North Lanarkshire Local Development Plan 2

Evidence Report

Design, Quality and Place Policy 14

1. Introduction

1.1 The Planning (Scotland) Act 2019 requires Planning authorities to prepare an Evidence Report that contains sufficient information to enable the planning authority to prepare a local development plan.

1.2 The Evidence Report is the first stage in preparing a new Local Development Plan and was introduced by the Planning (Scotland) Act 2019.

1.3 It has two main functions. The first is that it should set out the evidence that will be used to inform and prepare a new Local Development Plan. Its second function is for local authorities to say what they think the issues are that the evidence suggests need to be addressed by a new Local Development Plan, and for other interested parties to express what they think are the issues.

1.4 There are specific matters that the Evidence Report must cover; these are set out in the Planning (Scotland) Act 2019

- the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district;
- the principal purposes for which the land is used;
- the size, composition, health, and distribution of the population of the district;
- the housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people;
- the availability of land in the district for housing, including for older people and disabled people;
- the desirability of allocating land for the purposes of resettlement;
- the health needs of the population of the district and the likely effects of development and use of land on those health needs;
- the education needs of the population of the district and the likely effects of development and use of land on those education needs;
- the extent to which there are rural areas within the district in relation to which there has been a substantial decline in population;
- the capacity of education services in the district;
- the desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district;
- the infrastructure of the district (including communications, transport and drainage systems, systems for the supply of water and energy, and health care and education facilities);
- how that infrastructure is used; and

- any change which the planning authority thinks may occur in relation to any of the matters mentioned above.

1.5 Key points from the evidence and information on this topic are highlighted and potential future relevance is discussed with a view to this informing the approach in progressing the Evidence Report and NLLDP2 more generally.

1.6 The final Evidence Report will detail the stakeholder engagement and public survey that has taken place in developing its conclusions and will highlight the agreements and disputes that have arisen through this process.

2. Identification of Relevant Evidence

2.1 The relevant evidence has been identified through an evaluation of the Design, Quality and Place topic and assessment of available information linked to the topic. Where available evidence shared by external stakeholders has been included. Should additional evidence become available we will consider its implications for the Evidence Report.

3. Consideration of Relevant Evidence

3.1 The following is an explanation of evidence sources which have been used in this Survey Paper and are considered potentially relevant for NLLDP2.

Main Datasets considered:

Source: Place Standard **Reason for the use of the Evidence** (relevance, interlinkages, currency, etc): This tool provides a framework to have conversations about place. The tool provides discussion allowing elements of place to methodical way. The tool helps to identify assets of place and where they can improve. **Links to Evidence:** The Place Standard tool is a way of assessing places. | Our Place
Source: Creating Places: A policy statement on architecture and place for Scotland **Reason for the use of the Evidence:** There are a range of design issues related to architecture policy influenced or regulated by the planning process. The Policy statement emphasis a Place Standard Assessment Tool aimed at creating quality places. These include six principles **Links to Evidence:** Creating Places: A policy statement on architecture and place for Scotland - gov.scot (www.gov.scot)
Source: Heat in Buildings Strategy: Achieving Net Zero Emissions in Scotland's Buildings. **Reason for the use of the Dataset (relevance, interlinkages, currency, etc):** Outlines the Scottish Government steps to reduce greenhouse gas emission from Scotland's homes, workplaces and community buildings and reduce poor energy performance as a driver fuel poverty. This will focus on homes, workplaces and community building. Based upon the Climate Change Plan Update, this strategy sets out a pathway to zero emissions buildings by 2045.

Links to Evidence: [Heat In Buildings Strategy: Achieving Net Zero Emissions in Scotland's Buildings (www.gov.sco](#)

Source: Housing to 2040

Reason for the use of the Evidence: Housing to 2040 is Scotland's first ever long-term national housing strategy. The Strategy seeks to provide social and affordable homes for a wide range of people with different needs. Aim to Deliver 50,000 affordable homes by 2026/27 and a further 50,000 by 2031/32. Through the new National Planning Framework, the planning system will shift to be more directive about the quality of places, including by guiding where new development should happen and how those developments can deliver more for new and existing communities. And by developing vacant and derelict land, repurposing existing properties and locating homes closer to services and facilities within 20 minute neighbourhoods, we will support the delivery of homes in town centres and at the heart of communities.

Links to Evidence: [Supporting documents - Housing to 2040 - gov.scot (www.gov.scot)](#)

Source: Public Health Priorities for Scotland

Reason for the use of the Evidence: The public health priorities in the document they represent agreement between the Scottish Government and Local Government about the importance of focusing our efforts to improve the health of the population.

Links to the Evidence: [Public Health Priorities for Scotland (www.gov.scot)](#)

Source: Learning Estate Strategy/Learning Estate Investment Programme

Reason for the use of the Evidence: Scottish Government investment to improve Scotland's Schools. This includes in building/improving physical and soft infrastructure.

Links to Evidence: [Scotland's Learning Estate Strategy - Connecting People, Places and Learning (www.gov.scot)](#)

Source: PAN 33: Development of contaminated land. PAN 47: community councils and planning: planning system review, PAN 50 controlling the environment effects of surface mineral workings, PAN 52 Small towns, PAN 60: natural heritage, PAN 65, Planning and Open Space, PAN 67 Housing Quality, PAN 68 Design Statements, PAN 72 Housing in Countryside, PAN 75 Planning for Transport, PAN 77 designing safer places PAN 83: Master planning. Design Streets: A Policy Statement Play Sufficiency Assessment Regulations 2023: planning guidance: Biodiversity: draft planning guidance. Designing Places (2001)

Reason for the use of the Evidence: Planning Advice Notes provide planning advice and good practice.

Links to Evidence: [Planning advice notes (PANs) - gov.scot (www.gov.scot)](#)

4.   Potential Connections in Evidence

4.1   The Scottish Government Creating Places; A Policy Statement sets out the role of the planning system in delivering the Scottish Government's aspirations for design and making places. Designing Places promotes principles of context, identity and character. The six qualities of successful places are set out as:

- distinctive;
- safe and pleasant;
- easy to move around;
- welcoming;
- adaptable; and
- resource efficient.

4.2   Creating Places advocates the Place Standard tool as framework to create quality places in preparation of the LDP which is referred to in Policy 14 of the NPF4.

4.3   NPF4 outlines that Development Proposals (annex D) that supports the following six principles that create successful places will be encouraged.

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health

Pleasant: Supporting attractive natural and built spaces

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time

4.4   The Place Standard contains 14 themes that support the Six Qualities of Successful Places, providing a consistent framework to consider and to assess the quality of new and existing places. The Place Standard tool Design Version is specifically created to support the consideration of development planning framework of the 14 Place Standard themes and to deliver on the Six Qualities of Successful Places.

4.5   Housing to 2040 seeks to build stronger and more vibrant places. This is primarily focussed on building affordable housing, investing social and affordable homes across the country. The target includes delivering 50,000 homes by 2026/27 and following a mid-point review, deliver a further 50,000 homes by 2031/32. The document highlights the Planning system can be more directive about the quality of places, including where new development should happen. The document recognises the importance of place making not in terms of quality homes but in the quality places as well. We need to make a radical shift in how we plan and design housing and places.

4.6   The document seeks to strengthen planning polices by:

- Embedding an infrastructure first approach to development
- Introducing local place plans so that communities can actively shape their neighbourhoods.
- More actively promoting the reuse of vacant and derelict land for housing.
- Reviewing permitted development rights to explore the potential for encouraging more residential development in our town centres.

4.7   Public Health Priorities for Scotland recognises that places where we live, work and play, connections with others and extent that we are able to influence the decisions that affect us have an impact our health and wellbeing. The physical environment, social networks and the local economy, our workplace are all important. The places we live can have important bearing on our health is highlight however the link made to planning is not made.

4.8   The countryside is a valuable asset to the people of North Lanarkshire for the visual amenity it provides as well as the opportunities for both formal and informal recreation. It covers 31,424 ha of the land area of North Lanarkshire of which 16,543 ha is designated as Green Belt, where more restrictive planning policies apply. It contains a variety of land uses, including agriculture, grazing, recreation, housing and businesses, and is an area where many changes are currently taking place. Increasingly these changes require to be carefully managed to safeguard the areas special open and rural character. Polices in the NLLDP, including PP4 Green Belt and Countryside PP5, and the EDQs, seek high quality development in North Lanarkshire countryside and Green belt.

4.9   Learning Estate Strategy/Learning Estate Investment Programme

Working with Architecture and Design Scotland (A+DS). The design, build and location of the school estate should give parents and carers confidence to allow their children to walk, cycle or scoot to school.

4.10   The Scottish Government have produced a number Planning Advice Notes which provide advice on good practice and relevant material. Designing Places 2001 PAN 68 Designing Statements, highlights that a design statement should explain and illustrate the design principles and the design concept of the proposed layout; landscape; scale and mix; details and material; and maintenance. It should, show as briefly as necessary, how these will achieve the qualities in Designing Places and PAN 67 Housing.

4.11   Planning Advice Note (PAN) 65 provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces.

4.12   Planning Advice Note (PAN) 67 Housing outlines design concepts in Designing Places by following key themes: Quality layout, landscape, scale and mix, detail and maintenance for new housing development. PAN 83: Master Planning; A tool to create better places through design principles and to engage with community and others.

4.13   PAN 77 designing safer places supports a number design principles that create safer places and the role of Scottish Police in the development process.

4.14   There are a number of other PANs that are considered to be relevant to place making: PAN 33: Development of contaminated land. PAN 47: community councils and planning: planning system review, PAN 50 controlling the environment effects of surface mineral workings, PAN 52 Small towns, PAN 60: natural heritage.

4.15   <u>North Lanarkshire Local Development Plan</u>

The NLLDP (adopted 2022) through Placemaking policies seeks to improve the quality of development in North Lanarkshire by adopting the aims of the Clydeplan and SPP through the topic Environmental & Design Qualities. This means that development should contribute to economic growth, encourage regeneration, and enhance quality of the natural built environment with emphasis on the importance of design and promoting design quality. The NLLDP seeks to achieve these objectives by 3 approaches: Site Appraisal, Specific Features for Consideration and Quality of Development.

4.16   The NLLDP Policies EDQ 1 and EDQ 3 for Environmental and Design Qualities have been assessed as supporting **Policy 14 Design, Quality and Place'** through the following comparison matrix. The six qualities of successful places defined in Policy 14 have been allocated an appropriate letter and those codes applied to the provisions of the current policies within the NLLDP.

H   **Healthy:** Supporting the prioritization of women's safety and improving physical and mental health.

P   **Pleasant**: Supporting attractive natural and built spaces.

C   **Connected:** Supporting well connected networks that make moving around easy and reduce car dependency

D   **Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

S   **Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

A   **Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

NLLDP Policy EDQ 1 Site Appraisal – Analysis of NPF4 Policy 14 Overlaps

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
PD
- orientation and topography of the site and surrounding Land Use Character Area
PD
- mixture of uses in the Land Use Character Area
PD
- building lines, plot ratios, groupings, types of enclosure (e.g. fences, walls, hedges), landmarks in the Land Use Character Area
PD
- public utilities, e.g. underground services (including the fibre network), drainage systems, overhead power lines
SA
- public services available locally, e.g. schools, public transport, play/recreation provision
HPCSA
- accessibility by a range of sustainable transport modes
HPCS
- lighting - day, night, seasonal variation of use, security arrangements, informal supervision
HPCS
- ground stability and contamination on the site and surrounding Land Use Character Area
S
- 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
PCS
- Green Network, landscape character and quality on the site and surrounding Land Use Character Area
HPCS
- impacts associated with the holistic water environment and flood risk
SA
- biodiversity of plants and animals on the site and surrounding Land Use Character Area
HPDS
- heritage, or amenity value of buildings or structures above or below ground on the site and surrounding Land Use Character Area
PDSA
- the character and scale of any building clusters in rural areas
PCDSA
- the nature and types of features to be safeguarded or enhanced on the site and surrounding Land Use Character Area
HPDS
- requirement for any additional assessments on the site and surrounding Land Use Character Area
PDS
- the potential for a proposed development (particularly business uses) to co-locate and integrate with existing or proposed energy and waste innovations
SA
- the potential for installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings.
SA

- 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.
  HPS
- 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
  HPCS

NLLDP Policy EDQ 3 – Quality of Development – Analysis of NPF4 Policy 14 Overlaps

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 EDQ 1 and, if appropriate, EDQ 2, 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.
PCD

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.
HPCSA

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 CO_2 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.
HCSA

d) Connection to the fibre optic network to ensure that next generation broadband speeds of 100 megabytes per second and above can be provided.
S

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.
HPSA

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.
SA

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.
HPCDS

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 EDQ 1, will be safeguarded or enhanced.
HPCDSA

5. <u>Potential Connections in Evidence</u>

5.1 NPF4 highlights the differences between the healthy life expectancy of people living in the most deprived and least deprived parts of Scotland. More people need to be involved in planning their future places so that the built environment is safe and welcoming to everyone, including women, disabled people, children and young people and black and ethnic minority groups. Access to affordable, quality homes in better places, as supported by Housing to 2040. The planning system has an important part to support the delivery of homes which meet our future needs. This requires identifying the amount of land required, in right locations to meet current and future needs. The need for liveable places to meet aspirations for carbon net zero carbon emissions. To improve green infrastructure to bring nature into towns and cities, connecting people with nature, building resilience, and helping biodiversity to recover and flourish.

<u>Design, Quality and Place - Implications for Topic 1: Tackling the Climate and Nature Crises</u>

5.2 It is noted in NPF4 that when considering all development proposals significant weight is to be given to the global climate and nature crises. Scotland has

ambitious climate targets, including a commitment to achieve net-zero greenhouse gas emissions by 2045. Development proposals would need to align with these targets by promoting land-use practices that sustainably reuse brownfield land (including vacant and derelict land) and further contribute to overall emissions reduction by conserving embodied energy in existing buildings, converting empty buildings to other suitable uses. This should be viewed as part of Scotland's circular economy.

5.3 Policy 14 Design, Quality and Places supports Topic 1 tackling climate change through creating quality places that are healthy, connected and sustainable. sustainable use of land whereby people to live, work and play in their areas. Identifying climate resilience and biodiversity solutions. Reducing car dependency and supporting transport alternatives such as train, bus, cycling and walking.

<u>Design, Quality and Places - Implications for Topic 2: Climate Mitigation and Adaptation</u>

5.4 NPF4 requires that the spatial strategy NLLDP2 is designed to reduce, minimise or avoid greenhouse gas emissions. The support of the Six Qualities of Successful Places includes many goals that will achieve the aims of Topic 2 and are also in line with Topic 1. These are:

The six qualities of Successful Places include healthy: walkable neighbourhoods, improve air quality, reactivating derelict and brownfield land, good use of green and blue infrastructure.

Pleasant: protection - supporting climate resilience, including flood prevention and mitigation against rising sea levels. Connecting with nature – including natural landscapes, biodiversity and eco-systems, integrating blue and green infrastructure.

Connected: encourage more walking, wheeling and cycling, with public transport and share transport hubs, encouraging modal shifts in transports.

Sustainable: transition to net-zero including energy/carbon efficient solutions, retrofitting, reuse and repurposing and sharing of existing infrastructure and resources.

Adaptable recognising user centred design to understand changing needs over time and respond to social, economic and environmental responsibilities.

<u>Design, Quality and Place - Conclusion on Implications for Topics 1 and 2</u>

5.5 In reflection of Policy 14 Design. Quality and Place, NPF 4 has identified that the six principles outlined in Design, Quality and Place in creating successful places address many of the issues in Tackling climate Change and; mitigation and adaption.

<u>Design, Quality and Place - Other Topic/Policy Overlaps Stated in NPF4</u>

5.6 There is potential for positive effects for in the following topic areas:

Sustainable Places

1. Tackling Climate and nature crisis
2. Climate mitigation and adaption
3. Biodiversity
4. Natural places
6. Forestry, woodland and trees
7. Historic assets and places
8. Green Belts
9. Brownfield, vacant and derelict land and empty buildings
11. Energy
13. Sustainable Transport

Liveable Places

14. Local Living and 20-minute neighbourhoods
15. Quality homes
16. Rural Homes
17. Infrastructure First
18. Heat and Cooling
19. Blue and green infrastructure
23. Health and Safety

Productive Places

25. Community wealth building
26. Business and industry
27. City, town, local and commercial centres
28. Retail
29. Rural Development
30. Tourism
31. Culture and creativity
32. Aquaculture
33. Minerals

5.7   There is potential for the following Policies to have conflict or to impede the aims of Policy 14 of NPF 4 due to their nature.

Sustainable Places

11. Energy
12. Zero Waste

Productive Places

26. Business and Industry

33. Minerals

6   Site Selection Implications

6.1   Development proposals will be supported where they comply with the six qualities of successful places: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. Developments that do not support these six qualities will not be supported.

6.2   LDPs should identify places whereby design guidance, framework, briefs, masterplans and design codes can be applied.

6.3   Place Standards should be used in preparation of the LDPs and design guidance. They should also be applied on early design guidance on planning applications.

7.   Implications for North Lanarkshire Local Development Plan 2

7.1   NPF 4 Policy *Design, Quality and Place* is in line with the objectives and issues in Planning that North Lanarkshire Council vision entails through National and Regional, and Local Strategy and Policy in helping in achieve net zero greenhouse gas emissions; tackle Climate change through Adaption and Mitigation. In addition to improving Mental Health and Safey for women and promoting sustainable land uses.

7.2   Based on the evidence, analysis and views presented in this survey paper, North Lanarkshire Council currently considers that the topic policy in NPF4 for Design, Quality and Place could be applied as per NPF4 in North Lanarkshire. However as illustrated in section 4.16 of this paper current LDP policies EDQ1 and EDQ3 provide complimentary and expanded explanations of the consideration of the six qualities of place in support of decision making in this regard. North Lanarkshire Council may consider it appropriate to maintain similar, updated, policies in support of decision making.