

NORTH LANARKSHIRE LOCAL DEVELOPMENT PLAN

EDUCATION CONTRIBUTIONS

SUPPLEMENTARY PLANNING GUIDANCE 2026



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Introduction

This publication provides Supplementary Planning Guidance (SPG) from North Lanarkshire Council on developer contributions for education infrastructure. The guidance promotes good practice on pupil yield evidence and engagement with developers and planning authorities in order to deliver any necessary expansion or new build schools as a direct result of the impact on the school estate from new housing developments.

North Lanarkshire Council is committed to providing the highest quality of education within its establishments and developer contributions for education are required to help mitigate the impact of developments on the education estate. This will allow the correct infrastructure to be put in place to support the additional pupil yield from new developments and their impact on the educational estate.

The introduction of any new development can have a significant impact on a wide variety of existing infrastructure, facilities, services and amenities and in such circumstances where it can be justified the Council will seek developer contributions to offset such impacts.

Residential housing developments can place additional requirements and result in capacity constraints on the education services of the Council. This guidance outlines the circumstances in which residential development proposals are required to be assessed in terms of their impact on the capacity of the education estate and the ability to accommodate the pupils generated by the development in the local schools. All qualifying residential developments of 5 or more units will be assessed with regards to their impact on the education estate.

Education Establishments

North Lanarkshire Council currently provides an education service across the authority through secondary schools, primary schools and pre-five establishments.

The council will seek to secure contributions for education infrastructure in Primary and Secondary areas where required. These will be requested where capacity issues are identified through the cumulative impact of all emerging housing developments identified through the Housing Land Audit and Local Development Plan.

The developer contributions will be required to contribute towards providing additional capacity through the provision of a new build school, permanent additional classrooms (extensions or modular accommodation) and adaptations to existing schools.

What are Contributions?

In order for developer contributions to be secured, North Lanarkshire Council require developers to enter into a contract to offset adverse impacts of their project.

In Scotland, they are most commonly (though not exclusively) made under Section 75 of the Town and Country Planning (Scotland) Act 1997. Section 75 agreements are used where conditions attached to the planning permission itself are not appropriate. While planning conditions control how a project is built and used, Section 75 agreements tend to provide for financial contributions and any requirements affecting land outside the area to which the planning permission relates, such as education infrastructure.



Planning Policy

This Supplementary Planning Guidance has been prepared within the context of the following:

- National Planning Framework 4 (NPF4);
- Circular 3/2012: Planning Obligations and Good Neighbour Agreements (Revised 2020); and
- North Lanarkshire Local Development Plan (NLLDP) 2022

National Planning Framework 4

NPF4 was adopted on the 13th February 2023 and forms part of the statutory Development Plan (alongside the Local Development Plan) and is required to be considered when determining planning applications. In the event of any incompatibility between NPF4 and the adopted NLLDP 2022, it should be noted that the NPF4 policy position will supersede the policies in the NLLDP.

Whilst there are several policy overlaps between NPF4 and the adopted NLLDP 2022, it is considered that Policy 18 Infrastructure First of NPF4 most closely aligns with the requirements of Policy CI Contributions to Infrastructure of the NLLDP 2022.

NPF4 **Policy 18 Infrastructure First** outlines that:

“a) Development proposals which provide (or contribute to) infrastructure in line with that identified as necessary in LDPs and their delivery programmes will be supported.

b) The impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.



Where planning obligations are entered into, they should meet the following tests:

- *be necessary to make proposed development acceptable in planning terms*
- *serve a planning purpose*
- *relate to the impacts of the proposed development*
- *fairly and reasonably relate in scale and kind to the proposed development*
- *be reasonable in all other respects*

Planning conditions should only be imposed where they meet all of the following tests. They should be:

- *necessary*
- *relevant to planning*
- *relevant to the development permitted*
- *enforceable*
- *precise*
- *reasonable in all other respects”*

Circular 4/2025: Planning Obligations and Good Neighbour Agreements

Planning Circular 4/2025: *Planning Obligations and Good Neighbour Agreements* replaces Circular 3/2012 (as amended in 2020) and provides updated guidance on the use of planning obligations under Section 75 of the Town & Country Planning (Scotland) Act 1997. The Circular reflects the current development planning system and the Infrastructure First approach set out in National Planning Framework 4 (NPF4).

The Scottish Government continues to recognise the use of Section 75 Agreements as a legitimate planning mechanism to secure infrastructure and mitigate the impacts of new development. Planning obligations may be used to address requirements arising from a specific proposal or from the cumulative impacts of development within an area.

However, Section 75 Agreements should only be sought where they are necessary to make a proposal acceptable in land use planning terms and where the use of a planning condition—including a suspensive condition—would not be appropriate. Conditions remain the preferred mechanism wherever they can achieve the desired planning outcomes.

Circular 4/2025 emphasises the importance of linking planning obligations to development plans and their associated delivery programmes. As far as reasonably practicable, plans should identify the infrastructure required to support allocated sites, including cumulative infrastructure pressures, and set out either the specific contributions expected or the methodology for calculating them.

The Circular also highlights the need to consider development viability, noting that some developments may be affected by a combination of build costs, market conditions, and required contributions. Planning authorities are expected to take viability into account where appropriate whilst ensuring that obligations remain justified, proportionate, and aligned with policy.

Section 75 Agreements should only be sought where they meet the following tests, now embedded in NPF4 Policy 18:

- Be necessary to make the proposed development acceptable in planning terms.
- Serve a planning purpose, and relate to development plans where infrastructure needs can be identified in advance.
- Relate to the proposed development, either as a direct consequence of the development or arising from its cumulative impacts.
- Fairly and reasonably relate in scale and kind to the development.
- Be reasonable in all other respects.

North Lanarkshire Local Development Plan 2022

The NLLDP **CI Policy Contributions to Infrastructure** outlines that:

“North Lanarkshire Council will seek to secure developer contributions for new developments that, individually or cumulatively, generate a requirement for new or enhanced infrastructure or services, covering Affordable Housing in Cumbernauld Housing Sub-Market Area, and Education, Transport and Green Network Infrastructure, Amenity Space and Play across North Lanarkshire.

Where new development is proposed that, individually or cumulatively, generates a requirement for new or enhanced infrastructure or services in the categories listed, developers will be expected to contribute towards the provision of the required infrastructure, facilities and services. This will include any infrastructure to be provided in advance of development proposed in this Plan. Developer contributions will be sought through a legal agreement or planning condition and in accordance with the five tests of Circular 3/2012 – “Planning Obligations and Good Neighbour Agreements”, as outlined by the Scottish Government and in accordance with this Policy. Any information provided to developers by the Council before the application stage is only indicative, including the Action Programme for the delivery of those housing sites identified in this Plan.”

Policy CI 1 Category Education

“For proposed residential developments the Council is seeking education infrastructure contributions, through Legal Agreements or planning conditions, based on adaptations and new builds within our Schools and Centres 21 Programme and the identified solutions to deal with the impact of all known future development within the catchment areas. This may include contribution(s) towards early-years provision, due to the increase in provision by 2020 outlined in the Children and Young People Act 2014. It should be noted that any potential need identified is based on known future housing provision and could be affected if additional units come forward as a result of housing sites that have not been identified through the Plan process.

The Council will consider the requirement for contributions towards educational infrastructure for all new residential development proposals resulting in 5 or more dwellings, on a case-by-case basis, where an identified need has been demonstrated. Indicative conditions attached to any agreement will include the education authority retaining any payment for a period of 10 years or as otherwise agreed with the Council, following the completion of the final dwelling, after which time the payment would be returned to the applicant if not spent. Phased payments may be acceptable in most instances.

Full details of any infrastructure and contribution requirements will be identified by the Council as Education Authority on a case-by-case basis through the Development Management process.”

Implementation

When a planning application relating to development is submitted to the Council for consideration, it will be assessed to determine if there is a requirement for the prospective developer to make an appropriate developer contribution in accordance with the provisions of this Supplementary Planning Guidance.

Development contributions will be sought for a contribution towards education infrastructure for all dwellings, except for developments that are within one of the following categories which are exempt from education developer contributions:

- One bedroom Dwellings;
- Proposals of fewer than 5 Dwellings;
- Change of use, conversion or redevelopment whereby no additional residential units are constructed;

- Development that would not put capacity pressures on schools e.g. Student accommodation linked to college/universities, housing for the elderly or dwellings with occupancy restrictions that prohibit children of nursery or school age.
- Non-residential development.

Phased contributions will be acceptable in most instances and indicative conditions attached to any agreement to include the education authority retaining any payment for a period of 10 years or as otherwise agreed with the Council, following the completion of the final dwelling, after which time the payment would be returned to the applicant if not spent or committed in full by the Council within 28 days of receipt of a written request from the applicant.

For the avoidance of doubt all developer contributions will be index linked to inflation from the point of the Council being minded to grant planning permission up until such times as the contract and associated costs for the adaptation/extension/new build are finalised and 'locked in' ("Index meaning the All-in Tender Price Index as published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors on a quarterly basis;). For clarity the Council is only seeking to recover costs associated with the actual costs and associated impact.

Development Viability

North Lanarkshire Council acknowledges that unforeseen or abnormal development costs can affect development viability and may take this into account dependent on the specific circumstances. Only in circumstances where there are exceptional abnormal costs on sites that are designated for housing or within the urban area boundary in the North Lanarkshire local Development Plan 2022, is it likely that the Council will consider a reduction or give an exemption from the requirement for an education contribution.

In considering development viability the council will not waive education contributions on unallocated sites outwith the urban area and in the greenbelt or countryside as defined in the LDP. This is to recognise that some unallocated sites within the urban area (windfall sites) which the council considers are appropriate for development may also have challenging site conditions related to or as a result of historic uses and to differentiate between these types of sites may not be practical.

In circumstances where a developer considers that development viability is compromised by the requirement for an education contribution there is a requirement for developers to undertake and submit a full viability assessment which takes into account all relevant development costs and land value.

In recognition of the timescales involved in fully developing some larger sites and that financial circumstances may change within this period any initial exemption from making a contribution will be time limited to a maximum of five years from the granting of consent at which point an updated viability assessment would need to be submitted and considered by the council.

Standard development costs such as demolition works, retaining and standard ground works, landscaping, archaeological investigations, drainage works, site purchase, site servicing and flood prevention works will not normally be accepted as abnormal costs. It is expected, and will require to be demonstrated, that the cost of preparing and developing land, including reasonably known 'abnormal' costs have been reflected in the purchase price/valuation of the land.

The process to be followed where a developer is seeking an exemption from paying the required education contribution and further guidance on the content of the report are set out in Appendix 4 and 5 of this Supplementary Planning Guidance.

Contribution Trigger

The cumulative impact assessment of emerging housing identifies those schools where it is anticipated that the pupils generated by housing allocations (programmed up by the current Housing Land Audit and Local Development Plan), will increase school capacity beyond 90%. Developer contributions for Education will be sought for infrastructure within these school catchment areas towards the projected pupils generated above 90% of the school capacity. The cost of these pupils is shared across the residential units (programmed in line with the current Housing Land Audit and Local Development Plan) within the catchment area.

Calculations

The contribution is calculated using the Pupil Product Ratio against the number of houses planned within the catchment area of each school. The number of pupils generated is added to the current number of children in each school to calculate the overall percentage capacity.

The number of spaces is proportionated against each school based on the Denominational/Non-Denominational split. This is calculated annually and based on a rolling five-year average. If the occupancy is identified to exceed 90% then a developer contribution will be required. If it is below 90% then a contribution is unlikely. If a school already exceeds 90% then a contribution will be required.

The example of how the developer contributions are calculated appear in Appendix 1.

Pupil Product Ratio (PPR)

The PPR is the number which identifies the average number of pupils relative to new areas of housing. Contributions are based on the anticipated number of residential units to generate children of school age (the anticipated number is represented as a pupil product ratio per property). The PPR used in North Lanarkshire for each age range is as follows:

***The figures below are used for example purposes only and are intended to demonstrate the calculation. For the most up to date figures please refer to <https://www.northlanarkshire.gov.uk/planning-and-building/planning-applications/our-supplementary-planning-guidance>**

*Primary School: 0.3

*Secondary School: 0.18

**These numbers are used as examples for the calculations*

In order to achieve the correct calculation for each school the number of units within a development is multiplied by the Pupil Product ratio to project the total number of pupils anticipated to present for both primary and secondary education. The total is then split by the 5-year average Non-Denominational/Denominational ratio. The five-year average ratio is calculated by looking at the pupils in geographical areas and analysing the percentage of the total pupils in the area who attended each sector.

When calculating the pupil product for each primary school the following calculation is used:

[Total no of units] x [PPR] x [ND/D Split Percentage] = Pupil yield for given school

When calculating the pupil product for each high school the following calculation is used:

[Total no of units] x [PPR] x [ND/D Split Percentage] = Pupil yield for given school

Calculations will be rounded down to the nearest whole number.

Non-Denominational/Denominational Ratio

Using the existing primary school population over the last five years, the education authority calculates the Non-Denominational/Denominational split which is used to determine the percentage of pupils from new housing who are anticipated to attend either school. Based on the analysis carried out against the latest school census.

Cost Per Pupil

Costs are based on previous NLC contracted work for new builds and extensions in North Lanarkshire schools. These figures are updated and adjusted following completion of the latest projects. The figures will be reviewed annually. An average of the latest completions is used for developer contribution calculations and are based on the following information:

New Build School calculation

Contract Cost/School Capacity = Cost per pupil

*These figures are used as examples for the calculations. Formal requests should be made to

ef.forwardplanning@northlan.gov.uk

** It should be noted that these figures only relate to 'build costs'. It does not include any abnormal costs, land purchase or all design fees.

Developer Contribution Calculations are shown in Appendix 1

Developer Contribution School List is shown in Appendix 2

Useful Contacts

For further advice on this Supplementary Planning Guidance and its applications, please contact:

For queries relating to planning applications and development viability.

**Planning & Place
Civic Centre
Windmillhill Street
Motherwell
ML1 1AB**

Planningenquiry@northlan.gov.uk

For queries relating to pre-application enquiries.

Pre-application advice North Lanarkshire Council

For queries relating to the developer contribution figures, calculations or school list.

Forward Planning (Education)

**Civic Centre
Windmillhill Street
Motherwell
ML1 1AB**

ef.forwardplanning@northlan.gov.uk

For general matters:

www.northlanarkshire.gov.uk

Appendix 1 – Developer Contribution Calculations

New Builds

Reference Site	School Capacity	Contract Cost	Cost Per Pupil
A	484	£14,389,771	£29,730.93
B	524	£15,443,362	£29,472.06
C	509	£14,544,725	£28,575.10
D	694	£21,382,559	£30,810.60
E	242	£12,784,560	£52,828.76
F	483	£22,411,866	£46,401.38
G	542	£24,960,367	£46,052.34
Average	497	£17,988,173	£36,203.91

Contributions rounded down to £36,000 per pupil

Cost per Unit

£36,000 * 0.3 (PPR) = £10,800 per unit for Primary School Contribution

£36,000 * 0.18 (PPR) = £6,480 per unit for Secondary School Contribution

The calculation for Extensions/Additional Capacity to PPP and Non-PPP schools are based on the following information

Extensions/Additional Capacity - Cost metric per square metre

Reference Site	GIFA	Contract Cost	Cost Per Sqm
A	7026	£25,724,236	£3,661.29
B	184	£774,000	£4,206.52
C	93	£311,000	£3,344.09
D	148.9	£722,000	£4,848.89
E	155	£476,000	£3,070.97
F	365	£684,415	£1,875.11
G	155	£512,634	£3,307.31
Average			£3,473.45

Extensions/Additional Capacity - Non PPP School

£3473	Cost per sqm (excluding design fees)
1.14	Design fees (14%)
£3959.22	Cost per sqm (including design fees)
70	Sqm per class extension (57m2 class + 6m2 cloaks + 20m2 toilets and circulation)
£ 277,145.40	Cost per class extension
25	Pupils per class

Cost per classroom = £3,959.22 * 70 sqm = £277,145.40

Each classroom is anticipated to accommodate minimum 25 pupils

£277,145.40 / 25 = £11,085.82

£11,085.82	Cost per pupil
£3,325.74	Price per unit (pupil cost x 0.3) (PPR) Primary School Contribution
£1,995.45	Price per unit (pupil cost x 0.18) (PPR) Secondary School Contribution



Extensions/Additional Capacity - Non PPP School

North Lanarkshire has 24 PPP schools which are owned by external stakeholders.

These schools are subject to additional costs when making adaptations to the buildings for ongoing revenue and life cycle costs. The total additional cost is £35,840 per classroom

Cost per classroom = £3,959.22 * 70 sqm = £277,145.40 + £35,840 = £312,985.40

Each classroom is anticipated to accommodate minimum 25 pupils

£312,985.40 / 25 = £12,519.42

£12,519.42	Cost per pupil
£3,755.82	Price per unit (pupil cost x 0.3) (PPR)
£2,253.49	Price per unit (pupil cost x 0.18) (PPR)

The table below provides the sum of the costs to developers based on all calculations.

Total Build Cost per pupil – as at January 2026*			
Primary	New Build	Capacity Improvement PPP School	Capacity Improvement Non-PPP School
	£36,000	£12,519.42	£11,085.82
Secondary	New Build	Capacity Improvement PPP School	Capacity Improvement Non-PPP School
	£36,000	£12,519.42	£11,085.82

**these figures will be reviewed annually, and BCIS Index linked*

Total Build Cost per pupil – as at January 2026*			
Primary	New Build	Capacity Improvement PPP School	Capacity Improvement Non-PPP School
	£10,800	£3,755.82	£3,325.74
Secondary	New Build	Capacity Improvement PPP School	Capacity Improvement Non-PPP School
	£6,480	£2,253.49	£1,995.45

**these figures will be reviewed annually, and BCIS Index linked*

It should be noted that these figures only relate to 'build costs'. It does not include any land purchase or all design fees. The BCIS All In Tender Price Index will be used to evaluate and calculate costs for any given year up until the full contribution has been received.

A full school list is provided in Appendix 2 which identifies if a developer contribution is required or not by breaching the 90% trigger.



Appendix 2 – School Contribution List

Cluster	PPP/Non-PPP	School	Contribution Requested
Airdrie Academy	PPP	Airdrie Academy	No
	Non PPP	Chapelside PS	No
	Non PPP	Golfhill PS	No
	Non PPP	Greengairs PS	Yes
	Non PPP	New Monkland PS	Yes
	Non PPP	Rochsolloch PS	Yes
	Non PPP	Tollbrae PS	No
	Non PPP	Victoria PS	No
Bellshill Academy	Non PPP	Lawmuir PS	No
	Non PPP	Mossend PS	No
	Non PPP	Noble PS	No
	Non PPP	Bellshill Academy	No
Braidhurst HS	Non PPP	Braidhurst HS	No
	Non PPP	Logans PS	No
	Non PPP	Muir Street PS	No
Brannock HS	Non PPP	Brannock HS	Yes
	Non PPP	Holytown PS	Yes
	Non PPP	Keir Hardie Memorial PS	Yes
	PPP	New Stevenston PS	Yes
	Non PPP	Newarthill PS	No
Calderhead HS	Non PPP	Alexander Peden PS	No
	Non PPP	Allanton PS	No
	Non PPP	Calderhead HS	No
	Non PPP	Dykehead PS	No
	Non PPP	Kirk 'O' Shotts PS	No
	Non PPP	Stane PS	Yes

Cluster	PPP/Non-PPP	School	Contribution Requested
Calderdale HS	Non PPP	Calderbank PS	No
	Non PPP	Calderdale HS	No
	PPP	Chapelhall PS	Yes
	PPP	Clarkston PS	Yes
	PPP	Glengowan PS	Yes
	Non PPP	Hilltop PS	No
	PPP	Plains PS	No
Cardinal Newman HS	Non PPP	Cardinal Newman HS	No
	Non PPP	Holy Family PS	No
	Non PPP	Sacred Heart PS	No
	Non PPP	St Gerard's PS	No
	Non PPP	St John Paul II PS	No
Chryston HS	Non PPP	Chryston HS	Yes
	Non PPP	Chryston PS	Yes
	Non PPP	Gartcosh PS	Yes
	Non PPP	Glenmanor PS	No
	PPP	Stepps PS	No
Clyde Valley HS	Non PPP	Berryhill PS	Yes
	Non PPP	Clyde Valley HS	Yes
	Non PPP	Morningside PS	Yes
	Non PPP	Muirhouse PS	No
	Non PPP	Netherton PS	No
	Non PPP	Newmains PS	Yes
	Non PPP	Orchard PS	Yes
	Non PPP	Thornlie PS	No
	PPP	Wishaw Academy PS	Yes

Cluster	PPP/Non-PPP	School	Contribution Requested
Coatbridge HS	PPP	Bargeddie PS	No
	PPP	Coatbridge HS	Yes
	PPP	Glenboig PS	Yes
	Non PPP	Greenhill PS	No
	Non PPP	Kirkshaws PS	No
	Non PPP	Langloan PS	No
	Non PPP	Old Monkland PS	No
	Non PPP	Riverbank PS	No
	Non PPP	Shawhead PS	No
	Non PPP	Townhead PS	No
Coltness HS	PPP	Calderbridge PS	No
	PPP	Cambusnethan PS	No
	Non PPP	Cleland PS	No
	Non PPP	Coltness HS	Yes
Cumbernauld Academy	Non PPP	Abronhill PS	No
	Non PPP	Carbrain PS	No
	Non PPP	Cumbernauld Academy	No
	Non PPP	Cumbernauld PS	Yes
	Non PPP	Kildrum PS	No
	Non PPP	Whitelees PS	No
Dalziel HS	Non PPP	Dalziel HS	Yes
	Non PPP	Glencairn PS	Yes
	Non PPP	Knowetop PS	Yes
Greenfaulds HS	Non PPP	Baird Memorial PS	Yes
	Non PPP	Condorrat PS	No
	Non PPP	Eastfield PS	No
	Non PPP	Greenfaulds HS	No
	Non PPP	St Helen's PS	No
	Non PPP	Westfield PS	No
	Non PPP	Woodlands PS	Yes

Cluster	PPP/Non-PPP	School	Contribution Requested
Kilsyth Academy	Non PPP	Balmalloch PS	No
	Non PPP	Banton PS	No
	Non PPP	Chapelgreen PS	No
	Non PPP	Kilsyth Academy	No
	Non PPP	Kilsyth PS	No
Lenzie Academy	Non PPP	Auchinloch PS	Yes
OLHS - Cumbernauld	Non PPP	OLHS Cumbernauld	Yes
	Non PPP	St Andrew's PS	No
	Non PPP	St Barbara's PS	No
	Non PPP	St Joseph's PS	No
	Non PPP	St Lucy's PS	No
	Non PPP	St Margaret of Scotland PS	No
	Non PPP	St Mary's PS Cumbernauld	No
OLHS - Motherwell	Non PPP	Cathedral PS	Yes
	Non PPP	OLHS Motherwell	No
	Non PPP	St Bernadette's PS	No
	Non PPP	St Brendan's PS	No
Split Catchment	Non PPP	Ladywell PS	Yes
Split Catchment	Non PPP	Ravenswood PS	Yes
St Aidan's HS	Non PPP	St Aidan's HS	No
	Non PPP	St Aidan's PS	No
	Non PPP	St Brigid's PS	No
	PPP	St Ignatius PS	No
	Non PPP	St Mary's PS Cleland	No
	Non PPP	St Patrick's PS Shotts	No
	Non PPP	St Thomas' PS	Yes
St Ambrose HS	Non PPP	St Ambrose HS	Yes
	Non PPP	St Augustine's PS	No
	Non PPP	St Bartholomew's PS	No
	PPP	St Kevin's PS	Yes

Cluster	PPP/Non-PPP	School	Contribution Requested
St Andrew's HS	Non PPP	Corpus Christi PS	No
	PPP	OL & St Joseph's PS	Yes
	PPP	St Andrew's HS	No
	Non PPP	St Bernard's PS	No
	Non PPP	St Mary's PS Coatbridge	No
	Non PPP	St Monica's PS	No
	Non PPP	St Patrick's PS Coatbridge	No
	Non PPP	St Stephen's PS	Yes
	PPP	St Timothy's PS	Yes
St Margaret's HS	Non PPP	All Saint's PS	No
	PPP	St Aloysius PS	Yes
	Non PPP	St Andrew's PS	No
	PPP	St David's PS	No
	Non PPP	St Dominic's PS	No
	Non PPP	St Edward's PS	No
	Non PPP	St Margaret's HS	No
	PPP	St Mary's PS Caldercruix	No
	Non PPP	St Serf's PS	No
St Maurice's HS	Non PPP	Holy Cross PS	Yes
	Non PPP	St Maurice's HS	No
	Non PPP	St Michael's PS	No
	PPP	St Patrick's PS Kilsyth	No
Taylor HS	Non PPP	Christ the King PS	Yes
	Non PPP	OL & St Francis PS	Yes
	PPP	St Patrick's PS New Stevenston	Yes
	Non PPP	St Teresa's PS	Yes
	Non PPP	Taylor HS	Yes
Uddingston Grammar	Non PPP	Aitkenhead PS	Yes
	PPP	Tannochside PS	No



Appendix 3 – Housing Land Audit Reference with School Catchments

Site Name	School
2 Nethercroy Road	Holy Cross Primary School
	Eastfield Primary School
Adjacent to 241 Kirk Road	St Aidan's Primary School
	Calderbridge Primary School
Berwick Street	St Bernard's Primary School
	Shawhead Primary School
Dykehead Road	St Serf's Primary School
	Chapelside Primary School
East of Auchengeich Road	St Michael's Primary School
	Glenmanor Primary School
Former Chilterns Care Home	St Barbara's Primary School
	Chryston Primary School
Former Cleland Club (Main Street)	St Mary's Primary School, Motherwell
	Cleland Primary School
Former Markon Site Inchneuk Road	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gateside	Stepps Primary School
	St Joseph's Primary School
Glenboig Gartcosh CGA - Springfield	St Barbara's Primary School
	Gartcosh Primary School
North of Torbothie Road	Stane Primary School
	St Patrick's Primary School, Shotts
Northburn Place	St Serf's Primary School
	Chapelside Primary School
Philip Murray Road	Tannochside Primary School
	St John Paul II Primary School

Site Name	School
Ravenscraig BRE P1	Keir Hardie Memorial Primary School
	Cathedral Primary School
Site at 449 Main Street Mossend	St Gerard's Primary School
	Noble Primary School
Site at Dullatur Golf Club Glen Douglas Drive	St Andrew's Primary School, Cumbernauld
	Cumbernauld Primary School
Site at Lorne Place, Sikeside	Sikeside St Stephen's Primary School
	Riverbank Primary School
Site of Former Kirkstyle Inn Coatbridge Road	St Serf's Primary School
	New Monkland Primary School
Site of Former Police Station Parkfoot Street	St Patrick's Primary School, Kilsyth
	Kilsyth Primary School
Springfield Farm North - Phase 1	Stane Primary School
	St Patrick's Primary School, Shotts
106 Leslie Street	Glencairn Primary School
	Cathedral Primary School
1-13 Bank Street	St Augustine's Primary School
	Langloan Primary School
16 Holytown Road	Holytown Primary School
	Christ The King Primary School
164 Morningside Road	St Brigid's Primary School
	Morningside Primary School
178-182 Main Street	St David's Primary School
	Plains Primary School
18 Newtown Street	St Patrick's Primary School, Kilsyth
	Kilsyth Primary School

Site Name	School
18a Biggar Road	St Mary's Primary School, Motherwell
	Cleland Primary School
190 - 196 Alexander Street	Thornlie Primary School
	St Thomas Primary School
23 Edinburgh Road	Alexander Peden Primary School (RC Provision)
	Alexander Peden Primary School
28 Napier Road	St Andrew's Primary School, Cumbernauld
	Cumbernauld Primary School
313 Main Street	St Gerard's Primary School
	Noble Primary School
72-74 Napier Road	St Andrew's Primary School, Cumbernauld
	Cumbernauld Primary School
Abernethyn Road - Briar Homes	Morningside Primary School
	St Brigid's Primary School
	Newmains Primary School
Abernethyn Road - AS Homes/ Places for People	Morningside Primary School
	St Brigid's Primary School
	Newmains Primary School
Avenuehead Road	St Michael's Primary School
	Glenmanor Primary School
	Gartcosh Primary School
	St Barbara's Primary School
Bairdsland View	St Gerard's Primary School
	Noble Primary School
Barons Road	St Brendan's Primary School
	Muirhouse Primary School
Caledonian Farm	Thornlie Primary School
	St Thomas Primary School

Site Name	School
Caledonian Road (incl. Wishaw Methodist Church)	Wishaw Academy Primary School St Ignatius Primary School
Castlehill/Wemysshill Farm - East	St Thomas Primary School Orchard Primary School
Castlehill/Wemysshill Farm - West	St Thomas Primary School Orchard Primary School
Clydesdale Works	St Patrick's Primary School, Motherwell New Stevenston Primary School Mossend Primary School Holy Family Primary, Bellshill
Columba High School Site	St Mary's Primary School, Coatbridge Shawhead Primary School
Community Road (East)	Sacred Heart Primary School Lawmuir Primary School
Coshneuk Road	Stepps Primary School St Joseph's Primary School
Craigneuk - Ritchie Street	St Brendan's Primary School Berryhill Primary School
Croy Quarry	Holy Cross Primary School Eastfield Primary School
Cumbernauld CGA (Lenziemill, Waterhead, Tannochbrae)	Woodlands Primary School St Margaret of Scotland Primary School
Cumbernauld CGA (Mid-Forrest- Bellway)	St Lucy's Primary School Abrohill Primary School
Cumbernauld CGA (Mid-Forrest- NLC)	St Lucy's Primary School Abrohill Primary School

Site Name	School
Cumbernauld CGA (Palacerigg- Waterhead -TW)	Woodlands Primary School St Margaret of Scotland Primary School
Cumbernauld CGA (Palacerigg, Greenside, Greenyards)	Woodlands Primary School St Margaret of Scotland Primary School
Dalzell Drive (former Garage Windmillhill Street)	Knowetop Primary School Cathedral Primary School St Brendan's Primary School
Drumglass Steadings	Holy Cross Primary School Eastfield Primary School
Dunbeth, Phase 1 (Jackson Court)	St Patrick's Primary School, Coatbridge Greenhill Primary School
Dunbeth, Phase 2 (High Coats and Dunbeth Court)	St Patrick's Primary School, Coatbridge Greenhill Primary School
Dundyvan Parish Church	St Augustine's Primary School Langloan Primary School
Dykehead Road (Golfhill)	St Serf's Primary School Golfhill Primary School
East Avenue	St Patrick's Primary School, Motherwell New Stevenston Primary School
East of Auchengeich Road	St Michael's Primary School Glenmanor Primary School
East of Benhar Road (The Voe)	Stane Primary School St Patrick's Primary School, Shotts
East of Main Street	St Brigid's Primary School Newmains Primary School

Site Name	School
East of North and South Road (Bellside)	St Mary's Primary School, Motherwell Cleland Primary School
Easterton Farm	St Mary's Primary School, Airdrie Glengowan Primary School
Eastfield Road	St Andrew's Primary School, Cumbernauld Cumbernauld Primary School
Excelsior Street	St Brendan's Primary School Muirhouse Primary School
Fmr Funky Monkeys, 1 Muiryhall Street	St Patrick's Primary School, Coatbridge Greenhill Primary School
Former Church Mason Lane	Glencairn Primary School Cathedral Primary School
Former Clansman Pub Dunbreck Avenue	St Mary's Primary School, Airdrie Glengowan Primary School
Former Council Office, 303 Brandon Street	Glencairn Primary School Cathedral Primary School
Former Cumbernauld Village Primary School	St Andrew's Primary School, Cumbernauld Cumbernauld Primary School
Former Inland Revenue St Mungo's Road	St Mary's Primary School, Cumbernauld Ravenswood Primary School
Former Ladbrokes 110 Main Street	St Mary's Primary School, Airdrie Glengowan Primary School
Former Masonic Hall	Muir Street Primary School Cathedral Primary School
Former Municipal Buildings, Kildonan Street	St Patrick's Primary School, Coatbridge Greenhill Primary School

Site Name	School
Former Nursery Legbrannock Road	St Teresa's Primary School
	Newarthill Primary School
Former Overtown Primary School	St Thomas Primary School
	Orchard Primary School
Former Police Station, 50 Main Street	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Former St Mary's PS, Hill Street	St Mary's Primary School, Airdrie
	Glengowan Primary School
Former The Kingfisher Dowanfield Road	St Mary's Primary School, Cumbernauld
	Ravenswood Primary School
Former Travelling Peoples Site, Mollinsburn Road	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Former United Reform Church, Bank Street	St Augustine's Primary School
	Langloan Primary School
Former Work & Pensions, 1-3 South Circular Road	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Former Yard, Gartloch Road	St Barbara's Primary School
	Gartcosh Primary School
Garrion Farm	St Thomas Primary School
	Orchard Primary School
Gartcosh Glenboig CGA - Heathfield	St Barbara's Primary School
	Gartcosh Primary School
	Chryston Primary School
Gartcosh Glenboig CGA - Heathfield - Persimmon & Avant	St Barbara's Primary School
	Chryston Primary School

Site Name	School
Gartcosh Glenboig CGA Johnston Farm S	St Barbara's Primary School
	Gartcosh Primary School
Gartcosh Glenboig CGA Remainder	St Barbara's Primary School
	Chryston Primary School
	Gartcosh Primary School
Gartcosh/Glenboig CGA (Garnqueen Farm)	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartcosh/Glenboig CGA (Glenboig Remainder)	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartcosh/Glenboig CGA (Main Street Glenboig) - Barratt	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartcosh/Glenboig CGA (Main Street Glenboig) - TW	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartcosh/Glenboig CGA Area D - Site to NE of Hayhill Cottage, Glenboig Road	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartcosh/Glenboig CGA Bothlin Burn North	St Barbara's Primary School
	Gartcosh Primary School
Gartcosh/Glenboig CGA Bothlin Burn South	St Barbara's Primary School
	Gartcosh Primary School
Gartcosh/Glenboig CGA Remainder	St Barbara's Primary School
	Chryston Primary School
	Gartcosh Primary School
Gartcosh/Glenboig CGA Site South Of Glenburn Gardens	Our Lady & St Joseph's Primary School
	Glenboig Primary School

Site Name	School
Gartferry Road	St Barbara's Primary School
	Chryston Primary School
Gateside	Stepps Primary School
	St Joseph's Primary School
Glebe Farm Manse Road	St Aloysius Primary School
	Kirk O' Shotts Primary School
Glengowan House Gowan Brae	St Mary's Primary School, Airdrie
	Glengowan Primary School
Gowkthrapple (Castlehill 2) Phase 2	St Thomas Primary School
	Orchard Primary School
Gowkthrapple (Castlehill) Phase 1	St Thomas Primary School
	Orchard Primary School
Greenlea Road / Berryknowe Avenue	St Barbara's Primary School
	Chryston Primary School
Hallcraig Street (Mill Loan)	St Serf's Primary School
	Chapelside Primary School
Hattonrigg	St Gerard's Primary School
	Noble Primary School
High Street	St Teresa's Primary School
	Newarthill Primary School
Hillview Farm, Lenzie Road	Stepps Primary School
	St Joseph's Primary School
King street car park	Wishaw Academy Primary School
	St Ignatius Primary School
King's House, King Street	Wishaw Academy Primary School
	St Ignatius Primary School
Laburnum Road	Tannochside Primary School
	St John Paul II Primary School
Lammerknowes Road	St Patrick's Primary School, Kilsyth
	Banton Primary School

Site Name	School
Land at 391-395 Caledonian Road	Thornlie Primary School
	St Thomas Primary School
Land at 4 Manse Road	St Kevin's Primary School
	Bargeddie Primary School
Land At 91 Benhar Road	Stane Primary School
	St Patrick's Primary School, Shotts
Land at Berryhill, Stand (formerly Stirling Road)	St David's Primary School
	Greengairs Primary School
Land At Bonkle Road	Morningside Primary School
	St Brigid's Primary School
	Newmains Primary School
Land at Coltness Avenue, Allanton	St Patrick's Primary School, Shotts
	Allanton Primary School
Land at Earlston Crescent, Carnbroe	St Stephen's Primary School
	Riverbank Primary School
Land at East Redmyre Farm Allanton Road	St Patrick's Primary School, Shotts
	Allanton Primary School
Land at Meadowhead Road	St Thomas Primary School
	Berryhill Primary School
Land at Mossie Farm	Victoria Primary School
	St Andrew's Primary School, Airdrie
Land at Priory Lodge (Gowkthrapple)	St Thomas Primary School
	Netherton Primary School
Land at Reema Road	St Gerard's Primary School
	Noble Primary School
Land At Shielhill Road	St David's Primary School
	Greengairs Primary School

Site Name	School
Land At Wellington Street	St Thomas Primary School
	Berryhill Primary School
Land east of Hannah Park (Shotts BA FC)	St Patrick's Primary School, Shotts
	Dykehead Primary School
Land East of Langmuir Road	St Kevin's Primary School
	Bargeddie Primary School
Land East Of Morningside Road	St Brigid's Primary School
	Morningside Primary School
Land north of Coatbridge Road	St Kevin's Primary School
	Bargeddie Primary School
Land South of 179 Milton Street	Muir Street Primary School
	Cathedral Primary School
Land South of Carnbroe (Barratt Phase)	St Stephen's Primary School
	Riverbank Primary School
Land South of Carnbroe (TW Later Phase)	St Stephen's Primary School
	Riverbank Primary School
Land South of Carnbroe (TW Phase)	St Stephen's Primary School
	Riverbank Primary School
Land south of Deanstone Place (Carnbroe)	St Stephen's Primary School
	Riverbank Primary School
Land south of Ryden Mains Farm	St Serf's Primary School
	New Monkland Primary School
Land to Rear of 225 Bonkle Road	Morningside Primary School
	St Brigid's Primary School
	Newmains Primary School

Site Name	School
Land to the South of The Broch, Balmalloch Road	St Patrick's Primary School, Kilsyth
	Balmalloch Primary School
Land West of Greenhill Road	St Mary's Primary School, Motherwell
	Cleland Primary School
Langdales Farm	St David's Primary School
	Greengairs Primary School
Lanrigg Old Lindsaybegg Road	St Barbara's Primary School
	Chryston Primary School
Lennox House, Lennox Road	St Mary's Primary School, Cumbernauld
	Ravenswood Primary School
Millcroft Road	St Margaret of Scotland Primary School
	Carbrain Primary School
Motherwell Town Hall	St Bernadette's Primary School
	Ladywell Primary School
Netherton Street	St Brendan's Primary School
	Berryhill Primary School
North of 201 Morningside Road	St Brigid's Primary School
	Morningside Primary School
North of Leaend Road	Victoria Primary School
	St Andrew's Primary School, Airdrie
Overtown Road Waterloo	Wishaw Academy Primary School
	St Ignatius Primary School
Paxtane Farm - East	Alexander Peden Primary School (RC Provision)
	Alexander Peden Primary School
Pentland Road (former st matthews primary)	St Thomas Primary School
	Berryhill Primary School

Site Name	School
Plains Primary School Site	St David's Primary School
	Plains Primary School
Pool Club Coats Street	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Rankin Crescent	St David's Primary School
	Greengairs Primary School
Ravenscraig C1	Keir Hardie Memorial Primary School
	Our Lady & St Francis Primary School
	Cathedral Primary School
Ravenscraig Craigneuk/Roman Road	St Thomas Primary School
	Berryhill Primary School
	Knowetop Primary School
	Cathedral Primary School
Ravenscraig New Town Centre	Knowetop Primary School
	Cathedral Primary School
Ravenscraig P Phase (Nether Johnston)	St Thomas Primary School
	Berryhill Primary School
	Knowetop Primary School
	Cathedral Primary School
Ravenscraig W Phase (Meadowhead)	St Thomas Primary School
	Berryhill Primary School
Rosehall Road	St Patrick's Primary School, Shotts
	Dykehead Primary School
Roughrigg Road	St Mary's Primary School, Airdrie
	Glengowan Primary School
Roundknowe Farm Lodge, Roundknowe Road	St John the Baptist Primary
	Aitkenhead Primary School

Site Name	School
Royal George	Wishaw Academy Primary School
	St Ignatius Primary School
Shawhead (Dunnottar Avenue)	St Bernard's Primary School
	Shawhead Primary School
Shieldmuir Street	St Brendan's Primary School
	Berryhill Primary School
Site at 49 Cumbernauld Road	St Michael's Primary School
	Glenmanor Primary School
Site At Former Petersburn Primary School	St Dominic's Primary School
	Hilltop Primary School
Site at Glenacre Drive	St Dominic's Primary School
	Hilltop Primary School
Site at Highland Place	St Patrick's Primary School, Kilsyth
	Balmalloch Primary School
Site at Main Street/Church Street/Academy Street	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Site east of Oakridge Road	St Kevin's Primary School
	Bargeddie Primary School
Site East of St Philip's School	St David's Primary School
	Plains Primary School
Site North Of 42 Hillside	Holy Cross Primary School
	Eastfield Primary School
Site North of Bellshill Road	Tannochside Primary School
	St John Paul II Primary School
	St John the Baptist Primary
Site of Former Alexander Hospital, Blair Road	Townhead Primary School
	St Bartholomew's Primary School
Site of former Allan And Coursington Towers	Glencairn Primary School
	Cathedral Primary School

Site Name	School
Site of Former Cleland Hospital	St Mary's Primary School, Motherwell
	Cleland Primary School
Site of former Cogent Communications Victoria Place Cairnhill	Rochsolloch Primary School
	All Saints Primary School
Site of former Draffen Tower	Glencairn Primary School
	Cathedral Primary School
Site of Former Rowan Tree (pub)	Morningside Primary School
	St Brigid's Primary School
	Newmains Primary School
Site of Former St Ignatius Primary School, 47 Graham Street	Wishaw Academy Primary School
	St Ignatius Primary School
Site of Former Waterloo Primary School	Wishaw Academy Primary School
	St Ignatius Primary School
Site of Former Winning Post 186 Main Street	Corpus Christi Primary School
	Calderbank Primary School
Site of Former YMCA Baird St	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Site opposite 2 Kirk Place	St Helen's Primary School
	Condorrat Primary School
Site to east of 68-102 Gibb Street	St Aloysius Primary School
	Chapelhall Primary School
Site to Rear of Acre House, Stirling Road	St Patrick's Primary School, Kilsyth
	Balmalloch Primary School

Site Name	School
Site To The East Of 47 Crawhill Drive	St Augustine's Primary School Langloan Primary School
Site to West of Potassels Road	St Barbara's Primary School Chryston Primary School
South Bridge Street (68-78 Orrs Building)	Victoria Primary School All Saints Primary School
South West of 56 Station Road	St Barbara's Primary School Chryston Primary School
Springfield Farm (North) Phase 2	Stane Primary School St Patrick's Primary School, Shotts
Springfield Farm (South)	Stane Primary School St Patrick's Primary School, Shotts
Springhill Farm	Stane Primary School St Patrick's Primary School, Shotts
Staylee Farm	St David's Primary School Greengairs Primary School
Stoneyetts - Miller Homes	St Michael's Primary School Glenmanor Primary School
Stoneyetts - Taylor Wimpey	St Michael's Primary School Glenmanor Primary School
Sykeside Road	St Stephen's Primary School Riverbank Primary School
The Neuk	Holy Family Primary, Kirkintilloch Auchinloch Primary School
Thorn Road (former Bellshill Miners Welfar	Mossend Primary School Holy Family Primary, Bellshill

Site Name	School
Tollpark Road (Castlecarry)	St Andrew's Primary School, Cumbernauld Cumbernauld Primary School
Torrance Park South East - Taylor Wimpey Phase 4	St Teresa's Primary School Newarthill Primary School Holytown Primary School
Torrance Park South West - Barratt Phase	Holytown Primary School Christ The King Primary School St Teresa's Primary School
Torrance Park West - Taylor Wimpey Phase 3	Holytown Primary School Christ The King Primary School
Treatment Works West	St Patrick's Primary School, Motherwell New Stevenston Primary School
Upper Floor Conversion 17to23 Bank Street 1to3 Anderson Street	Victoria Primary School All Saints Primary School
West of 499 Wishaw Road	Wishaw Academy Primary School St. Athanasius Primary School
West of Morningside Road	St Brigid's Primary School Morningside Primary School
West of North & South Road (Bellside)	St Mary's Primary School, Motherwell Cleland Primary School
Windsor Drive (Pinwinnie Recovery Site)	St Serf's Primary School New Monkland Primary School
Woodhall Road (Victoria Park)	Newmains Primary School St Ignatius Primary School St Aidan's Primary School St Brigid's Primary School



Appendix 4 – Development Viability

Development Viability Statement Requirements

Where a developer is seeking an exemption or reduction of the education contribution on the basis of economic viability then the following information will be required:

- An independent and verified Development Viability Statement undertaken by the DV or mutually agreed suitably qualified consultant. This allows a comparison of costs to be evaluated against projected house values and should also set out in detail why any abnormal development costs cannot be met from either a reduction in purchase price for the site and/or developer profit margins. This should include an explanation of financial assumptions and an explanatory note on all appraisal assumptions. The report should detail the financial implications of the additional costs and their implications for the viability of the development.
- A certified dated copy of the original viability appraisal setting out the allowances made for developer obligations and affordable housing policy (if applicable) and compatibility with prevailing policy requirements.
- From a RICS accredited firm a Quantity Surveyor's (QS) detailed cost budget on development costs e.g., externals, infrastructure, and abnormal costs which include a detailed breakdown, produced in accordance with relevant practice advice and guidance from RICS.
- Verified site valuation at the time of the application submission.

- Projected market valuations for each property within the development (with supporting evidence).
- An indication of the timescales within which each property would be marketed and sold and, where appropriate, development phasing information.
- Design and Access statement (if applicable and available).
- Build specification.

- Assumptions on all grant funding and (where appropriate) evidence of transactions/negotiations with RSL's or the council's New Supply team.

The confidential and sensitive nature of some financial information is acknowledged, and the content of the Assessment will remain confidential between the applicant and named officials within the Council, District Valuer or other third-party advisor as agreed and the relevant decision makers and committees.



As a public body, however, the Council will require to comply with the terms of the Freedom of Information (Scotland) Act 2002 and the Environmental Information (Scotland) Regulations 2004 in relation to any request for disclosure of such information. Any applicable exemptions or exceptions under the legislation will be appropriately applied. Any requests received for such disclosure of information shall be considered on a case by case basis.

Viability Assessment and Outcomes

Once an agreed Development Viability Statement and supporting information is received by the Council it will be considered. If the applicant submits their own independent Development Viability Statement that has not been agreed in advance with the Council as being carried out by a suitably independent source then it will be independently reviewed by the District Valuer Service (DVS) or an alternative third-party advisor agreed by, and acting on behalf of the Council. This will be carried out at the developers' expense with costs determined on an individual basis. The requirement for independent verification of Viability Assessments will only be removed where the time and cost associated with this process is disproportionate to the amount of developer contribution required.

Each case will be determined by the Council on its own merits. The outcome of the Viability Assessment independent review will not be binding on the Council but may inform any recommendation to the appropriate planning decision maker. If the exercise establishes there are viability issues with the development as a result of the Education contribution requirement, the council will then have to determine if the shortfall in the education requirements can be borne by the Council and/or its partners as ultimately the impact of the development

will need to be mitigated and paid for. In event that the Council can support the viability, it will proceed with such a recommendation but ultimately if the infrastructure cannot be funded to offset the impact of development, then the site will be required to be deferred until such time as the site can become viable on its own merits.

For the avoidance of doubt the agreement to waive a contribution towards education provision would be for a timescale specified within the contribution waiver agreement (5 years maximum depending on the number of units to be constructed) and starting from the date of planning permission being granted. The Council would reserve the right to seek an updated Viability Assessment independent review at the end of the specified period and every 5 years for the duration of the planning permission or until site completion. Should the updated viability assessment show that the viability of the site had changed then the Council would reserve the right to withdraw a waiver on the remaining units still to be constructed and it would be expected that a contribution at the current established rate would be required for the remaining units.

Land Value

The price paid for land is not a justification for failing to accord with development plan policies. The Royal Institute of Chartered Surveyors (RICS) guidance on Financial Viability in Planning, Guidance Note (1st Edition- GN94/2012 - abbreviated to RICS FVIP) and now updated, at [para 1.2.4] of Assessing Viability confirms this, and the District Valuer (DV) or an alternative third-party advisor agreed by, and acting on behalf of the Council when instructed by the Council will adopt and use the RICS's guidance as the most appropriate. The use of the DV in this way is supported by paragraph 22 of PAN 2/2010 setting out this as recommended good practice.



It should be noted that financial viability can have regard to not just a single policy's impacts but the cumulative impact of policy requirements and developer contributions. In terms of viability however, all of these policy documents only recognise a departure from the policy requirements for provision of a developer obligation for education and to address viability and no other policy requirements.

Further information on the submission requirements of the Viability assessment can be found within Appendix 5 below.

Appendix 5 – Report Guidance

1. Proposed Scheme Details

• Residential Unit Numbers and Tenures:

- Clearly outline the number of residential units, split between private and affordable tenures.
- Show how the proposed mix affects your development's financial viability.
- Demonstrate if the layout or design constraints impact viability.

2. Gross Development Value (GDV)

• Existing Income:

- If applicable, provide evidence of any income the site generates (e.g., rental income) and how this will continue during development. This should reflect ongoing costs and limitations.

• Residential Sales Values:

- Present the anticipated sales values for the private units, ground rents, and supporting market evidence, while explaining any deductions for incentives (such as discounts or shared ownership arrangements).

• Rental Values for Affordable Housing:

- Supply anticipated rental values for any affordable units, alongside supporting data, and show how these affect the development's profitability.

• Commercial Elements (if applicable):

- Provide estimated yields for any commercial elements within the scheme, with evidence supporting these projections.
- Address any challenges with expected rent-free periods, voids, or other incentives that would negatively impact your GDV.

• Affordable Housing Values:

- Present clear evidence of how the affordable housing units have been valued, taking into account the lower returns from affordable housing in comparison to private sales.

• Deductions from GDV:

- Set out any deductions necessary to arrive at the Net Development Value (NDV), including:
 - Land and Buildings Transaction Tax (LBTT)
 - Legal and agency fees
 - VAT and other sales costs.

3. Development Costs

• Build Costs:

- Provide a full, detailed Quantity Surveyor (QS) report outlining your expected build costs. These should be evidenced by market rates and include any costs specific to your project (e.g., bespoke designs or high-quality materials).
- Demonstrate if rising construction costs are impacting the viability of the scheme.

• Site-Specific Costs:

- Include any demolition, site preparation, and vacant possession costs. If any of these are higher than industry norms, explain why.
- Detail any planning-related costs, such as fees or specific obligations that may increase development costs.

• Abnormal Costs:

- Highlight any abnormal or unexpected costs that are adding financial pressure to the project, such as:
 - Remediation (e.g., contamination, flood risks)
 - Ground conditions (e.g., mining legacy, peatland)
 - Heritage constraints that increase development costs.

• Finance Costs:

- Provide evidence of the expected finance rates and borrowing costs for the development. If these are high due to market conditions or project-specific risks, this should be detailed clearly.

• Professional Fees:

- Break down professional fees (e.g., architects, structural engineers, planning consultants) and show how this affects the overall viability. Where fees are higher than usual, explain why they are impacting viability, using regional cost benchmarks.

4. Additional Phasing or Cost Challenges

- **Phased Development Considerations:**

- If your development is phased, outline the expected growth in sales and rental values across phases. Demonstrate how cost inflation or delays could create further financial strain.

- **Cost Inflation and Credit Rates:**

- If rising inflation or increasing interest rates are adding financial pressure, provide evidence of how these affect your ability to deliver the project as planned.

5. Development Programme and Timelines

- **Construction Timeline:**

- Detail the expected pre-build and construction periods. If delays or extended timelines are impacting viability, provide evidence to support this (e.g., labour shortages or supply chain issues).

- **Sales and Marketing:**

- Demonstrate anticipated sales rates (e.g., per month) and how these affect the cash flow of the development. If slower-than-expected sales are affecting viability, present evidence of market trends or comparable developments.

6. Benchmark Viability Proxies

- **Profitability Measures:**

- Provide calculations for:
 - Profit on cost
 - Profit on value
 - Development yield
 - Internal Rate of Return (IRR)
- If these measures fall below market expectations or industry norms, this helps justify a case for viability challenges. Explain why the expected profitability is lower than acceptable benchmarks.

7. Planning Application Details

- **Supporting Documentation:**

- Ensure that all relevant plans, sections, and elevations are included.
- Provide a Design and Access Statement that supports any constraints or features of the development impacting viability, such as specific planning requirements or design limitations.

8. Sensitivity and Risk Analysis

- **Sensitivity Analysis:**

- Conduct a two-way sensitivity analysis, demonstrating how changes in key variables (e.g., sales values or build costs) affect the scheme's viability.

- **Scenario and Simulation Analysis:**

- Include scenario or simulation analysis to show how different market conditions, interest rates, or unforeseen delays could further impact the viability of the project.

9. Accompanying Report: Structure

Ensure your report includes the following sections:

- **Executive Summary:** Summarise key viability issues.
- **Introduction and Background:** Provide an overview of the project and context.
- **Site Location and Description:** Explain any site-specific challenges that impact costs.
- **Planning Policy Context:** Highlight any specific planning obligations that are particularly challenging to meet.
- **Market Summary:** Provide market data showing that the anticipated sales or rental values are lower than expected.
- **Build Costs and Programme:** Detail your build costs and timelines, along with evidence of rising costs or delays.
- **Methodology and Approach:** Explain the financial model and methodology used in your viability assessment.
- **Outputs and Results:** Present your financial projections, GDV, and profit margins.
- **Sensitivity Analysis:** Include your sensitivity and scenario analysis results.
- **Concluding Statement:** Summarise why the current scheme is financially unviable.

This document can be made available in a range of languages and formats, including large print, braille, audio, electronic and accessible formats.

To make a request, please contact Corporate Communications at: corporatecommunications@northlan.gov.uk

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Gus iarrtas a dhèanamh, cuir fios gu Conaltradh Corporra aig: corporatecommunications@northlan.gov.uk

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