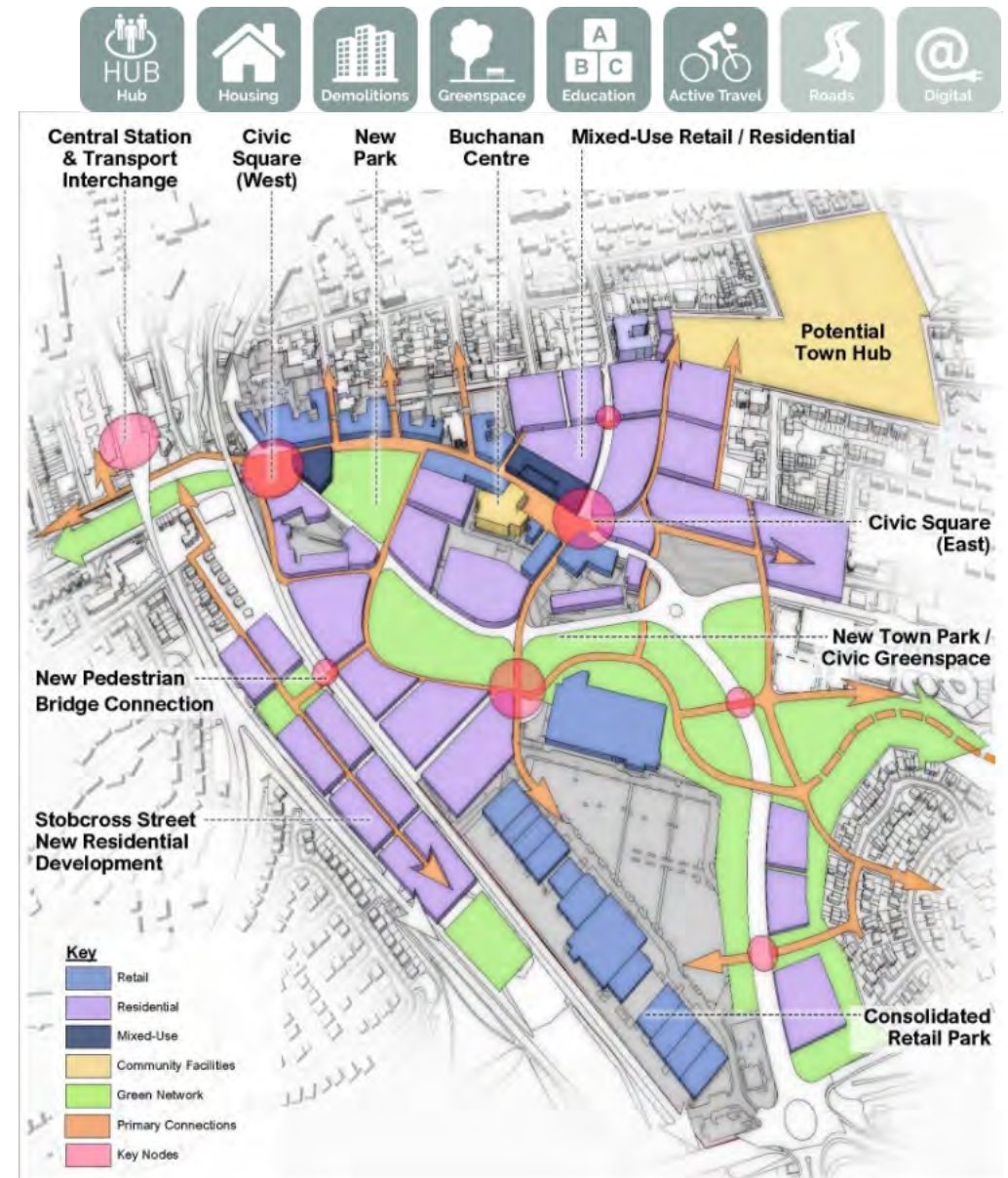
Coatbridge is a strong services hub and is well connected with its three stations linking Glasgow/Edinburgh and Regional Centres. Services by rail connect Motherwell, Cumbernauld, Glasgow, Edinburgh and other centres. With a regional cluster of commercial, employment, health and public sector facilities Coatbridge is well placed to build a more compact, greener more accessible centre that supports town centre living.

## Attractive & Appealing Sense of Place

Redevelopment of the Quadrant, demolition of the tall flats and development of the new Community Hub can all start to re-shape a stronger sense of place. The focus of the centre will be the Main Street with the Buchanan Centre and an upgraded Town Square. New parks and greenspace will connect up the existing green network and offer active travel routes connecting the town centre, stations, Town Hub, retail and visitor sites.

## Coatbridge a Place to support New Investment

Coatbridge has the location, catchment, infrastructure and business base to be a strong location for new investment. Future changes in retailing and the connections offered by rail/road and active travel routes will re-balance the centre with a more compact Retail Park and a more diverse traditional Main Street incorporating leisure, convenience retail and services. The centre will meet both local and wider regional needs with new homes creating additional demand supporting a more vibrant, active and compact centre.





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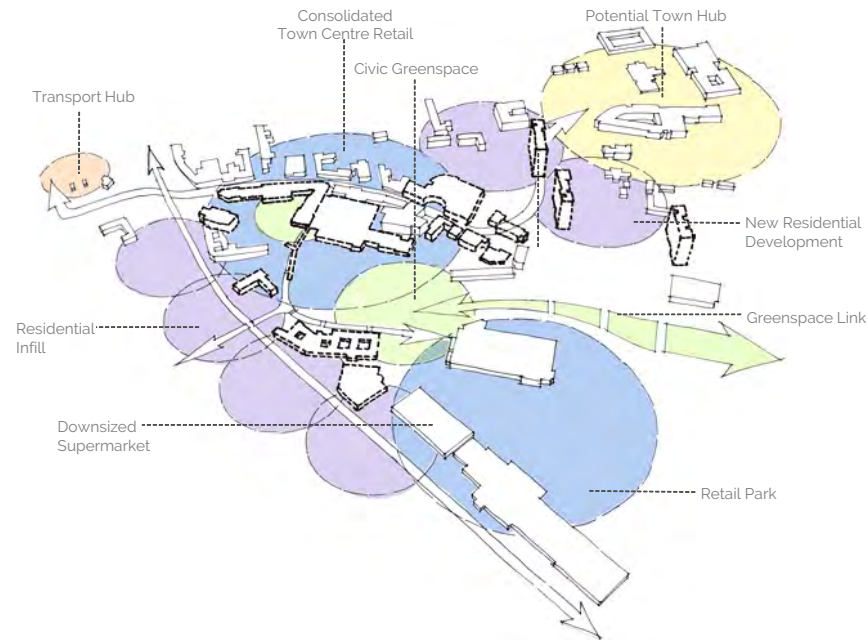
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Engagement &  
Place Plans

2021 - 2026

Partnership  
Delivery

2026 - 2031

Net Zero & Place  
Development

2031 - 2036

#### Coatbridge's Opportunities

Town Centres are facing a range of opportunities and challenges as community needs and the way we use our centres change. Coatbridge needs to adapt and strengthen its future role based on its connections, quality of place, and the clear opportunities for re-investment as a place to live and work. The core projects involve:

- Develop a new Town Hub
- Re-structure the Town Centre on a stronger more compact Mixed-Use Model
- Develop the Green Network and active travel routes and connections
- Re-vitalise the Centre with extensive new mixed tenure housing
- Integrate within the Centre - Living, Learning - Health and Leisure activity
- Create a new Town Centre Gateway Park
- Develop an enhanced Town Square and Civic Event space

An architectural rendering of a vibrant town center street. The scene is set during the day with a clear blue sky and soft shadows. On the right, a modern brick building with large windows and a glass storefront stands prominently. A row of bicycles is parked along the sidewalk in front of it. In the center, a wide, paved pedestrian walkway is filled with people walking, pushing a stroller, and riding bicycles. On the left, there are more trees and a modern building with a glass facade. In the background, a large, historic stone building with a gabled roof and arched windows is visible. The overall atmosphere is one of a safe, accessible, and lively urban environment.

**Town Centre Living**  
**Accessible and Safe**  
**New Homes, New Jobs, New Sense of Place**  
**New Greenspace Links & Parks**  
**New Town Hub**

# Cumbernauld

Cumbernauld is Lanarkshire's largest Town. It now has an opportunity to re-define itself as a '21st Century new town' and further develop its commercial, industrial and retail role as a sustainable, green and low carbon regional hub.

The Vision will be built around transformed low carbon town centre defining Cumbernauld as a hub for services, education, shopping, leisure expressed by a new restructured mixed-use centre situated within a greenspace and parkland setting that supports active travel and leisure.

## Cumbernauld a Low-2-Zero Carbon Hub

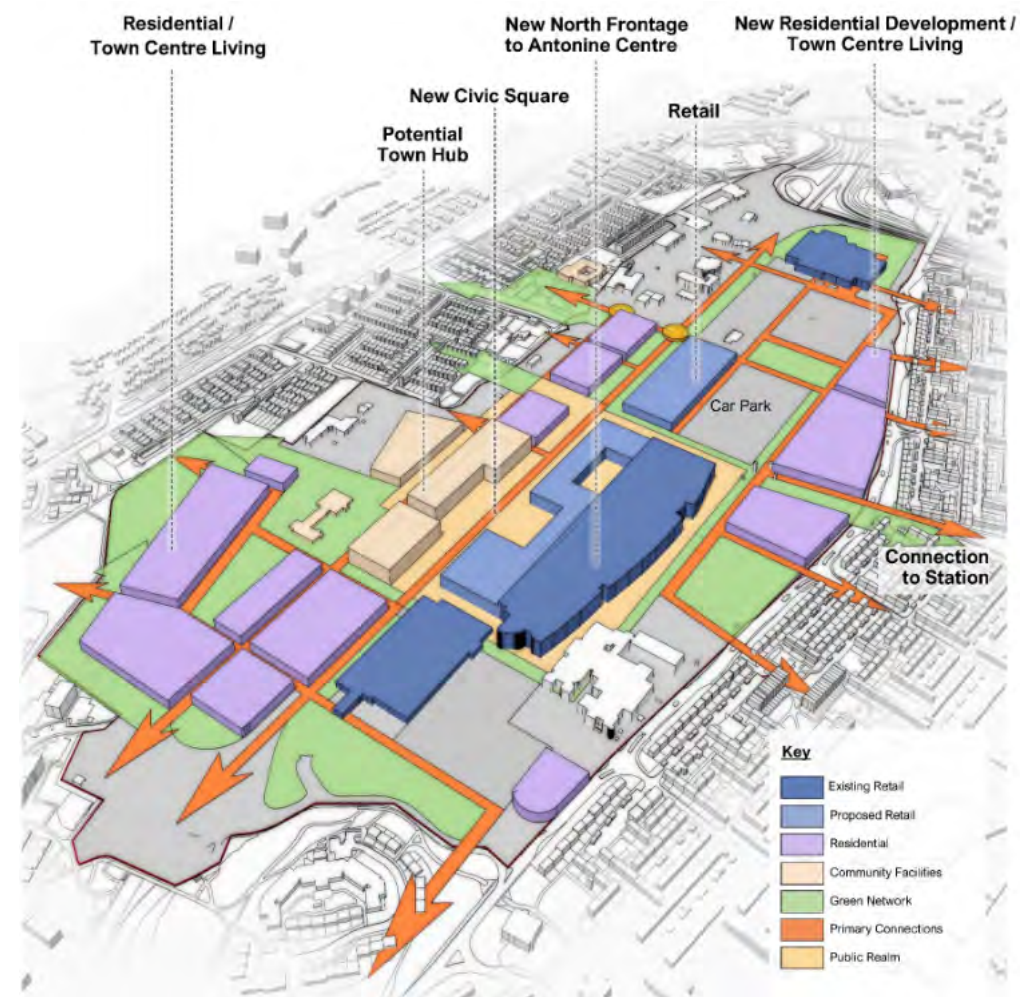
Cumbernauld is a key hub and regional centre. Its infrastructure makes it a key investment location for commercial, industrial and regional services. With a regional cluster of commercial, employment, learning and health facilities Cumbernauld is well placed to grow on the back of its new Town Hub and reinvestment in its housing stock and town centre living.

## Attractive & Appealing Sense of Place

Redeveloping the town centre will create a centre, appropriate for a new age, based on a low carbon, people-centric place model. Mixed-use activity combining retail, leisure and services will drive a new sense of appeal. A new central square, new retail, cinema and leisure, a redeveloped New College Lanarkshire, Health Centre and public transport hub will good connections to the Community Centre, new housing and new community parks and gardens.

## Supporting a Stronger Community

The outcomes for the community will be a centre which is more attractive, safer, easier to get around, that offers wider choices meeting both local and regional needs. New homes, new jobs and better connections (physical and digital) will drive additional demand for services and support a more vibrant and active centre.



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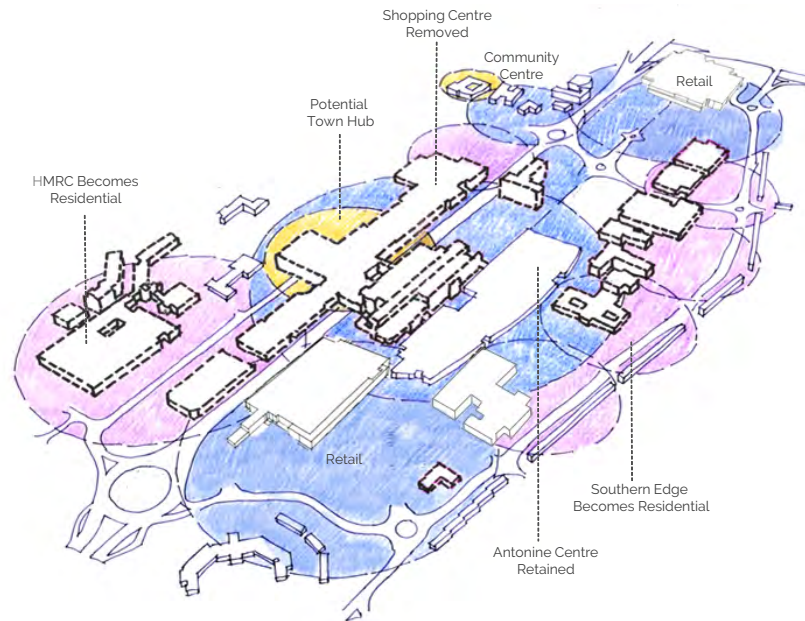
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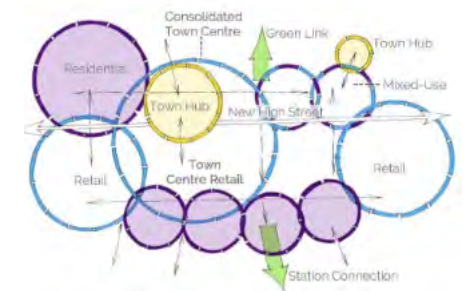
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Town Centre Strategy: Key Areas of Change



Key Elements in Town Centre Vision

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The Council are keen to engage in developing a shared vision creating a new level of integration between land-use, spatial and community planning, with development planning and the re-investment opportunities associated with land and building assets.

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Engagement & Place Plans

2021 - 2026

Partnership Delivery

2026 - 2031

Net Zero & Place Development

2031 - 2036

#### Cumbernauld's Opportunities

Town Centres are facing a range of opportunities and challenges as community needs and the way we use our centres change. Cumbernauld needs to adapt and strengthen its future role based on quality of place, low carbon living and re-investment as a regional hub. The core projects involve:

- Developing a Pilot for Low-2-Zero carbon living
- Develop a new Town Hub
- Re-structure the Town Centre on a stronger more compact Mixed-Use Model
- Integrate within the Centre - Learning -Health and Leisure activity
- Develop a grid of streets, squares and spaces and connected paths and cycleways
- Connect Town Centre activity and services with new and existing housing
- Develop a new Town Square and Civic Event space

Low Carbon Pilot  
Accessible and Safe  
New Homes, New Jobs, New Sense of Place  
New streets, squares and spaces  
Transformed Town Centre



Images are indicative only and the final design may change

# Kilsyth

Kilsyth is a gateway town and a hub for the Kelvin Valley creating a visitor destination built around its history, heritage, connections and character. It will develop its tourism offer as an important local destination servicing and supporting visitors to the local area, Kelvin Valley and Kilsyth Hills.

The Vision will be built around stronger sense of place that builds Kilsyth as a key visitor destination in North Lanarkshire both for local services and developing active travel and leisure based on local attractions and routes. A new Town Hub, new investment in green links along, with path and cycle connections and new town gateways will support tourism growth based on a range of quality visitor attractions.

## Visitor Destination

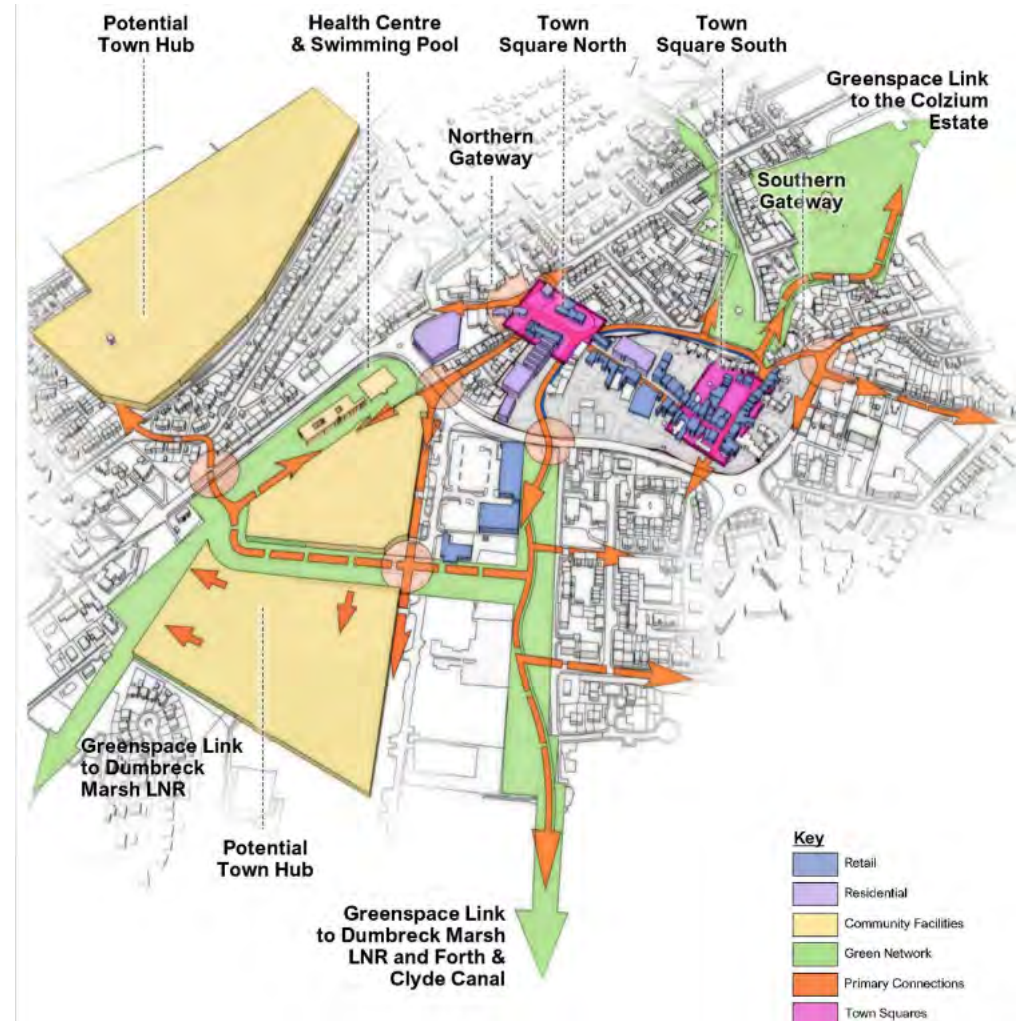
Kilsyth is a historic Burgh with an attractive townscape and a diverse range of attractions including Colzium House and Estate, Antonine Wall, Forth and Clyde Canal and Dumbreck Nature Reserve all connected with quality green links that support active travel and exploration. Active leisure supports health and wellbeing and is a growing segment of both day visitor and tourist markets which Kilsyth is well placed to develop.

## A Great Place to Live

Kilsyth has grown as a commuter town and with new investment in a new Town Hub the town will continue to offer a great place to live offering town centre living, a readily accessible town centre and excellent access to local countryside and greenspace. New homes, new jobs and stronger connections (paths /routes /digital/ educational) will drive additional demand for services, retail, housing and support a more vibrant and active centre for residents and visitors.

## Attractive & Appealing Sense of Place

The new Town Hub is co-located alongside the Town Centre and Health Centre will re-define the core area of the town. Mixed-use activity combining retail, leisure and services will drive a new sense of appeal. A new Town Square, new northern Gateway; together with Market Street, Burngreen Park and the Garrel Burn Corridor will create a new sense of place and with new homes and activity support new investment in the Main Street.





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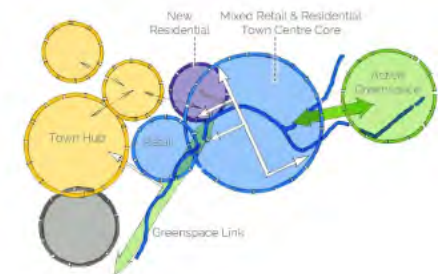
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Town Centre Strategy: Key Areas of Change



Key Elements in Town Centre Vision

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Developing this partnership is critical to the success of the council's capital programme. Central to this is the development of a shared vision with communities, encompassing land use, spaces and community planning to make the best use of investment opportunities associated with land and buildings.

The Council are keen to engage in developing a shared vision creating a new level of integration between land-use, spatial and community planning, with development planning and the re-investment opportunities associated with land and building assets.

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Engagement &  
Place Plans

2021 - 2026

Partnership  
Delivery

2026 - 2031

Net Zero & Place  
Development

2031 - 2036

#### Kilsyth's Opportunities

Kilsyth can develop around its historic Burgh quality and its location and ready access to the Kilsyth Hills and Kelvin Valley. Kilsyth will become a key visitor attraction and destination developed around existing attractions and a revitalised town centre. The core projects involve:

- Developing a new Town Hub with associated facilities and community services
- Connecting the Town Centre and strengthening links to the Glasgow-Stirling road (A803)
- Developing a northern Gateway to raise the town's profile as a historic Burgh
- Developing stronger links, routes and opportunities for active travel (e-bikes) to the area's attractions
- Developing Kilsyth as a great place to live
- Develop a new Town Square at Main Street North

Destination Town with Regional Appeal  
Focus for Rural & Heritage Attractions  
Stronger Sense of Place  
New Northern Gateway  
New multi-purpose Town Hub  
Revitalised Town Centre



# Motherwell

Motherwell is Lanarkshire's best connected Town. It has a major opportunity to develop around its role within the City Region as a key hub with excellent connections to Edinburgh, Glasgow and Scotland's Central Belt.

Connectivity has been identified as a key 21st century driver for growth. High quality connections both physical and digital are increasingly recognised as essential requirements of commercially vibrant, low carbon sustainable places.

## Motherwell a Key Node

Motherwell is a key hub within the national transport network. With its rail, road and active travel networks it is a key investment location for commercial, residential and regional services. Further potential developments in rail including High Speed Rail connection to Eurocentral will extend this strategic role.

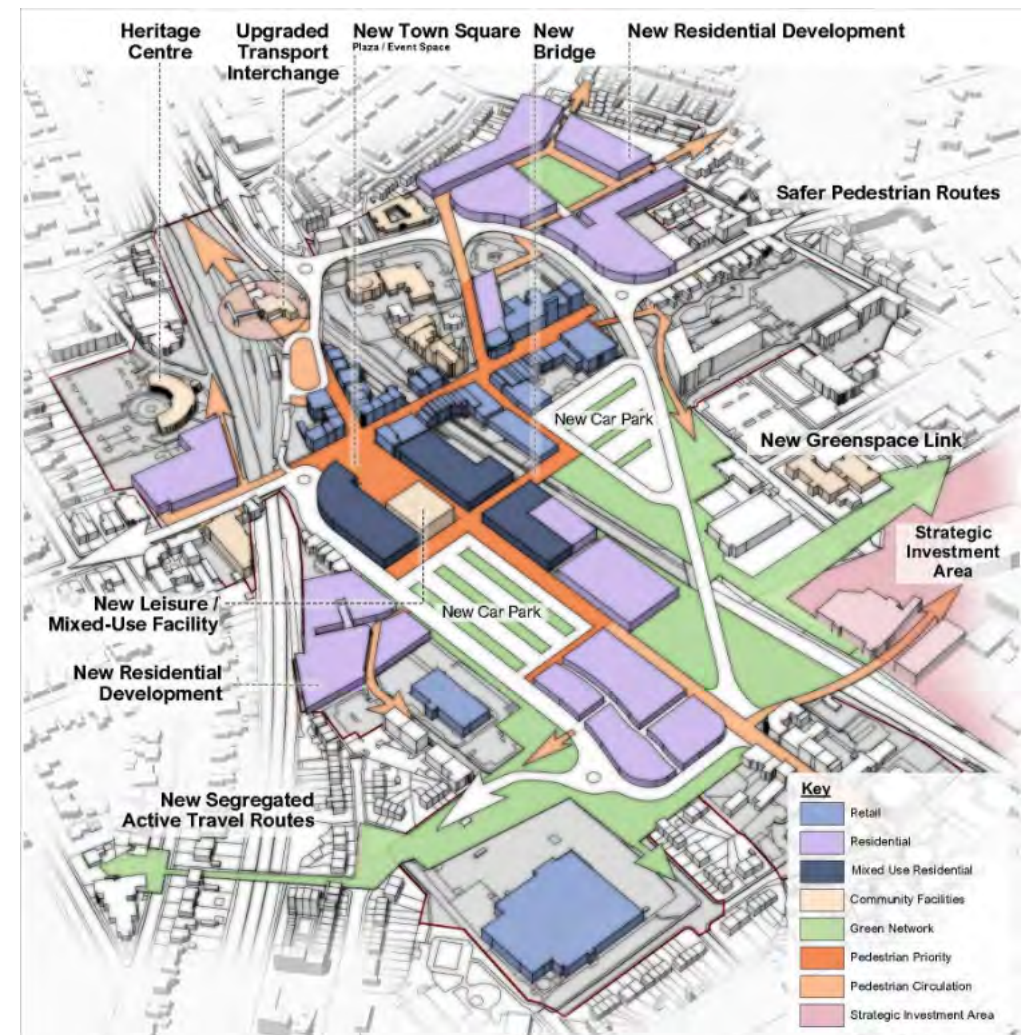
## Attractive & Appealing Sense of Place

Our ambition is to Live, Learn, Work, Invest and Visit. Motherwell is putting in place the building blocks for success.

Town & Community Hubs and a New Transport Interchange along with a new Town Square, redeveloped Town Centre, an improved visitor experience at Strathclyde Country Park and green network connections will create a new mixed-use centre and will be transformational to Motherwell's appeal and sense of place.

## Supporting a Stronger Community

The outcomes for the community will be a centre which is more attractive, safer, easier to get around, that offers wider choices meeting diverse and local needs. New homes, new jobs and better connections will drive additional demand for services and sustain a more vibrant and active centre.



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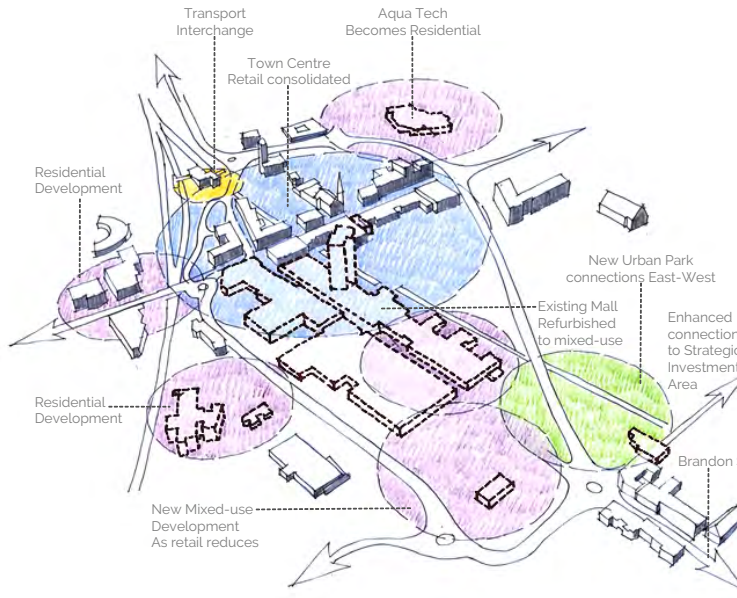
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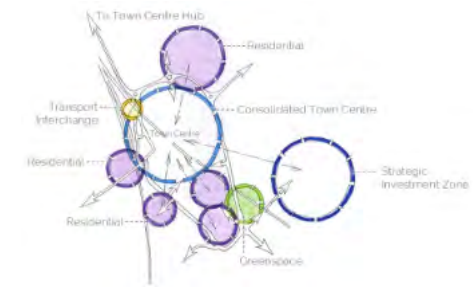
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Place Plans

2021 - 2026

Partnership  
Delivery

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Development

2031 - 2036

#### Motherwell's Opportunities

Town Centres are facing a range of opportunities and challenges as community needs and the way we use our centres change. Motherwell needs to adapt to change and is looking to:

- Develop Town & Community Hubs
- Develop a new Transport Interchange
- Connect the Town Centre retail core and encourage new housing
- Strengthen the links to Ravenscraig and residential communities
- Develop a new Town Square and Civic Event space
- Develop improved links to Strathclyde Country Park

**Connected Place**  
**Improved Accessibility**  
**New Homes, New Jobs, New Sense of Place**  
**Strategic Investment Park**  
**Town & Community Hubs**



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# Shotts

Shotts is a rural town bringing together the historical small mining settlements of Dykehead, Calderhead, Stane and Torbothie. A new Town Centre will create a new central hub for the community creating a new centre that can support and sustain the community and build a sense of place.

Building on the facilities of the existing Leisure and Health provision, the new centre will also create a focus for the growing community. The Vision will be built around stronger sense of place that creates a new Town Centre.

Developed around the Station Road, Benhar Road and High Street a new pattern of streets and urban green spaces will frame the old Iron Works Furnace Bank and create a destination. Links to the Calderhead High School Campus and Rail Station and new investment in greenspace and the green network will create a new sense of place, growth and sustain a vibrant centre.

## A Growing Community

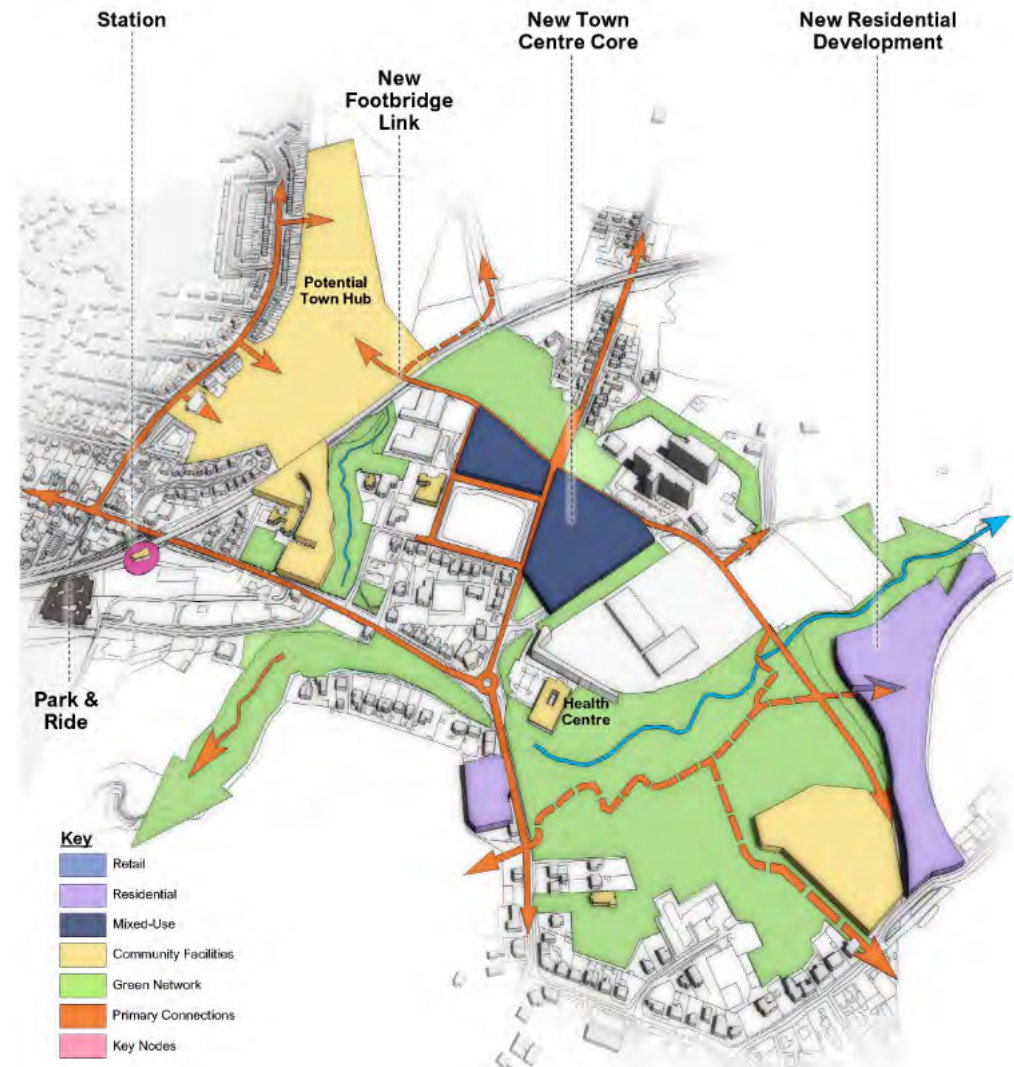
Shotts is growing and with new homes and new neighbourhoods it needs to develop a new centre for the community. Historically developed around several very small local villages the new town centre can link all local facilities and express a new sense of place and welcome. With new homes planned and an extensive rural catchment the new centre will provide a centre for a growing town.

## A Town Centre

The Town centre will develop the pattern of streets and spaces around the High Street / Station Street junction making it an easier place to move around and connect the existing facilities with better routes, paths and cycleways. Relocating and providing additional local convenience retailing, supporting café and mixed use town centre shopping will create the footfall for the new centre.

## Celebrating its Heritage - Building a Sense of Place

The Foundry Bank and greenspace can create a distinctive new sense of place visible from the Town Centre. Heritage and the story of Shotts will offer a theme for the greenspace and create an attractive destination and park within the town centre and accessible to all.





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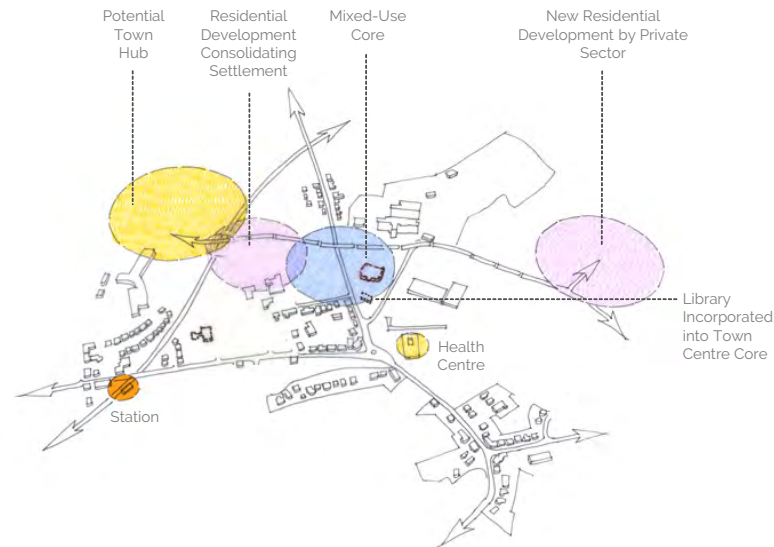
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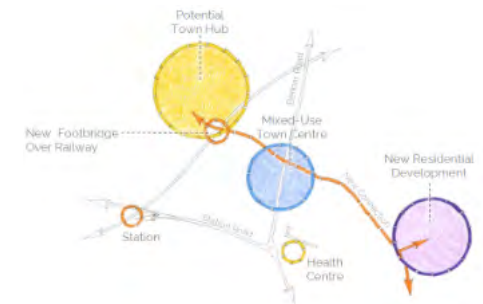


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#### Shotts' Opportunities

Shotts is growing and needs to create a new sense of place built around a new town centre that is a focus for the community and the delivery of services to all the neighbourhoods including outlying smaller centres and villages. The new centre can develop around its historic listed Foundry Buildings and link up the school, health and leisure centres to create a new heart to the community.

The core projects involve:

- Developing a new Mixed-Use Town Centre
- Celebrating the towns heritage and industrial past
- Connecting the school, health and leisure facilities
- Developing the Green Network
- strengthening the community and Shotts as a great place to live

**New Town Centre**  
**Focus for Public Services for the Wider Area**  
**Clearer Sense of Place & Welcome**  
**New Town Hub**  
**Celebrating Heritage**



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# Wishaw

Wishaw is an enterprising well-connected town and it is around these core values that the town's future vision is based.

Wishaw will build on this quality of place creating a new compact and liveable centre that connects The Cross, the Health Centre, the Rail Station and a new Community Hub and green network.

The Vision will be built around 'town liveability' strengthening Wishaw's place quality and supporting community wealth and civic value within an enterprising and inclusive economy. New town centre living provided for within a mix of affordable, amenity and open-market, energy efficient homes will support growth and sustain a vibrant centre.

## Place to Live-&Work and Work-&Live

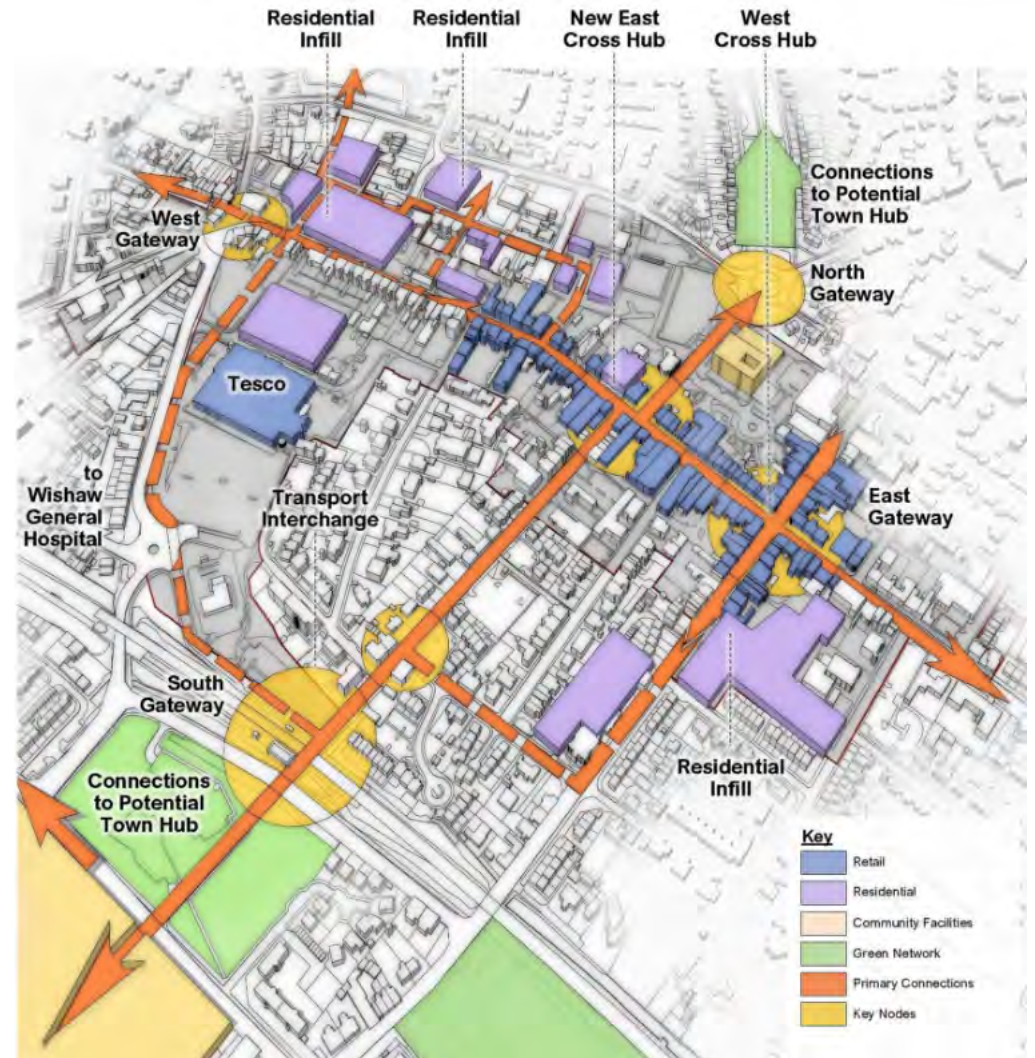
Wishaw is a great place to live-&work offering both enterprise opportunities for home office and home working alongside a strong Small Business base. Equally the centre is well connected with good public transport links to Glasgow and other centres and can be a quality commuter town offering accessible living with good connections to employment.

## Strong Community Built on Quality Assets

The new Town Hub together with the Houldsworth Centre alongside easy access to regional health, sports and educational facilities (Wishaw General Hospital, Ravenscraig Regional Sports Centre, New College Lanarkshire) make Wishaw an enviable destination. Development of active travel and 'greenways' will further connect regional facilities and adjacent centres creating an attractive green circular network through the Clyde and Calder valleys.

## Compact Centre supporting Low Carbon Lifestyles

Wishaw's compactness, its connections, street pattern and greenspace make for a town that can build resilience and adaptation to Climate Change, strengthen community life, support health and wellbeing and low-carbon living. Sustainable and SMART urban systems (Waste /Drainage/5G-Wifi/Transport) will with other facilities make Wishaw a place of choice.



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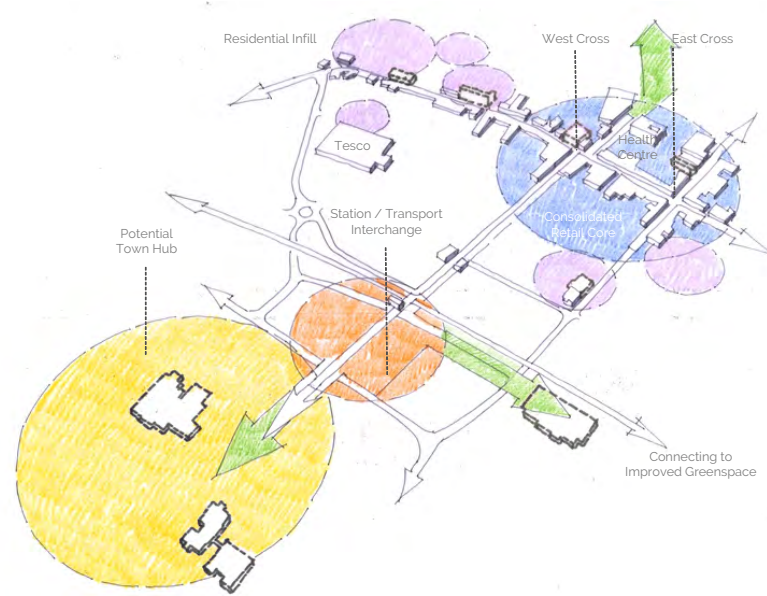
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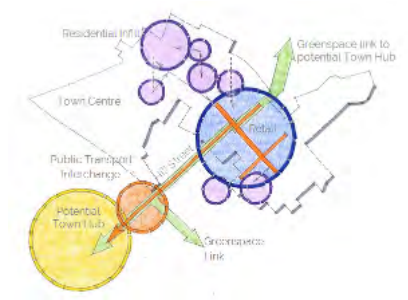
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**Wishaw's Opportunities**

Town and Town Centres are facing a range of opportunities and challenges as community needs and the way we use our centres change. Wishaw needs to adapt and strengthen its role as an appealing and liveable centre based on quality of place, enterprise, community assets and low carbon living. The core projects involve:

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- Developing a new Town Hub co-located alongside the Town Centre
- Focusing the Town Centre around The Cross, the Kirk Road and connections to the Rail Station
- Strengthening Green Network, Active Travel and connections to Clyde and Calder Valleys
- Promoting 'lifestyle appeal' based on the Town's Community assets

Compact Town Centre  
New Homes, New Jobs, New Sense of Place  
Town Centre supporting Enterprise  
New Town Hub  
Connected Green Network



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# 07

## Next Steps

When is it happening?  
Programme for change

### Next Steps

Following approval of the finalised Town Visions, the delivery of the high-level design proposals for each town will be taken forward through engagement and collaborative working.

This programme of engagement will include:

- Establishing focus groups through local Community Boards to support the continued review of plans and proposals
- Developing and co-producing Town Action Plans that will be used to deliver agreed concept plans and investment priorities for each town
- Co-producing an annual performance framework for each town to demonstrate progress.

Further information can be found at [www.northlanarkshire.gov.uk/place-vision](http://www.northlanarkshire.gov.uk/place-vision)



