



Evidence Report – Part 1

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Chapter 1 Introduction

North Lanarkshire Local Development Plan 2 (NLLDP2) Evidence Report

- 1.1 An Evidence Report is a new requirement of the Local Development Plan (LDP) preparation process and is designed to improve the quality and effectiveness of Local Development Plans.
- 1.2 The Evidence Report forms the foundation for the preparation of North Lanarkshire Local Development Plan 2 (NLLDP2). Its purpose is to present a clear, comprehensive and transparent account of the information, analysis and engagement that underpin the emerging spatial strategy and policy direction. In line with the [Planning \(Scotland\) Act 2019](#) (Document 001) and the Scottish Government's [Local Development Planning Guidance](#) (Document 002), the Evidence Report demonstrates that the plan is informed by robust data, early engagement, and a thorough understanding of local needs, opportunities and challenges.
- 1.3 Preparation of the Evidence Report is undertaken during Stage 1: Evidence Gathering, which requires the council to *“gather and collate appropriate evidence”* and to engage proactively with a wide range of stakeholders. This includes key agencies, community bodies, infrastructure and service providers, landowners and developers, and specific groups such as children and young people, older people, Gypsies and Travellers, and disabled persons. As set out in the [Development Plan Scheme](#) (Document 003), this stage involves *“early and proactive engagement... to ensure collaborative and transparent evidence gathering in the preparation of the Evidence Report.”*
- 1.4 The Evidence Report also incorporates relevant technical studies and statutory assessments, which collectively ensure that the evidence base is comprehensive and aligned with national policy requirements.
- 1.5 Following its preparation, the Evidence Report is approved by the Council before being submitted to the Scottish Ministers for an independent Gate Check. This process assesses whether the evidence is sufficient to support the preparation of the NLLDP2. As described in the Development Plan Scheme, the appointed person may request further information or hold hearings where necessary and will confirm whether the evidence is adequate or prepare an assessment report if it is not.
- 1.6 This Evidence Report therefore provides the essential analytical and engagement framework for the subsequent stages of plan preparation. It sets out the factual basis upon which the

NLLDP2 will be developed and ensures that the plan is grounded in sound evidence, statutory compliance and meaningful community involvement.

Non applicable policy areas

1.7 [National Planning Framework 4](#) (NPF4) (Document 009) forms a key component of the statutory development plan and provides the national policy context within which the Evidence Report for NLLDP2 has been prepared. In accordance with the Planning (Scotland) Act 2019, the Evidence Report must demonstrate how the Local Development Plan will have regard to NPF4's spatial strategy and policy requirements. This includes identifying which national policies are relevant to North Lanarkshire's characteristics and development pressures, and which policies do not apply due to the area's geography and functional context.

1.8 Within this framework, two NPF4 policies, Policy 10: Coastal Development and Policy 32: Aquaculture, are not applicable to North Lanarkshire. This reflects the inland nature of the authority area and the absence of coastal or marine environments. As the Development Plan Scheme notes, the Evidence Report must be based on "*appropriate evidence*" and aligned with relevant national strategies; in this context, the absence of coastal or marine assets means that these policies do not form part of the evidence base for NLLDP2.

Policy 10: Coastal Development

1.9 Policy 10 applies to areas with a coastline, coastal communities, and coastal change pressures. North Lanarkshire is a fully landlocked authority with no coastal frontage, estuarine edge, or tidal waters. There are therefore:

- no coastal settlements
- no areas subject to coastal erosion, flooding, or shoreline change
- no coastal infrastructure, ports, or harbours
- no requirement for coastal zone management or marine-terrestrial interface planning

1.10 As a result, the policy's requirements relating to coastal vulnerability, shoreline change, coastal character, and coastal development pressures are not relevant to the spatial strategy or evidence base for NLLDP2.

Policy 32: Aquaculture

1.11 Policy 32 relates to marine aquaculture, including finfish, shellfish and seaweed farming, and applies only to areas with marine waters or coastal environments capable of supporting aquaculture activity. North Lanarkshire has:

- no marine waters
- no coastal or tidal environments
- no existing or potential aquaculture sites
- no industry, infrastructure or environmental conditions associated with aquaculture development

1.12 Given these characteristics, there is no evidence requirement relating to aquaculture capacity, environmental interactions, or sectoral growth potential within the authority area.

Chapter by Chapter Summary of the Draft Evidence Report

Chapter 1 – Introduction

1.13 The opening chapter sets out the purpose, scope and methodology of the Evidence Report. It explains the statutory basis for evidence gathering under the Planning (Scotland) Act 2019 and describes how national datasets, local intelligence and policy guidance have been integrated to create a comprehensive foundation for NLLDP2. It also provides an overview of document navigation and cross references to ensure transparency and traceability throughout the report.

Chapter 2 – North Lanarkshire Context

1.14 This chapter establishes the broad spatial, demographic, socioeconomic and environmental baseline for the authority. It covers population change, ageing demographics, health inequalities, transport and digital connectivity, and patterns of deprivation. It outlines North Lanarkshire's settlement structure, economic profile, environmental assets, and the implications of these trends for spatial planning. The chapter concludes by linking this strategic context to the need for a regeneration first spatial strategy supported by infrastructure led growth.

Chapter 3 – Evaluation of the North Lanarkshire Local Development Plan (2022)

1.15 The Evaluation chapter evaluates the performance of the adopted NLLDP between 2022 and 2026. It reviews outcomes for housing delivery, business and employment land, regeneration, transport, environmental and design policies, planning decisions, appeals, and developer contributions. The findings show strong policy conformity, high approval rates, effective protection policies and robust decision making. The evaluation identifies lessons for NLLDP2—such as the need for updated placemaking policies, enhanced town centre strategies, a full Green Belt review, stronger climate adaptation measures and continued improvement of delivery and monitoring frameworks.

Chapter 4 – Natural & Built Environment

1.16 This chapter compiles the area's environmental evidence base, including landscape character, biodiversity, habitats, nature networks, woodland cover, peatlands, soils, the water environment, and historic assets. It highlights North Lanarkshire's diverse mix of uplands, valleys, urban areas and post-industrial land, and identifies both constraints and opportunities for future development. It sets out the national requirements of NPF4 regarding climate and nature crises and outlines how these translate into expectations for protection, enhancement, restoration and nature positive development locally.

Chapter 5 – Climate Change, Energy & Resources

1.17 The chapter presents climate projections, emissions baselines, flood risk, energy generation potential, grid capacity limitations, and waste and resource management evidence. It highlights major strengths such as expanding renewables, heat network opportunities and electric vehicle infrastructure, while emphasising ongoing challenges including drainage constraints, energy system capacity and increasing flood risk. This chapter establishes the climate and resource considerations that must influence site selection and policy development.

Chapter 6 – Housing

1.18 The housing chapter provides a detailed analysis of North Lanarkshire's housing system, including stock profile, tenure patterns, housing supply, completions, household projections, housing need and demand (HNDA) evidence, affordable housing pressures, and specialist housing requirements. It summarises market activity, regeneration programmes and delivery

challenges. The chapter also outlines the land supply position, delivery rates and strategic housing investment priorities required to inform future allocations.

Chapter 7 – Green Belt

1.19 This chapter reviews the extent, function and evolution of the Green Belt in North Lanarkshire. It explains how the Green Belt protects settlement identity, prevents coalescence, safeguards landscape character and supports biodiversity and access networks. It assesses pressures arising from development and infrastructure upgrades and identifies the need for a full Green Belt review as part of NLLDP2 to ensure consistent, defensible boundaries aligned with a brownfield first strategy.

Chapter 8 – Strategic Infrastructure

1.20 This chapter sets out the evidence for transport, energy, water, wastewater, gas, digital and community infrastructure. It highlights North Lanarkshire's strong regional connectivity as well as localised capacity constraints. The chapter reinforces the need for early engagement with infrastructure providers and an Infrastructure First approach to ensure that future development aligns with investment programmes, avoids overstretching networks, and supports resilient, low carbon growth.

Chapter 9 – Community Infrastructure (Local Living)

1.21 The chapter examines the distribution and condition of community facilities, including open spaces, play areas, schools, health and social care facilities, community hubs and local services. It draws on Local Outcome Improvement Plans, Place Standard results and community and health profiles to identify gaps in accessibility, quality and capacity. The findings reinforce the importance of planning compact, walkable neighbourhoods with equitable provision of facilities and services.

Chapter 10 – Sustainable Transport

1.22 This chapter provides the transport baseline required for NLLDP2. It includes national, regional and local policy, public transport accessibility, active travel networks, congestion issues, freight movement, and travel behaviour. It identifies both strengths, such as strategic motorway and rail connections, and challenges including declining bus coverage,

variable active travel continuity, and increasing post pandemic traffic. The evidence informs how development must integrate with and support low carbon, accessible travel.

Chapter 11 – Business & Economy

1.23 This chapter analyses the local economic profile, sector performance, employment land supply, property market conditions and business infrastructure needs. It highlights North Lanarkshire's strengths in construction, logistics and manufacturing alongside challenges such as ageing industrial stock, viability constraints and a need for modern, serviced employment sites. The chapter shows how economic trends must shape the employment land strategy and support long term economic resilience.

Chapter 12 – Centres Network & Retail

1.24 This chapter reviews the hierarchy and performance of the area's town, local and commercial centres. It summarises retail change, vacancy trends, footfall, expenditure leakage, accessibility and the increasing prominence of services, leisure and community functions. The evidence highlights the need for diversification, repurposing of outdated retail floorspace, and a stronger focus on town centre living and mixed-use development aligned with 20-minute neighbourhood principles.

Chapter 13 – Site Assessment Methodology

1.25 Chapter 13 sets out the comprehensive, transparent methodology for identifying and selecting sites for the NLLDP2. It defines a multi-stage approach including constraints screening, prioritisation, full assessment and deliverability testing. The methodology aligns with NPF4's policy themes and uses a scoring framework covering sustainable, liveable, and productive outcomes as well as infrastructure readiness. It prioritises brownfield sites, excludes constrained land, and ensures that all allocations are viable, deliverable and aligned with strategic policy objectives.

Conclusion

1.26 In preparing the Evidence Report, the council has considered the full suite of NPF4 policies and identified those relevant to North Lanarkshire's geography, development pressures and strategic role. Policies 10 and 32 are not applicable due to the absence of

coastal or marine environments within the authority boundary. Their exclusion from the evidence base is therefore justified, proportionate and consistent with the requirement to focus on evidence that is directly relevant to the preparation of NLLDP2.

High-Level Summary of Implications for the Next Local Development Plan (NLLDP2)

- 1.27 The evidence gathered across all topic areas provides a clear and compelling foundation for the direction and priorities of the next North Lanarkshire Local Development Plan (NLLDP2). Together, the findings point to a spatial strategy that must be regeneration-led, infrastructure-aligned, climate-responsive and grounded in a comprehensive understanding of North Lanarkshire's environmental, social and economic conditions.
- 1.28 Central to this emerging approach is a continued focus on directing growth to the right places. The evidence highlights the significant opportunity presented by North Lanarkshire's extensive stock of brownfield, vacant and derelict land. Prioritising the reuse of these sites, supported by targeted remediation, infrastructure investment and public-sector intervention where required, will remain fundamental to delivering sustainable, compact and well-connected communities. In parallel, the protection of sensitive assets, including carbon-rich soils, peatland, prime agricultural land, key landscapes and nature networks, establishes clear parameters for where development should be avoided or carefully managed.
- 1.29 The policy framework of the NLLPD2 will need to reflect this context. Strong alignment with NPF4, particularly its emphasis on climate mitigation, adaptation, biodiversity enhancement and the nature and climate crises, will be essential. Evidence shows an increasing need for updated place-making and town centre policies to support mixed-use regeneration, higher-density living, diversification of uses and the creation of 20-minute neighbourhoods. Policy development must also support infrastructure-ready growth, ensuring early engagement with service providers and decisive application of the Infrastructure First principle.
- 1.30 Site selection will require a rigorous, multi-stage assessment process, integrating environmental designations, flood risk, soil and peat considerations, accessibility, infrastructure capacity and viability. The evidence reinforces the need for consistent testing of deliverability, with priority given to sites that can contribute to regeneration, support compact urban forms, and align with transport and community infrastructure investment

programmes. Housing and employment land allocations should reflect clear demand evidence, local needs, changing demographics and economic strategy, while also enabling delivery of affordable homes, specialist provision and modern business opportunities.

- 1.31 Delivery considerations stand out strongly in the evidence. The NLLDP2 must support a coordinated and phased programme of development that aligns with infrastructure delivery, secures necessary contributions, and leverages national and regional investment. Strong monitoring and review mechanisms, including for town centre performance, housing land supply, infrastructure capacity and environmental outcomes, will be integral to maintaining plan effectiveness. Cross-boundary collaboration and partnership with agencies and communities will be increasingly important to achieving climate, economic and wellbeing objectives.
- 1.32 Collectively, the evidence points to an LDP that should be ambitious, place-focused and environmentally responsible. It will need to balance growth with stewardship, deliver regeneration alongside resilience, and ensure that land use planning supports a fair and sustainable future for all communities in North Lanarkshire.

Chapter 2 North Lanarkshire Context

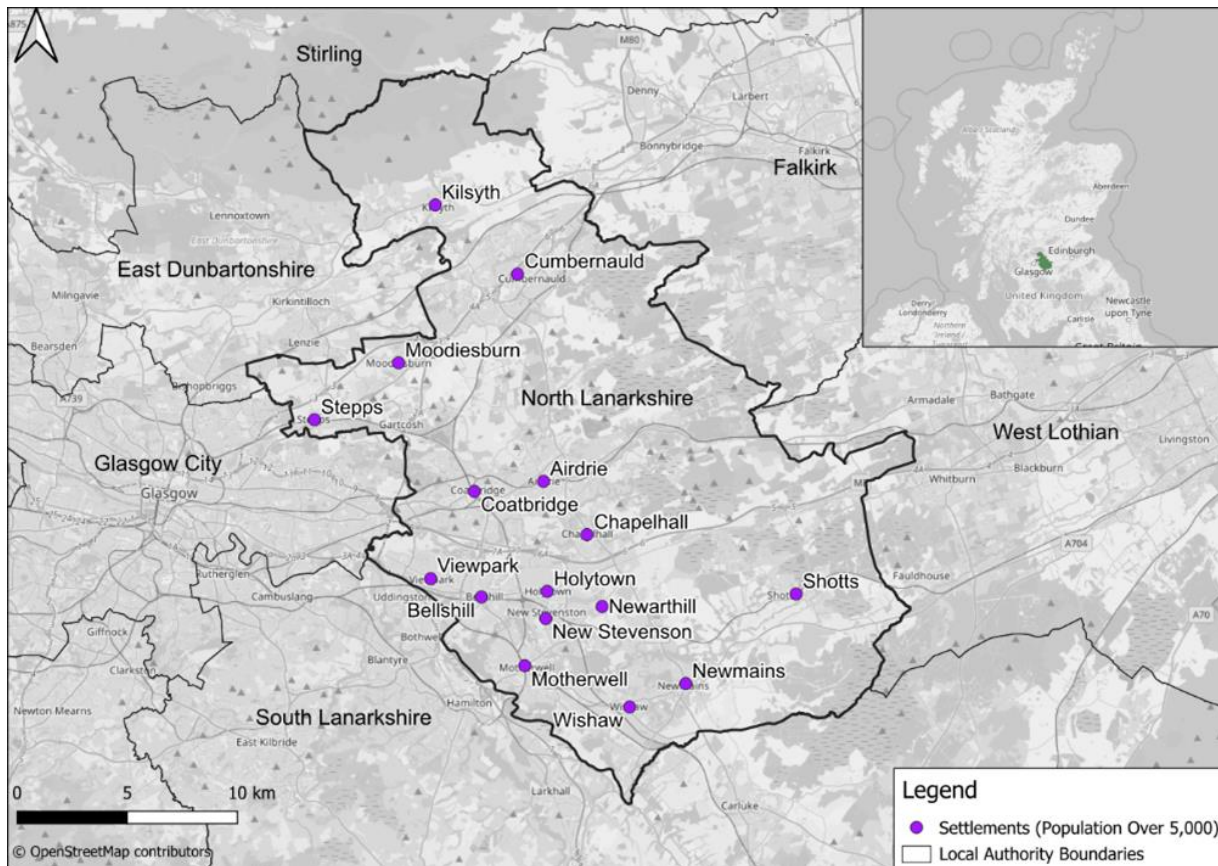
Introduction

- 2.1 This chapter provides the overarching strategic and analytical context that underpins the North Lanarkshire Local Development Plan (NLLDP2). It brings together a wide range of evidence on the area's geography, population, socio-economic conditions, environment, infrastructure, and policy landscape to form a coherent baseline for future spatial planning. By presenting the key characteristics, trends and challenges shaping North Lanarkshire, the chapter establishes the foundation for an evidence-led approach to the development of the NLLDP2's spatial strategy, policy framework and site assessment processes.
- 2.2 The chapter is structured to move from broad contextual information to topic-specific detail. It begins with an overview of North Lanarkshire's geographic, demographic, and socio-economic profile, outlining the area's settlement pattern, population trends, health and wellbeing issues, economic performance and levels of deprivation. It then summarises topic-based evidence across key themes essential to land-use planning, including the natural and built environment, climate change and energy, housing, the Green Belt, strategic and community infrastructure, sustainable transport, business and the local economy, and the centres network and retail activity. Each topic section draws on national, regional and local policy frameworks alongside relevant datasets to identify opportunities, constraints and implications for future development.
- 2.3 The chapter concludes with a summary of how this evidence shapes the requirements, priorities and strategic considerations for NLLDP2. Together, the structure ensures a comprehensive, consistent, and policy-aligned context for decision-making across all aspects of the Local Development Plan.

North Lanarkshire Context

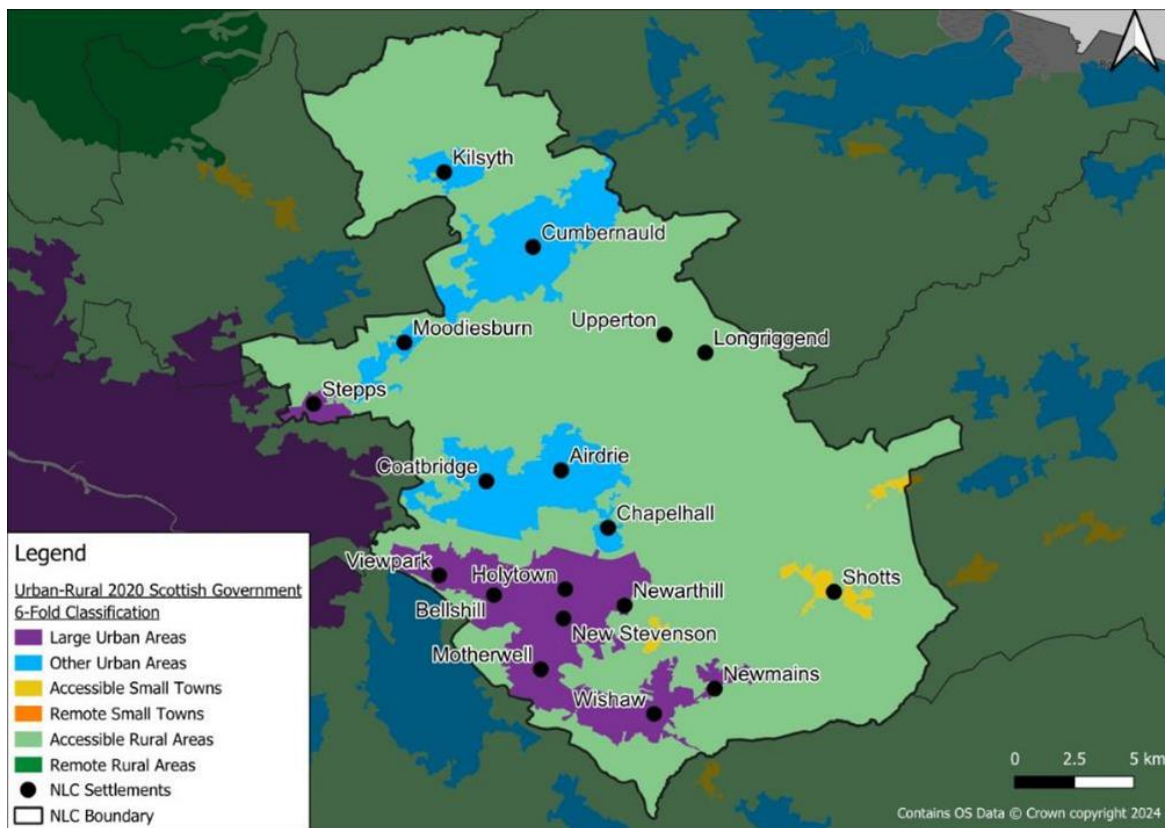
Geographic Context

- 2.4 North Lanarkshire is Scotland's fourth-largest local authority, by population, and has a total land area of 47,222 hectares, just over a quarter of which is urban. Over 80% of residents live in areas classified as Large or Other Urban Areas, under the [Scottish Government's Urban Rural Classification](#) (2022) (Document 010), mostly in the six main settlements of Airdrie, Bellshill, Coatbridge, Cumbernauld, Motherwell, and Wishaw, although these account for only around 30% of the total land area. The balance of the population lives in smaller towns, villages and countryside.

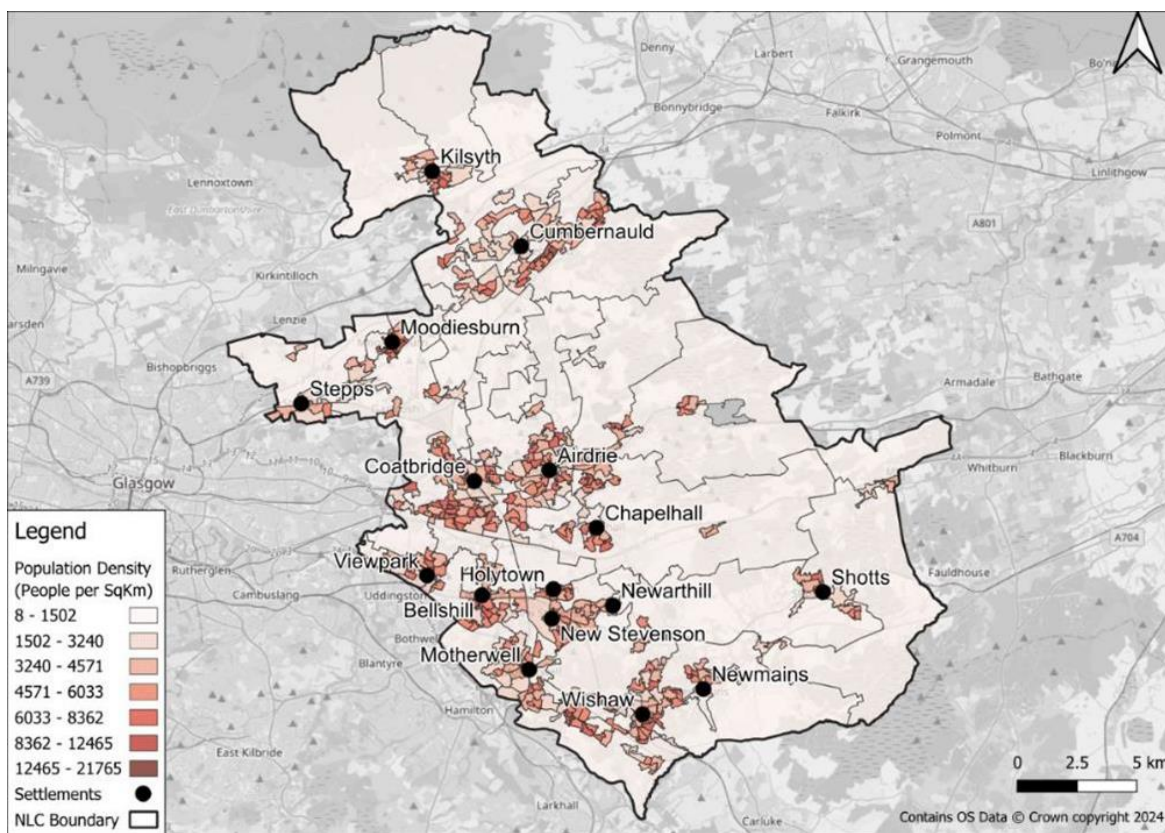


Map 2.1: North Lanarkshire Council Area

2.5 Accessible Rural Areas make up 67% of the geography but accommodate just 10% of the population. This demonstrates that even the most rural parts of North Lanarkshire remain relatively well connected, with no settlements categorised as remote. With a population density of 726 people per square kilometre, North Lanarkshire is the 5th most densely populated council area in Scotland.



Map 2.2: NLC 6-Fold Urban Rural Classification

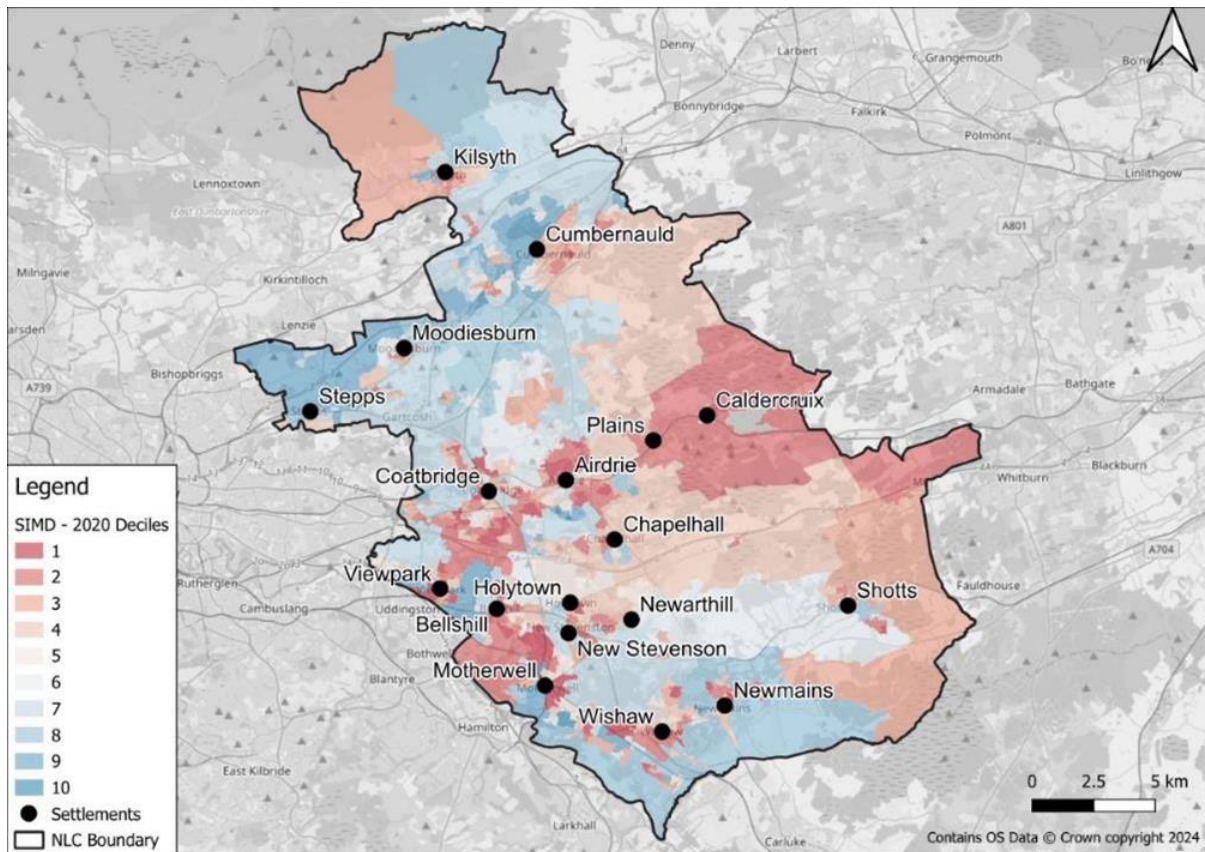


Map 2.3: NLC Population Density (Source: National Records of Scotland Mid-Year Population Estimates)

- 2.6 Most of North Lanarkshire lies within the basin of the River Clyde and its tributaries, notably the River Kelvin and the North and South Calder Waters. Exceptions to this are the areas of higher ground in the Kilsyth Hills to the north and the Central Scotland Plateau to the east.
- 2.7 With eight established town centres, and nine community boards to enhance and support community involvement and provide a single approach for local community-led decision-making, North Lanarkshire forms a geographically diverse area between the conurbation of Glasgow, which we border to the west, and the moorlands of central Scotland to the east.
- 2.8 North Lanarkshire's historical development of the coal, steel and heavy engineering industries has resulted in one of the largest areas of vacant and derelict land in Scotland, accounting for 1,228 hectares. These traditional industries have now largely been replaced by a modern business infrastructure supporting new and emerging sectors.
- 2.9 North Lanarkshire occupies a strategic location in Central Scotland, with excellent transport and infrastructure links to Scotland's two largest cities, Glasgow and Edinburgh, and to the rest of Scotland. Taking advantage of transport links and the benefits of initiatives, such as Enterprise Area status. New sources of employment have been developed, particularly along the M8 corridor. These developments have transformed the business locations, freeing up former industrial locations for transformation into other land uses, such as housing, leisure and open spaces.
- 2.10 Key natural resources include the Kilsyth Hills and Clyde Valley Special Landscape Areas. There are also areas which are of international, national and regional/local importance and are attributed relevant status to ensure their protection. For example, the Special Protection Area supporting migratory Taiga Bean Geese, which winter at the Slamannan Plateau. Outstanding man-made features include the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, Monkland Canal and the Forth & Clyde Canal, as well as a seven Conservation Areas and numerous listed buildings

Socio-Economic Context

- 2.11 Socio-economic conditions are mixed across the authority. North Lanarkshire contains a high share of deprived communities, with 34% of data zones falling within Scotland's 20% most deprived under SIMD 2020. Areas of concentrated deprivation include parts of Motherwell, Coatbridge, Wishaw, and several eastern rural settlements.



Map 2.4: NLC SIMD Deciles 2020 (Source: SIMD 2020)

2.12 North Lanarkshire has a population of approximately 341,000 ([2022 Census](#)) (Document 011), making it one of Scotland's largest local authorities. Population change over the past decade has been modest, though there is a clear shift towards an ageing demographic, with growth in the proportion of residents aged 65 and over.

2.13 The proportion of the population within the NLC area who are under 16, 16-65 (working age) or over 65 according to the 2011 and 2022 Census is presented in Figure 5. The national average is also presented for comparison.

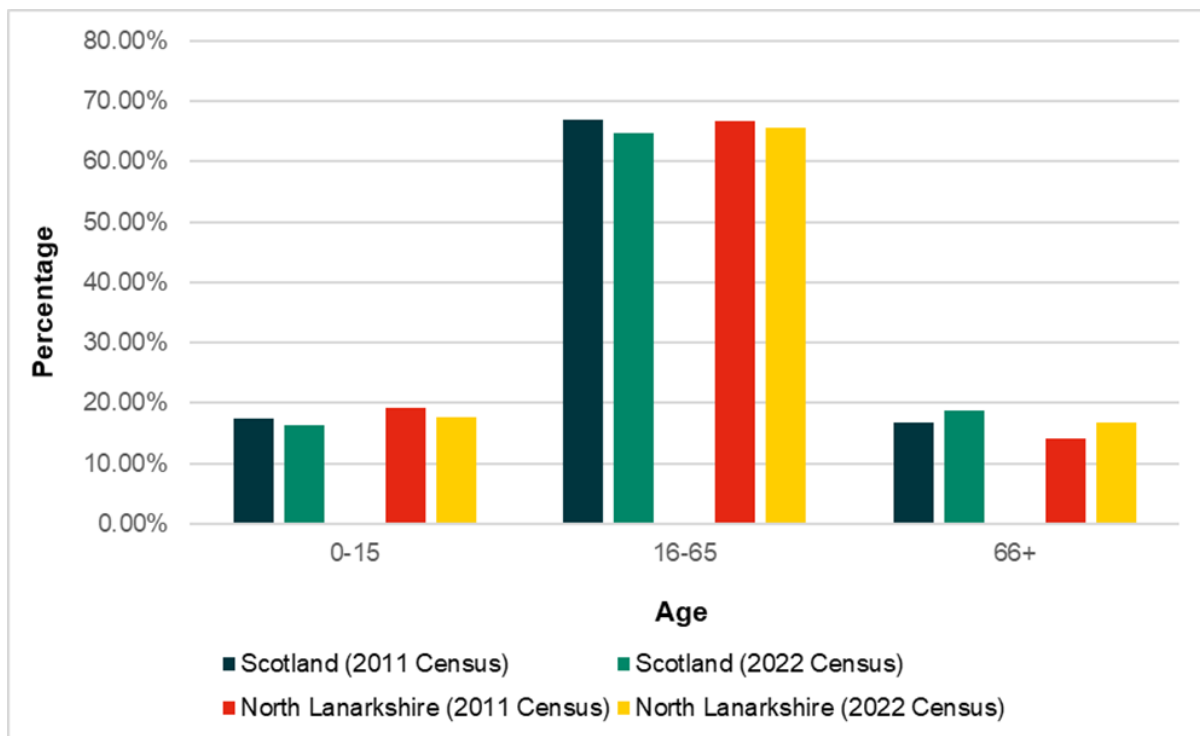


Figure 2.1: NLC and Scotland Age Profile (Source: 2011 and 2022 Census)

2.14 Within NLC the proportions of people under 16 and of working age (16-65) have decreased, while the proportion of people aged 66 and over has increased since 2011. This follows the trend of Scotland's ageing population.

2.15 North Lanarkshire faces a complex set of health and wellbeing challenges driven by demographic change, persistent inequalities and increasing service demand. The population is ageing rapidly, with significant growth projected in the 75+ age group and a corresponding rise in people living with multiple long-term conditions. Life expectancy and healthy life expectancy have stalled, and many residents spend a greater proportion of their lives in poor health. High levels of deprivation continue to underpin poorer outcomes, whilst the cost-of-living crisis is widening existing inequalities and increasing pressure on households across all communities. These factors combine with rising demand for mental health support, high rates of drug-and alcohol-related harm, and growing housing pressures.

2.16 North Lanarkshire's businesses employed 96,880 people in 2025 with levels yet to return to pre-pandemic levels which saw 98,720 people employed by North Lanarkshire based enterprises in 2019 and over 100,000 in 2020. Workforce numbers are expected to grow modestly over both periods despite the overall population decline, underscoring the importance of regional labour markets and connectivity.

2.17 North Lanarkshire's 2025 business base totals 8,515 enterprises, around 4.9% of Scotland's business stock. The sector mix is distinctive: construction accounts for 18.9% (above

Scotland's 13.1%), wholesale and retail 18.1% (national 14.2%), and transportation and storage 8.1% (national 3.8%). Professional, scientific and technical services are under-represented at 10.2% (versus 14.3% nationally), as is information and communication at 3.1% (national 4.5%).

Key industry sectors in North Lanarkshire	Number of Businesses	Employment	Turnover
Manufacturing	540	11,450	£2.928 Billion
Construction	1610	13,580	£3.114 Billion
Transport & Storage (Extends into Wholesale, Retail & Repair)	690 1,540	9,300 21,300	£1.177 Billion £5.642 Billion
Professional, Scientific & Technical	865	5,560	£1.487 Billion
Accommodation & Food Service Activities	620	6,350	£301 Million
Education, Human Health & Social Work activities	475	9,340	£388 Million
Arts, Recreation and Entertainment	170	1,670	£149 Million
Total:	6,510	78,550	15.186 Billion
% of Total for North Lanarkshire	76% (8,515)	81% (96,880)	84% (18.034)
*Sectors where data not available from quoted source:	Food & Drink, Social Enterprise and Renewable Energy		

*Scottish Government - Businesses in Scotland 2025

Table 2.1: North Lanarkshire's 2025 Business Base

2.18 The Gross Value Added (GVA) of North Lanarkshire in 2025 was around £9.1bn which is the equivalent to 5.4% of total Scottish output. In 2025, the highest value industries in North Lanarkshire included human health and social work, manufacturing and construction. As a measure of productivity, the estimated GVA per job in North Lanarkshire was £61,900 which is higher than the Scottish estimate of £57,700 per job. From 2027-2034, long-term productivity in North Lanarkshire is forecast to grow by 1.1% on average each year.

- 2.19 Transport represents a significant expenditure for residents. 87% of households spend more than 10% of their weekly budget on transport, with costs higher in rural areas compared to urban centres. Digital connectivity is strong, with over 99% of households having access to superfast broadband and full 4G coverage, though full-fibre coverage remains below the national average. These factors influence the extent to which digital solutions can substitute for travel, especially in more remote areas.
- 2.20 Overall, the geographic and socio-economic context, explored in more detail throughout this Evidence Report, highlights a region with strong strategic connectivity, significant urban populations, and substantial socio-economic inequalities. These patterns have direct implications for the Local Development Plan and future transport policy. In particular, they underscore the need to address disparities between urban and rural communities, support inclusive economic growth, respond to demographic change, and promote healthier, low-carbon travel choices.

Topic Specific Context

- 2.21 Each chapter of this Evidence Report contains subject specific context and policy backgrounds which vary in level of detail depending on the relationship to other legislative frameworks, delivery methods and policies. Summaries of which are contained below.

Natural & Built Environment

- 2.22 This chapter brings together the key environmental evidence needed to understand how North Lanarkshire's natural and built assets shape the area's resilience, identity and capacity for sustainable, well-located growth. It establishes a comprehensive baseline across landscape, biodiversity and habitats, nature networks, soils and peatland, woodland cover, the water environment, historic assets, and the role of vacant and derelict land, drawing on national policy, local strategies and detailed environmental datasets.
- 2.23 The evidence highlights the diversity and sensitivity of North Lanarkshire's environment: from upland hills, peatland and river valleys to extensive urban areas, post-industrial land and valued greenspaces. It identifies significant environmental assets, including protected landscapes, nature designations, ancient woodland, water bodies and historic places, alongside pressures such as climate change, fragmented habitats, degraded peatland, development demand, and the legacy of industrial land use.
- 2.24 The chapter also sets out how national and local policy frameworks, including [NPF4](#) (Document 009), the [Local Biodiversity Action Plan](#) (Document 012), the [Open Space Strategy](#)

(Document 013), forestry and woodland strategies, and historic environment guidance, shape expectations for protection, restoration and enhancement of natural and cultural assets. These policies emphasise the need to give significant weight to the climate and nature crises, deliver positive effects for biodiversity, safeguard carbon-rich soils and peatland, and prioritise the reuse of brownfield land.

2.25 Across all environmental themes, the evidence identifies both opportunities and constraints for future development. These include the need to protect sensitive habitats and nature networks, direct growth away from peatland and key landscape areas, enhance ecological connectivity, restore degraded habitats, and embed blue-green infrastructure and nature-based solutions in place-making. The chapter also highlights landscape character, flood risk, contamination, and historic environment sensitivities as essential considerations for spatial planning and site selection.

2.26 Together, the evidence establishes the strategic context for the NLLDP2. It sets out the environmental considerations, spatial implications and local variations that must inform the plan's spatial strategy, policy development and site assessments, ensuring that future growth protects and enhances North Lanarkshire's natural and built environment while contributing to climate resilience, nature recovery and the creation of high-quality, distinctive places.

Climate Change, Energy & Resources

2.27 This chapter brings together the core evidence required to understand how climate change, energy systems and resource use shape North Lanarkshire's spatial planning choices. It provides a comprehensive baseline covering climate impacts, emissions trends, flood risk, renewable and low-carbon energy generation, energy infrastructure, waste management and the circular economy, and mineral resources, drawing on national policy, statutory duties, and local strategies.

2.28 The evidence highlights the scale of the climate emergency locally and nationally, the council's statutory responsibilities, and the transition pathways already underway, from heat decarbonisation and energy efficiency to expanded renewable generation and battery storage. It identifies both major strengths, including significant reductions in emissions since 2005, growing renewable energy capacity, minewater geothermal potential, and strong EV-charging provision, and key challenges such as climate-driven flood risk affecting around 9,000 properties, grid capacity constraints, and rising demand for new waste-processing infrastructure aligned with the [Circular Economy \(Scotland\) Act 2024](#) (Document 16).

- 2.29 The chapter integrates multiple strands of detailed evidence, including national frameworks such as NPF4, the council's [Path to Net Zero \(2045\)](#) (Document 017), the [Local Heat and Energy Efficiency Strategy](#) (Document 018), SEPA flood hazard data, the Strategic Flood Risk Assessment (Document 019), and the [2023 Aggregate Minerals Survey](#) (Document 020). Together, these provide an integrated picture of how North Lanarkshire's environmental risks, energy opportunities and resource flows will influence land-use decisions.
- 2.30 Collectively, this evidence establishes the strategic context for the NLLDP2. It sets out the climate, energy, waste and mineral considerations that must shape the spatial strategy, site selection and development management policies, ensuring the plan supports rapid emissions reduction, climate adaptation, resilient infrastructure, and a just transition towards a net zero and circular North Lanarkshire.

Housing

- 2.31 This chapter brings together the key evidence needed to understand how North Lanarkshire's housing system underpins the ambitions of the NLLDP2. It provides a comprehensive baseline of national policy expectations, statutory duties, local strategic programmes and detailed analysis of demographic, market and land-supply conditions that shape housing need and delivery across the area.
- 2.32 The evidence highlights the performance and pressures within the local housing system, including tenure patterns, affordability, house condition, empty homes, specialist housing needs and the implications of ageing demographics. It identifies continued high demand for affordable homes, significant pressure in parts of the social rented sector, rising projections for smaller and older households, and the regeneration and reprovioning activity reshaping the stock. It also sets out the scale of land currently available, delivery trends, constraints affecting development, and the role of key programmes such as the SHIP, new-build programme, buy-back activity, and major regeneration initiatives including the Tower Strategy.
- 2.33 The chapter integrates a wide range of strategic context, national policy NPF4, [Housing to 2040](#) (Document 021), the [Local Housing Strategy](#) (Document 022), the [Glasgow City Region HNDA3](#) (Document 50), economic and regeneration ambitions, and town-centre revitalisation, to provide a clear picture of how wider social, environmental and economic factors intersect with housing need and delivery. This includes the importance of brownfield and town-centre regeneration, the need for accessible and specialist housing, and the impacts of demographic and economic change.

2.34 Together, the evidence establishes the strategic context for the NLLDP2. It sets out the demographic drivers, housing needs, land-supply position, delivery challenges and spatial considerations that must shape the plan's approach to allocating land, supporting regeneration, enabling high-quality accessible homes, and ensuring housing growth aligns with infrastructure capacity and the wider ambitions of [The Plan for North Lanarkshire](#) (Document 023).

Green Belt

2.35 This chapter brings together the key evidence needed to understand how the Green Belt in North Lanarkshire shapes settlement form, manages growth, and supports national and local planning objectives. It provides a comprehensive baseline spanning national policy requirements, the evolution of Green Belt designations, current extent and function, landscape character, nature conservation, and the strategic implications for the next NLLDP2.

2.36 The evidence highlights how Green Belt policy rooted in NPF4 and the [North Lanarkshire Local Development Plan](#) (NLLDP) (Document 005) supports compact urban development, protects the setting and identity of settlements, maintains defensible boundaries, and contributes to climate, biodiversity, and green network outcomes. It demonstrates the Green Belt's multifaceted role across the authority: preventing settlement coalescence, safeguarding landscape character, supporting ecological networks, and providing recreational access through river corridors, woodland, paths and open countryside.

2.37 The chapter also summarises how historical development plans have shaped today's Green Belt, and how local circumstances across areas such as Airdrie, Coatbridge, Bellshill, Cumbernauld, Motherwell, Wishaw, the Northern Corridor, Kilsyth and Shotts influence opportunities for enhancement and pressures from development, infrastructure upgrades, land management decline, and urban-fringe activity. It incorporates community perspectives from recent Local Place Plans, which emphasise strong public support for maintaining Green Belt boundaries to protect rural character, nature, and separation between settlements.

2.38 Together, the evidence establishes the strategic context for the NLLDP2. It sets out the spatial considerations, environmental constraints, and settlement-specific variations that must inform decisions on any future Green Belt review, ensuring that growth is appropriately directed, defensible boundaries are maintained, and the Green Belt continues to play a central role in delivering sustainable, compact, nature-rich places across North Lanarkshire.

Strategic Infrastructure

- 2.39 This chapter brings together the key evidence needed to understand how strategic infrastructure across North Lanarkshire underpins Local Living and the wider delivery expectations of NPF4. It provides a comprehensive baseline across the area's essential networks, transport, utilities, energy systems, and digital connectivity, drawing on national policy requirements, regional investment programmes, and local strategic initiatives.
- 2.40 The evidence illustrates how road and rail networks, water and wastewater systems, electricity and gas provision, digital broadband and mobile coverage, and regional energy transition programmes collectively shape the area's capacity to support planned growth. It identifies strengths such as strong regional transport connectivity, above-average digital performance, and significant investment through Glasgow City Region City Deal, alongside challenges including localised wastewater constraints, variable gas availability in specific pockets, first-come-first-served pressures on the electricity network, and uneven full-fibre coverage across communities.
- 2.41 The chapter also highlights the increasing importance of an Infrastructure First approach, outlining how early engagement with Scottish Water, SP Energy Networks, SGN, Network Rail and digital providers is crucial to ensure development aligns with capacity, deliverability and investment programming. It explains how national and regional frameworks, such as NPF4 Policy 18, the [Infrastructure Investment Plan](#) (Document 024), [Digital Strategy 2025–28](#) (Document 025) and emerging [Regional Energy Strategic Plans](#) (Document 244), are shaping expectations for coordinated, evidence-led land-use planning.
- 2.42 Together, the evidence establishes the strategic context for the NLLDP2. It sets out the infrastructure considerations, spatial implications, and local variations that the plan must manage to ensure growth is deliverable, resilient and aligned with net-zero objectives. It confirms that future development must be sequenced with planned infrastructure, avoids reliance on unfunded interventions, and responds proactively to localised constraints, supporting the creation of well-connected, low-carbon and future-ready places across North Lanarkshire.

Community Infrastructure – Local Living

- 2.43 This chapter brings together the key evidence needed to understand how community infrastructure across North Lanarkshire supports the Scottish Government's Local Living and 20-minute neighbourhood ambitions. It provides a comprehensive baseline across five themes,

Movement, Spaces, Resources, Civic and Stewardship, drawn from national policy expectations, statutory duties, and local strategic programmes.

- 2.44 The evidence highlights how transport networks, open spaces, play provision, community facilities, health and social care services, education, and town centre functions collectively shape people's ability to meet daily needs close to home. It identifies strengths such as strategic transport connectivity, extensive greenspace, and significant investment through town and community hubs, alongside challenges including uneven local accessibility, ageing community assets, variable play and open space quality, capacity pressures in some schools, and gaps in local service distribution.
- 2.45 The chapter also integrates community-level insight from Local Outcome Improvement Plans, the Place Standard process, and emerging Local Place Plans. These highlight lived-experience issues such as safety, maintenance, public transport reliability, access to services, and the condition of local facilities.
- 2.46 Together, the evidence establishes the strategic context for the NLLDP2. It sets out the infrastructure considerations, spatial implications and local variations that the plan must address to deliver compact, connected, resilient neighbourhoods and ensure an infrastructure-first approach to future development.

Sustainable Transport

- 2.47 This chapter establishes the transport context required to support North Lanarkshire's transition to sustainable, low-carbon and well-connected places. It brings together national, regional and local evidence to show how the area's transport networks, travel behaviours and infrastructure capacity shape opportunities for delivering the Scottish Government's ambitions for net zero, reduced car dependence, local living and 20-minute neighbourhoods.
- 2.48 The evidence highlights North Lanarkshire's strategic position within Scotland's motorway and rail networks, its strong levels of digital connectivity, and significant investment in major transport projects, including the East Airdrie Link Road, Ravenscraig Access Infrastructure and expansion of active travel networks, while also setting out persistent challenges. These include rising post-pandemic traffic volumes, recurrent congestion along key corridors, variable bus coverage and operating hours, gaps in continuous active travel infrastructure, and lower-than-average bicycle availability. Socio-economic factors such as an ageing population and higher levels of deprivation further shape transport needs and influence reliance on private vehicles.

- 2.49 The chapter integrates stakeholder and community insight from engagement undertaken through the Local Transport Strategy and wider planning processes. These highlight everyday concerns around public transport reliability, safety, affordability, accessibility, and the need for safer, more coherent walking, wheeling and cycling environments.
- 2.50 Together, the evidence forms a comprehensive transport baseline for the NLLDP2. It identifies the spatial implications of national transport policy, the infrastructure-first requirements of NPF4, and the local variations in connectivity, capacity and accessibility that must inform future development. This context ensures that the plan supports compact, resilient, well-connected neighbourhoods, enables a sustained shift to active and public transport, and aligns land-use decisions with North Lanarkshire's climate, health and economic ambitions.

Business & Economy

- 2.51 This chapter brings together the key evidence needed to understand how North Lanarkshire's economy functions, the pressures affecting it, and the opportunities that will shape future growth. It provides a comprehensive baseline covering the economic profile of the area, the performance of industrial and office property markets, the scale and condition of employment land supply, and the policy and investment context influencing business development.
- 2.52 The evidence highlights the strengths of North Lanarkshire's economy, its strategic location, extensive employment land holdings, major business centres, strong industrial base, and significant public investment through programmes such as City Deal, the Enabling Commercial Space Programme and the Vacant and Derelict Land Fund. It also identifies key challenges, including low industrial vacancy levels, high levels of vacant and derelict land within allocated employment sites, ageing and energy-inefficient property stock, viability constraints, skills shortages, and structural change in the office market.
- 2.53 The chapter also reflects insight from market analysis and stakeholder engagement, capturing business needs, landowner/developer perspectives, and emerging trends such as demand for advanced manufacturing, digital and AI-related activity, and larger, serviced employment sites. This intelligence highlights where demand is strongest, where sites face constraints, and where strategic intervention is required to unlock development.
- 2.54 Together, the evidence establishes the strategic context for the NLLDP2. It sets out the economic considerations, land and property requirements, and spatial implications that the plan must address to ensure a deliverable supply of employment land, support sustainable job

growth, enable business diversification, and create the conditions for long-term economic resilience across North Lanarkshire.

Centres Network & Retail

2.55 This chapter brings together the key evidence needed to understand how North Lanarkshire's network of centres is evolving in response to long-term structural shifts in retail, changing consumer behaviour and the Scottish Government's expectations for town centres within NPF4. It establishes a comprehensive baseline across the hierarchy of strategic town centres, other town centres, local centres, commercial centres and standalone units, drawing on national policy, local strategic programmes, the [Retail Outlets Survey](#) (Document 224) and the [Glasgow City Region Retail Study](#) (Document 026). Together, these sources explain how centres function today, how their roles are changing, and how they support the principles of Local Living and 20-minute neighbourhoods.

2.56 The evidence highlights significant trends shaping the future of centres, including the decline in comparison retailing, the stability but high competitiveness of convenience provision, the growth of service, leisure and community uses, and ongoing shifts towards online shopping. These changes have altered the balance of activity within centres, with services and leisure now forming the majority of uses and vacancy pressures most evident in larger, traditional retail locations. Strengths include a well-distributed network of local convenience provision, extensive mixed-use activity in town centres and strong retail park performance, while challenges include high expenditure leakage, structurally outdated retail floorspace in some locations, and uneven walkable access to everyday services in certain neighbourhoods.

2.57 The chapter also integrates insights from recent regeneration programmes, Town Visions and Town Action Plans, which reflect community engagement and emerging local priorities. This highlights lived experience issues such as accessibility, movement, the condition of centre environments, perceptions of safety, and the need for more diverse and resilient town centre functions. Together, the evidence establishes the strategic context for the NLLDP2, setting out the spatial implications, local variations and policy considerations required to support a transition toward compact, connected and mixed-use centres, and to embed an infrastructure-first, town-centre-first and local-living-led approach to future development.

North Lanarkshire Policy Context

The Plan for North Lanarkshire and Programme of Work

2.58 The Plan for North Lanarkshire is a high-level strategic document that outlines a long-term vision for North Lanarkshire - a vision where North Lanarkshire is the place to *Live, Learn,*

Work, Invest, and Visit. It brings together the previous council Business Plan, Local Outcome Improvement Plan (LOIP), and recommendations arising from the work of the Fairness Commission.

2.59 The Plan for North Lanarkshire therefore defines all Council and Community Planning Partnership work across communities, stakeholders, and partners and the approach has been endorsed by the North Lanarkshire Partnership (NLP) Board. Supported by a Programme of Work developed by the council, partners, arm's length external organisations, and other relevant agencies the Plan for North Lanarkshire was developed using 28 Health Check Indicators, monitored annually, which direct the refreshing and refocusing of activities in successive [Programmes of Work](#) (Document 027).

2.60 As the shared ambition is a long-term vision, The Plan for North Lanarkshire itself will remain relatively unchanged over the longer-term. However, an annual review is undertaken in line with delivery of the Programmes of Work to ensure the ambition statements and health check indicators remain relevant and focused on the shared ambition.

2.61 Together the Plan for North Lanarkshire and the Programme of Work provide the corporate and partnership framework for delivery of a range of activities related to the new land use planning system including:

TRANSFORMING PLACES	An enhanced programme to accelerate transformation of town centres and communities.
INVEST IN NORTH LANARKSHIRE	Accelerated outcome delivery and investment via a more streamlined advisory service and aligned operating model and infrastructure plan.
SUSTAINABLE FUTURES	Focus commitments to Net Zero Carbon and climate resilience and the associated energy solutions and investments required to make it a reality.

RESILIENT PEOPLE	Deliver whole family support locally, when families need it, in a way that addresses the impacts of poverty and reduces inequality.
BRIGHTER FUTURES	Support and improve educational attainment, employment opportunities, entrepreneurship, and volunteering.
DIGITAL NL	Develop a skilled digital workforce, promote an innovative, sustainable culture and be the Digital Leader for a transformed North Lanarkshire.

North Lanarkshire Economic Regeneration Delivery Plan

2.62 Through the Transforming Places theme, economic activity in North Lanarkshire is influenced by the [Economic Regeneration Delivery Plan 2023-2028](#) (Document 028). It builds on the plan for the period 2019-23 and remains linked to the same four strategic priorities:

Developing housing that promotes improved quality of life and creates a better place to live	Reshaping town centres to ensure they provide modern and attractive centres meeting community needs
Improving business and industrial infrastructure, creating opportunities for investment and for companies to start-up and relocate	Improving connectivity and developing new opportunities by transforming road, rail, and digital infrastructure

2.63 Recommendations around improving business and industrial infrastructure focus upon enabling investment to bring back to use vacant and derelict land, mixed-use development across the motorway corridors and investment support. These initiatives alongside investment in transport links are likely to affect the demand for employment and commercial land by making North Lanarkshire a more attractive location for business to invest in.

2.64 At a locality level The Plan for North Lanarkshire provides an opportunity for local people to benefit from investment programmes such as:

Town and Community Hubs	Redesign of parks and greenspaces
Town visions	Homes for the future
Digital NL	

2.65 A range of cross cutting priorities and strategies provide an opportunity for improving the lives of local people at a locality level and ensuring that the focus remains on inclusive growth and tackling inequalities.

Towards a Fairer North Lanarkshire - Tackling poverty strategy (Document 029)	Digital & IT Strategy North Lanarkshire (Document 034)
Lanarkshire Equality Strategy (Document 030)	NHS Lanarkshire Mental Health Strategy (Document 035)
CLD Partnership Plan (Document 031)	Act Now Climate Change Framework (Document 036)
Community Safety Strategy (Document 032)	Voluntary Action North Lanarkshire
Public Health Priorities (Document 033)	

Local Outcome Improvement Plans

2.66 North Lanarkshire's nine Local Outcome Improvement Plans (LOIPs) are co-produced by Community Boards, local organisations and public sector partners. They are evidence-driven documents that reflect the unique strengths, needs and resources of each community, forming a key foundation for place-based planning across the area.

- 2.67 A broad suite of engagement methods supports their development, ensuring voices from across communities, including seldom-heard groups, inform priorities. These methods include community asset mapping, coordinated engagement programmes, support for community ownership, participatory budgeting, community capacity-building, and help to access funding through grants and wider public-sector investment.
- 2.68 The LOIPs draw on extensive stakeholder and public engagement, such as community surveys, listening events, youth engagement, and elected member involvement. Engagement is structured around the Place Standard Tool, providing a consistent framework for understanding local experience of place.
- 2.69 North Lanarkshire is now beginning a major refresh of the nine LOIPs, which will involve a new round of wide-ranging engagement linked to the Plan for North Lanarkshire and the development of Community Action Plans, ensuring continued alignment between community needs and strategic planning.
- 2.70 In preparation for the review of the nine Local Outcome Improvement Plans covering North Lanarkshire updated [community board profiles](#) (Document 288) are being prepared. They include information on population, households and housing, labour market, deprivation, older people and culture.
- 2.71 Summaries of the broad context of these profiles are contained in the Community Infrastructure Chapter of This evidence report.

Chapter 3 Evaluation of NLLDP 2022

Introduction

- 3.1 This chapter provides an evaluation of the North Lanarkshire Local Development Plan (NLLDP) (Document 005) as it has operated between 2022 and 2026, assessing how effectively its policies have supported sustainable growth, protected key environmental and community assets, and guided decision-making across the council area. It reviews the performance of the NLLDPs core components, spatial strategy, development management policies, environmental and design quality principles, and infrastructure delivery, and considers the outcomes of planning applications, appeals, and legal agreements over the period.
- 3.2 The analysis demonstrates that the NLLDP has offered a clear and robust planning framework, successfully directing development to appropriate locations, supporting regeneration priorities, and ensuring that infrastructure requirements are embedded within planning decisions. Evidence across housing, business land, transport, green networks, and place-making policies highlights the Plan's central role in shaping well-planned, sustainable communities. At the same time, the chapter illustrates how the planning system has remained flexible, enabling justified departures from policy where clear community, economic, or environmental benefits were demonstrated.
- 3.3 Overall, the evaluation shows that the NLLDP continues to perform strongly as the foundation for spatial planning in North Lanarkshire. The findings provide an important evidence base for the ongoing preparation of NLLDP2, ensuring future policy builds on established strengths while responding to emerging challenges and opportunities.

Promoting Development Locations and Infrastructure

- 3.4 Regeneration in North Lanarkshire depends on ensuring that development occurs in the right places and at the right scale. This includes delivering new housing, supporting town centre regeneration, enabling infrastructure investment, and facilitating growth in business and industry. Policy PROM LOC1 has been effective in guiding this activity, helping to bring forward land for housing, employment uses, new infrastructure, schools, community facilities, and enhancements to the Green Network. The NLLDP (Document 005) also highlights a range of regeneration initiatives across the authority area, including the preparation of Town Action Plans and Visions, and the development of new Community Hubs. Progress at Ravenscraig has been steady, with several significant proposals advanced in accordance with PROM LOC1.

Housing Sites

3.5 Policy PROM LOC3: Housing Development Sites outlines the requirement to provide sufficient land to maintain an effective five-year Housing Land Supply for each sub-market area and for the local authority itself. The all-tenure completions established within the Housing Land Audit over the past 5-year period over the period were: 2019/20 (1,217 units); 2020/21 (752 units); 2021/22 (943 units); 2022/23 (1,178 units); 2023/24 (1,171 units). Figures were significantly lower during the 2019/23 period reflecting the impact of the Covid19 pandemic, albeit since then completions have largely recovered. Overall completions have totaled 5,261 units over the past 5 years.

3.6 The council objective to achieve 5000 affordable houses by 2035 has been progressive with over 1,618 houses delivered by 2024/25.

HLA 2024 Active Sites				
	Sites	Area (ha)	Capacity	Remaining
Airdrie	23	91.12	1489	1350
Bellshill	15	67.33	1477	1278
Coatbridge	29	115.5	2784	2283
Cumbernauld & Kilsyth	33	333.8	2780	2777
Motherwell	45	355.8	4922	4904
Northern Corridor	29	327.7	2771	2494
Wishaw	48	242.5	3247	3106
Total	222	1533.75	19470	18192

Table 3.1 – HLA 2024 Active Sites

Business Sites

3.7 The NLLDP (Document 005) identifies 5 Strategic Business Centres and 15 Local Business Centres across North Lanarkshire, providing a clear framework for supporting economic activity throughout the council area. In addition to these centres, the NLLDP promotes a Land Supply for Business and Industry, identifying specific sites available for employment development. The NLLDP also recognises five wider Visitor Economy Areas and six specific Visitor Economy Locations, which contribute to tourism, leisure, and visitor focused economic growth.

3.8 To ensure the land supply remains up-to-date and aligned with development activity, the council undertakes annual audits of several key datasets. These include the Land Supply for Business

and Industry (Document 037) and the Vacant and Derelict Land Survey (Document 038). Of these, the Land Supply for Business and Industry is particularly significant as it provides a regularly updated picture of available development land, tracks take-up on existing sites and incorporates new sites where planning permission has been granted but the land was not previously identified.

3.9 Industrial and Business Land surveys show that North Lanarkshire contained 678.7 hectares of employment land in 2019, reducing to 643 hectares in 2024. Over this five-year period, 34 sites were developed for employment use, representing a total of 80 hectares of land brought into productive economic use.

Regeneration priorities and Infrastructure

3.10 The redevelopment of brownfield land and the focus on bringing vacant and derelict land back into productive use is a key policy focus and is particularly relevant in North Lanarkshire where, according to the 2023 Scottish Vacant and Derelict Land Survey (Document 038), there were 1,284 ha of Vacant and Derelict Land, 14.1% of the national total and the highest amount of any local authority area in Scotland. More importantly, the area also has the highest amount of derelict land located within urban settlements (at 22.4% of the Scottish total) with 69% of North Lanarkshire's population living within 500m of a VDL site (compared to a Scottish average of 27%). North Lanarkshire's VDL is a legacy of its heavy industrial past, and the remediation and redevelopment of this land is a key priority for North Lanarkshire Council and its partners.

Transport Improvements

3.11 The NLLDP (Document 005) aligns with a wide range of national, regional, and local transport frameworks, including the Scottish Government's Strategic Transport Review and associated Delivery Plans, the Transport Projects Review, Strathclyde Partnership for Transport's (SPT) Regional Transport Strategy (Document 039), and the council's Local Transport Strategy (Document 040). Together, these documents provide the strategic direction for transport investment and ensure that planning policy supports a coordinated, multimodal transport network.

3.12 The NLLDP also incorporates key elements of the City Deal Infrastructure Programme, which is delivering significant transport enhancements across North Lanarkshire. Projects currently being progressed include the Ravenscraig Access Infrastructure, the East Airdrie Link Road,

the Eurocentral Strategic Active Travel Route, and the wider Active Travel Strategic Network Routes (SNRs).

3.13 A number of major transport improvements have already been completed, contributing to enhanced connectivity, active travel provision, and improved public transport facilities. These include:

- Active travel cycle improvements along the M8, helping strengthen cross-regional cycling connections.
- The redevelopment of Motherwell Transport Interchange, delivering upgraded bicycle facilities, public realm enhancements, improved passenger amenities, and better cycling access and links to surrounding communities.
- The A71 Horsley Brae/Brownlee Road Junction project, which improved regional walking routes, road lighting, and drainage infrastructure.
- Pedestrian improvements from Muir Street and Milton Street to Braidhurst Industrial Estate, enhancing pedestrian safety and connectivity.
- Completion of the Ravenscraig Active Travel Routes, providing new and improved links for walking and cycling within and around the Ravenscraig regeneration area.

Green Network assets

3.14 The NLLDP (Document 005) has supported the enhancement and protection of Green Network assets through Policy PROM LOC 4, which focuses on Special Landscape Areas and Green Network Improvements. The Green Network Opportunities Background Report (2018) (Document 041) identified key priorities for strengthening North Lanarkshire's natural environment, including health and wellbeing, climate change adaptation, access to greenspace, and habitat connectivity.

3.15 A series of Green Network Opportunity Areas were highlighted as locations where these priorities could be delivered most effectively. These areas include:

- Broadwood
- Gartcosh
- Holytown / Mossend
- Ravenscraig

- Gowkthrapple / Wishaw
- Waterloo

3.16 Significant progress has been made in enhancing North Lanarkshire's Green Network.

Improvements have included upgrades to cycling and walking routes as part of the M8 Strategic Investment, as well as ongoing enhancements to the Monklands Canal towpath along National Cycle Network Route 75.

3.17 Further expansion of active travel infrastructure has been supported through the Active Travel Strategy 2021 (Document 042), which set out ambitions to deliver a wider network of sustainable travel routes. To date, ten routes across North Lanarkshire have undergone appraisal and assessment.

3.18 Finally, the publication of the North Lanarkshire Council Biodiversity Action Plan 2023–2027 (Document 012) reinforces the council's continued commitment to ecological protection and enhancement across the authority area.

Protect Policies

3.19 The Protect Policies in the North Lanarkshire Local Development Plan (NLLDP) (Document 005) play a crucial role in safeguarding the area's natural, historic, and environmental assets. These policies ensure that development enhances local character, avoids harm to sensitive assets, and promotes sustainable management of land and resources.

3.20 The Green Belt Policies PP4 and AD4 have been highly effective in preventing inappropriate development within the Green Belt. These policies safeguard the identity, openness, and function of the Green Belt by ensuring that applications contrary to policy objectives are refused. A comprehensive Green Belt review is being undertaken as part of NLLDP2, which will help assess the effectiveness of current policy and identify potential refinements if needed.

3.21 The NLLDP continues to protect the historic and natural environment through the application of Policies PROT B, EDQ1, and associated guidance. These policies ensure that development proposals respect heritage assets, landscape character, and sites of natural importance. The evidence indicates that this policy framework has consistently supported the preservation of North Lanarkshire's historic fabric and natural environment.

3.22 Mineral safeguarding policies ensure that valuable geological resources are protected from sterilisation. The policy framework supports the responsible management of existing and

potential mineral extraction areas, ensuring that development does not compromise future access to important mineral deposits.

Place Making Policies

3.23 North Lanarkshire's Place Making Policies set out how development should support the long-term vitality, character, and quality of the area's settlements. These policies guide the evolution of town centres, residential neighbourhoods, and the wider countryside, ensuring new development aligns with local needs and national placemaking principles.

3.24 Policies PP1 and AD1 recognise the significant changes affecting town centres, including declining retail demand and increasing competition from out-of-town shopping. To respond to these challenges, the policies encourage the introduction of new uses, particularly residential development, into town centres to enhance their resilience and maintain their role as community hubs. Future policy direction under NLLDP2 will need to strengthen support for this transition and align more closely with the 20-minute neighbourhood approach.

3.25 Policy PP3 and AD3 provide protection for the established residential character of North Lanarkshire's settlements. These policies allow development that complements existing neighbourhoods and supports their ongoing function while preventing proposals that would undermine amenity or compatibility.

3.26 Policies PP1, AD1, PP5, and AD5 play an important role in maintaining the identity, openness, and character of the Green Belt and countryside. These policies ensure that development is directed towards sustainable locations, particularly general urban areas and industrial or business areas, unless exceptional circumstances justify a greenfield location.

3.27 Evidence shows these policies have been effective:

- More applications in the Green Belt have been refused than approved, with approved cases generally limited to smaller-scale proposals such as domestic extensions or temporary structures.
- Three Green Belt-related applications went to appeal, with one dismissed and two allowed, demonstrating both the robustness and flexibility of the policy framework.

3.28 In line with Policies ID1–2 and Policy C1, developer contributions continue to support infrastructure requirements associated with new development. This ensures that growth is accompanied by necessary improvements in services, facilities, and mitigation measures.

3.29 Overall, the Place Making Policies have been effective in shaping sustainable, high-quality development across North Lanarkshire. They have:

- Supported the transformation of town centres in response to changing retail and economic conditions.
- Protected the character and amenity of established residential neighbourhoods.
- Maintained strong safeguards for the Green Belt and countryside, with evidence of consistent decision-making and appropriate flexibility through appeals.
- Ensured that new development contributes to necessary infrastructure.

3.30 Looking ahead to NLLDP2, these policies will remain vital in guiding development that reflects the principles of the 20-minute neighbourhood, strengthens local identity, and promotes well-connected, distinctive, and sustainable places.

Environmental and Design Qualities Policies

3.31 NLLDP (Document 005) Policies EDQ1, EDQ2 and EDQ3 for Environmental and Design Qualities support NPF4 (Document 009) Policy 14 Design, Quality and Place which seeks to ensure that Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale; and will be supported where they are consistent with the six qualities of successful places. These are:

Healthy	Supporting the prioritization 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, literally or creatively, 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 be changed quickly to accommodate different uses as well as maintained over time.

3.32 NPF4 Policy 14 also indicates that development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

3.33 NLLDP Policies EDQ1, DEQ2 and EDQ 3 have been assessed against Policy 14 Design, Quality and Place as follows:

EDQ 1 POLICY Site Appraisal

3.34 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:

NLLDP Policy Provision	NPF4 Quality of a Successful Place
Massing, height, style, finishing materials of any building or buildings on the site and surrounding Land Use Character Area	Pleasant / Distinctive
Orientation and topography of the site and surrounding Land Use Character Area	Pleasant / Distinctive
Mixture of uses in the Land Use Character Area	Pleasant / Distinctive
Building lines, plot ratios, groupings, types of enclosure (e.g. fences, walls, hedges), landmarks in the Land Use Character Area	Pleasant / Distinctive
Public utilities, e.g. underground services (including the fibre network), drainage systems, overhead power lines	Sustainable / Adaptable
Public services available locally, e.g. schools, public transport, play/recreation provision	Healthy / Pleasant / Connected / Sustainable / Adaptable
Accessibility by a range of sustainable transport modes	Healthy / Pleasant / Connected / Sustainable
Lighting - day, night, seasonal variation of use, security arrangements, informal supervision	Healthy / Pleasant / Connected / Sustainable

NLLDP Policy Provision	NPF4 Quality of a Successful Place
Ground stability and contamination on the site and surrounding Land Use Character Area	Sustainable
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	Pleasant / Connected / Sustainable
Green Network, landscape character and quality on the site and surrounding Land Use Character Area	Healthy / Pleasant / Connected / Sustainable
Impacts associated with the holistic water environment and flood risk	Sustainable / Adaptable
Biodiversity of plants and animals on the site and surrounding Land Use Character Area	Healthy / Pleasant / Distinctive / Sustainable
Heritage, or amenity value of buildings or structures above or below ground on the site and surrounding Land Use Character Area	Pleasant / Distinctive / Sustainable / Adaptable
The character and scale of any building clusters in rural areas	Pleasant / Connected / Distinctive / Sustainable / Adaptable
The nature and types of features to be safeguarded or enhanced on the site and surrounding Land Use Character Area	Healthy / Pleasant / Distinctive / Sustainable
Requirement for any additional assessments on the site and surrounding Land Use Character Area	Pleasant / Distinctive / Sustainable
The potential for a proposed development (particularly business uses) to co-locate and integrate with existing or proposed energy and waste innovations	Sustainable / Adaptable
The potential for installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings	Sustainable / Adaptable

NLLDP Policy Provision	NPF4 Quality of a Successful Place
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	Healthy / Pleasant / Sustainable
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	Healthy / Pleasant / Connected / Sustainable

Table 3.2 – EDQ1 Policy Site Appraisal

EDQ 2 POLICY Specific Features for Consideration

3.35 The council will consider development in areas subject to hazards (Hazardous Zones) and other specific features (utilities infrastructure and management areas) identified in this Policy, in accordance with plans and protocols of the relevant managing agencies. The council will expect applications for Planning Permission to be accompanied by an assessment of how constraints affect sites dependant on the characteristics of the site, its surroundings and the form of development.

3.36 CATEGORY EDQ 2A Hazardous Zones

- *HSE Hazard Consultation Zones*
- *Flood Risk**
- *Contaminated Land**
- *Ground Instability (coal mining) **

3.37 The council will manage development in areas that are subject to hazards and other potential site considerations in accordance with plans and protocols of the relevant managing agencies.

3.38 The Health and Safety Executive, together with SEPA and NatureScot, is a statutory consultee for development proposals within the consultation distance of Major Hazard Sites/ Pipelines. These are neither listed, nor mapped. It is also a statutory consultee for modifications to existing establishments which could have significant repercussions on major accident hazards; or other forms of development where the siting of development is such as to increase the risk or consequences of a major accident.

3.39 For flood-risk areas, development will be managed to allow implementation of the Water Framework Directive (Document 043) and the Flood Risk Framework set out in Scottish Planning Policy (Document 044), the Clyde and Loch Lomond Local Plan District Local Flood Risk Management Plan (Document 112) and the Forth Estuary Local Flood Risk Management Plan (Document 265) (alongside the Flood Risk Management Strategies). Scottish Environmental Protection Agency's Flood Maps can be used to identify areas of functional floodplain to help ensure a precautionary approach is taken to flood-risk from all sources taking account of the effects of climate change. SEPA is a statutory consultee in the planning process and applicants will always be advised to consult with SEPA on matters pertinent to flood-risk.

3.40 North Lanarkshire Council has published guidance relating to the development of contaminated land, which can be accessed through the council web site. Developers should consult this guidance when preparing their site appraisals and consult with the relevant section of the council as required.

3.41 Where a ground stability, or contamination appraisal identifies the need for any necessary mitigation measures, including treatment or remediation, development will only be permitted where those mitigation measures can be secured.

3.42 Related NPF4 Quality of a Successful Place Element

- Healthy
- Connected
- Sustainable
- Adaptable

3.43 **CATEGORY EDQ 2B Utilities infrastructure**

- Pipelines
- Cables

3.44 The council will manage development in areas where utility infrastructure requires to be protected or will limit development potential in accordance with plans and protocols of the relevant managing agencies.

3.45 Applicants will always be advised to contact utility or infrastructure providers to obtain up to date advice on current requirements and standards.

3.46 Related NPF4 Quality of a Successful Place Elements

- Healthy
- Connected
- Sustainable
- Adaptable

3.47 **CATEGORY EDQ 2C Management areas**

- *Air Quality Management Areas (AQMA)*
- *Noise Management Areas* (NMA)*

3.48 Development proposals should detail how any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality or Noise Management Areas will be mitigated.

3.49 An updated Air Quality Action Plan (Document 045) is being published by the council and appropriate guidance developed in conjunction with NLC Protective Services will also be available through the council website.

3.50 Developers should consult with the relevant section of the council as required. Supplementary Guidance will be prepared to set out the application of the Policy, including the approach taken to assessment of noise levels and mitigation. This will be developed in line with the requirements of national policy and guidance. Until Supplementary Guidance is available, the council's "Noise Guidance for New Developments", which can be accessed through the council web site, provides further advice on this issue.

3.51 The relevant guidance is:

- Site specific – where the location of an application for planning permission is within an AQMA/NMA or buffer/influence zone
- Topic specific – where the development being proposed is something that raises potential AQMA/NMA issues.

3.52 Related NPF4 Quality of a Successful Place Elements

- Healthy
- Connected
- Sustainable
- Adaptable

3.53 CATEGORY EDQ 3 Quality of Development

3.54 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.	Pleasant Connected Sustainable Distinctive Adaptable
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.	Healthy Pleasant Connected Sustainable Adaptable
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	Healthy Connected Sustainable Adaptable

sustainable development with a low ecological footprint including: reducing energy need; promoting co-location of existing/proposed energy sources with high demand energy users and district heating networks for new developments; encouraging sustainable construction; promoting health and wellbeing; provision for electric vehicle charging points should be considered and provided where appropriate; reducing waste and resources used through effective storage collecting and composting of waste and recyclable materials, and measures that reduce CO2 emissions, where appropriate through the protection of carbon-rich soils, such as peatland and including the installation and operation of low and zero-carbon generating technologies in new, refurbished or re-purposed buildings to meet the following carbon dioxide emissions standards, as set out in Building Standards Technical Handbook Section 7: Aspect Silver Level 1 (at least 10% reduction) by 2025 and Aspect Gold Level 1 (at least 15% reduction) by 2030.	
d) Connection to the fibre optic network to ensure that next generation broadband speeds of 100 megabytes per second and above can be provided.	Sustainable
e) Mitigating any likely air quality, noise, or pollution impacts particularly in or	Healthy Pleasant Sustainable Adaptable

adjacent to Air Quality or Noise Management Areas. In some circumstances, mitigation may not always be possible and avoidance may be required.	
f) Ensuring that water body status is protected and, where possible, enhanced. Status includes physical characteristics, so proposals such as culverting will only be considered where no other practical option exists. Foul water should connect to the public sewer - alternatives to this will only be permitted where no public system exists and the alternative does not pose an environmental risk. Sustainable Urban Drainage Systems should be adopted within site design and appropriate details, including during the construction phase, require to be submitted with any relevant planning application. Buffer strips may be required in respect of the water environment between a development and each watercourse.	Adaptable Sustainable
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.	Healthy Pleasant Distinctive Connected Sustainable
h) Existing features of Green Network or Historic Environmental interest or Resources, protected under the terms of the Protect Assets Policies, and	Healthy Pleasant Connected Distinctive Sustainable Adaptable

including features (e.g. traditional stone buildings/structures) identified through the site appraisal required by Policy EDQ 1, will be safeguarded or enhanced.	
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Table 3.3 – EDQ3 Quality of Development

Conclusion

3.55 Based upon the evidence, analysis and views presented in this evidence paper, North Lanarkshire council currently considered that the topic policy in NPF4 (Document 009) for Design, Quality and Place could be applied as per NPF4 in North Lanarkshire. As indicated above, policies EDQ1, EDQ2 and EDQ3 provide complimentary and expanded explanations of the consideration of six qualities of place in support of decision making in this regard. It is appropriate to maintain similar, updated, policies in support of decision making in NLLDP2.

Planning Decisions

3.56 The following sections present an overview of planning activity in North Lanarkshire between July 2022 and mid-March 2026, covering applications, departures from policy and appeal outcomes. The data provides insight into how development proposals have aligned with, and been assessed against, the North Lanarkshire Local Development Plan (NLLDP) (Document 005) during this period.

3.57 Across all areas of analysis, the findings highlight the central role of the NLLDP in guiding decision-making. The NLLDP provides a strong, consistent, and defensible policy framework, ensuring that development supports sustainable growth, aligns with the spatial strategy, and delivers appropriate infrastructure and community benefits. At the same time, the data shows that the planning system retains flexibility, with justified departures and negotiated outcomes supported where they deliver clear benefits or meet local needs.

3.58 Together, these sections illustrate how the NLLDP continues to shape development across North Lanarkshire, supporting well-planned growth while maintaining policy integrity and enabling positive, balanced decision-making.

Applications and outcomes

3.59 Of the 3,343 applications received between July 2022 and mid-March 2026, 2,033 were analysed to provide data driven insight into the success of the policies in the NLLDP (Document 005). This includes applications for planning permission, amendments to planning permission, conservation area consent, listed building consent, Section 42 applications and planning permission in principle, whether permission was granted, refused, or taken forward to appeal. Of these applications:

- 1,975 were approved, representing approximately 97% of all submissions
- 58 were refused, accounting for around 3%

3.60 When viewed in the context of the North Lanarkshire Local Development Plan (NLLDP), these figures indicate a strong level of alignment between submitted proposals and the policy framework. The high proportion of approvals suggests that the majority of applications complied with the spatial strategy and policy requirements of the NLLDP or were capable of being amended through negotiation to achieve policy conformity.

3.61 The low refusal rate further reflects that applicants generally understood and responded appropriately to NLLDP policies before submitting proposals. This may also demonstrate effective preapplication engagement, enabling potential issues to be resolved early and reducing the need for formal refusals.

3.62 Overall, the data indicates that development activity during this period was largely consistent with the aims and expectations of the NLLDP, with limited cases proceeding against policy direction.

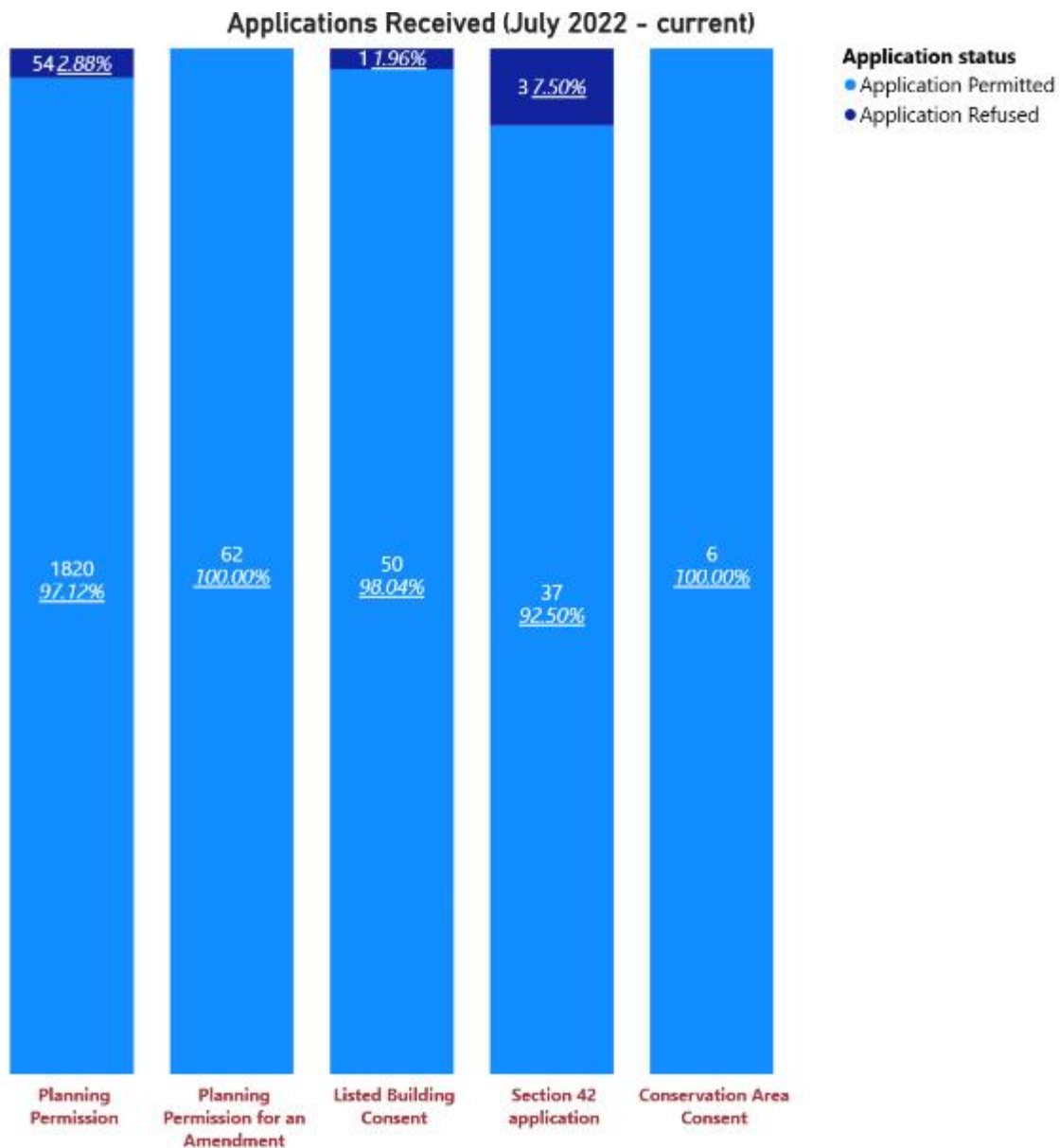


Figure 3.1 – Applications Received (July 2022 – current)

Applications departing from the Local Development Plan

3.63 Between July 2022 and mid-March 2026, a total of 52 planning applications were identified as departures from the North Lanarkshire Local Development Plan (NLLDP) (Document 005). These applications represented proposals that did not fully align with the spatial strategy or policy framework set out in the plan.

3.64 Of these departure cases:

- 23 applications were approved
- 29 applications were refused

3.65 This means that approximately 44% of departure applications were granted permission, while 56% were refused. The refusal rate reflects the strong role of the NLLDP in ensuring proposals align with established policy, demonstrating that the plan provides a clear and robust basis for decision-making.

3.66 At the same time, the number of approved departures shows that the NLLDP is sufficiently flexible to accommodate proposals that offer clear benefits or where material considerations support an exception. This balance highlights the plan's ability to provide firm policy direction while still allowing justified departures where they add value or respond to specific local circumstances.

3.67 Overall, the departure figures underline the strength and adaptability of the NLLDP. The plan remains the primary tool for guiding decisions, ensuring consistency and transparency, while still enabling the planning system to respond positively to innovative or beneficial proposals in exceptional cases.

Decided Apps: Departure from Dev Plan (July 2022 - current)

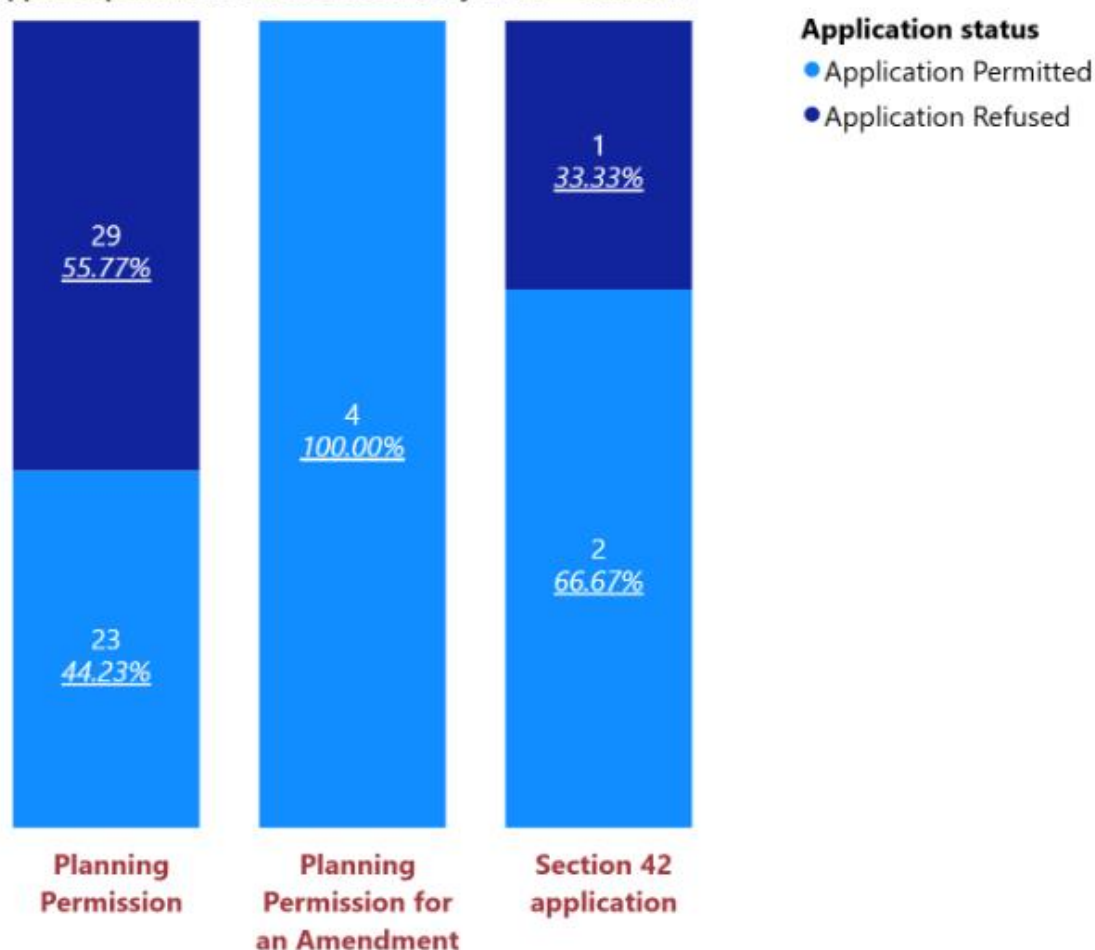


Figure 3.2 – Decided Apps: Departure from Dev Plan (July 2022 – current)

Appeals and Outcomes

3.68 Between 2022 and mid-March 2026, a total of 48 planning appeals were recorded across both the Scottish Government's Directorate for Planning and Environmental Appeals (DPEA) and the Local Review Body (LRB). These appeals represent cases where applicants sought to challenge the original planning decision made under the framework of the North Lanarkshire Local Development Plan (NLLDP) (Document 005).

3.69 The outcomes were as follows:

- DPEA appeals:
 - 15 appeals were upheld
 - 7 appeals were overturned
- LRB appeals:
 - 7 appeals were upheld
 - 19 appeals were overturned

3.70 The appeal results demonstrate that the NLLDP provides a strong and defensible policy framework, with most decisions taken under it being supported when tested through the DPEA process. DPEA's tendency to uphold decisions indicates that assessments made against the NLLDP align closely with national policy and are robust when independently reviewed.

3.71 While the LRB overturned a higher proportion of decisions, this reflects the nature of local review processes, where members may give different weight to certain material considerations or local circumstances. Importantly, these outcomes still operate within the same NLLDP framework, highlighting its flexibility in allowing balanced judgements where appropriate.

3.72 Overall, the appeal data shows that the NLLDP continues to provide clear, well-structured guidance that supports consistent and defensible decision-making, both at the local and national review levels.

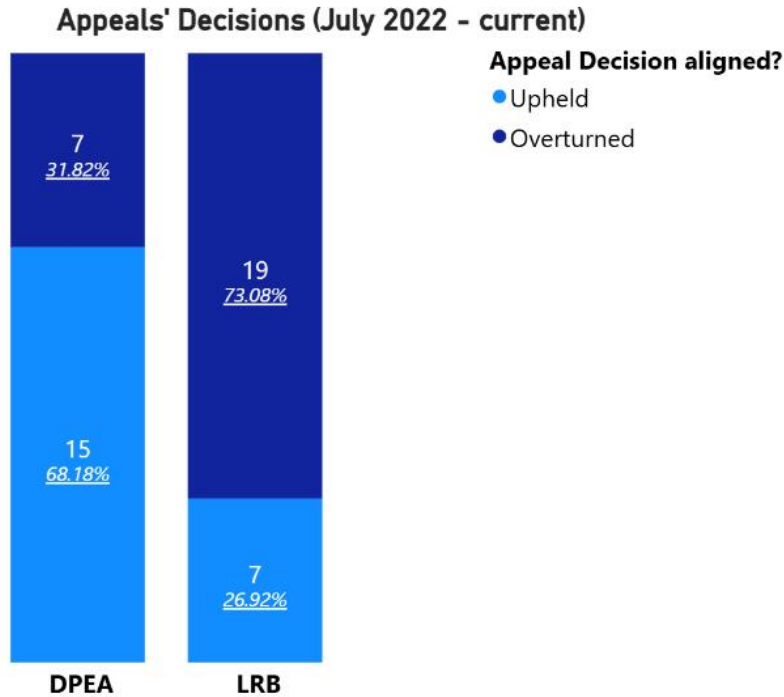


Figure 3.3 – Appeals' Decisions (July 2022 – current)

Policy Performance at Appeal and Alignment with NPF4

3.73 Analysis of planning appeals and Local Review Body (LRB) decisions between 2022 and 2026 provides a more detailed understanding of how the NLLDP policy framework performs when subject to independent scrutiny. Whilst the overall appeal outcomes confirm that the NLLDP remains a strong and defensible basis for decision-making, the evidence also highlights a clear and consistent shift in how policies are applied in practice following the adoption of National Planning Framework 4 (NPF4).

3.74 Reporters place significant weight on national policies, particularly those relating to climate change, sustainable transport, placemaking, and the natural environment. In this context, NLLDP policies are generally afforded most weight where they provide locally specific guidance or site-based interpretation, rather than where they duplicate or extend national policy tests.

3.75 This approach is evident across a range of appeal decisions. In cases relating to design and placemaking, Reporters have consistently applied NPF4 Policy 14 as the principal test, with refusals often based on failure to meet the “six qualities of successful places”. Whilst NLLDP Policies EDQ1, EDQ2 and EDQ3 remain relevant, their influence is strongest where they support site appraisal and contextual analysis rather than prescriptive design requirements. This indicates that the existing EDQ policy framework is broadly aligned with national policy.

- 3.76 Appeal evidence also demonstrates the increasing importance of climate and transport considerations in decision-making. NPF4 Policies 1, 2 and 13 are frequently determinative, with particular emphasis placed on reducing reliance on the private car and ensuring that development is accessible by sustainable modes of transport at the time of determination. In several cases, limited weight has been given to proposed or aspirational infrastructure where delivery is uncertain. This reinforces the need for development proposals to demonstrate clear and deliverable transport solutions and highlights a shift away from reliance on longer-term infrastructure strategies.
- 3.77 In relation to rural development and the countryside, appeal decisions show that NPF4 Policy 17 is applied consistently and strictly, particularly in assessing new housing proposals. Reporter decisions indicate that the principle of development in rural areas is now largely determined at national level, with limited scope for local policy variation. NLLDP countryside policies continue to play a role in assessing siting, scale and landscape integration, but are no longer the primary mechanism for establishing whether development is acceptable in principle.
- 3.78 A similar pattern is evident in Green Belt cases. Reporter's decisions confirm that NPF4 Policy 8 provides the primary framework for assessing development in the Green Belt, particularly in relation to the requirement to demonstrate an appropriate justification for a Green Belt location. NLLDP policies remain relevant in assessing local impacts, such as settlement separation, landscape character and cumulative effects, but do not override national policy tests. Decisions also highlight the importance of considering incremental erosion of Green Belt function, even in cases involving relatively small-scale development.
- 3.79 Appeal evidence further highlights the growing importance of environmental protection and biodiversity considerations. In particular, there are examples where impacts on ancient woodland and other sensitive habitats have been decisive in refusal decisions, reflecting the strengthened policy position under NPF4. This demonstrates that existing NLLDP policies relating to the natural environment remain important but could be updated to align fully with the enhanced protection and "no net loss" approach embedded in national policy.
- 3.80 Across a number of decisions, issues relating to amenity, noise and the interface between sensitive uses and business or industrial operations have also been significant. Reporter reasoning frequently focuses on the compatibility of neighbouring uses, including the effects of noise, disturbance, and traffic, particularly heavy goods vehicle movements. While these considerations are addressed in general terms within the current policy framework, the evidence suggests that more detailed and explicit policy guidance would improve clarity and consistency in decision-making.

3.81 Overall, the appeal evidence confirms that the NLLDP continues to perform well as a policy framework, with a high proportion of decisions supported. However, it also demonstrates that the effectiveness of local policy is increasingly dependent on how clearly it aligns with, and complements, NPF4. Policies that duplicate national requirements or seek to introduce alternative tests are more likely to carry limited weight, whilst those that provide locally specific interpretation, particularly in relation to site context, landscape, infrastructure and environmental capacity, are consistently relied upon by Reporters.

3.82 The key implication for NLLDP2 is therefore not the need for wholesale policy replacement, but for a more focused and responsive policy framework. Future policies should be more concise, avoid duplication of national policy, and clearly distinguish between matters of principle, now largely established through NPF4, and matters of local impact and implementation. By adopting this approach, NLLDP2 can build on the strengths of the current plan whilst ensuring that it remains fully aligned with national policy and robust when tested through the appeal process.

Planning Permissions with Legal Agreement

3.83 A total of 25 applications were granted permission subject to legal agreements during this period. Of these:

- 19 were full planning permissions
- 4 were permissions for amendments
- 2 Section 42 applications were approved

3.84 These figures demonstrate the effective use of legal agreements as a tool to secure necessary mitigation and ensure developments fully comply with the intentions of the North Lanarkshire Local Development Plan (NLLDP) (Document 005). The high approval rate also reflects strong collaboration between applicants and the planning authority, with legal agreements providing a clear and reliable mechanism for addressing policy requirements and delivering positive outcomes in line with the NLLDP.

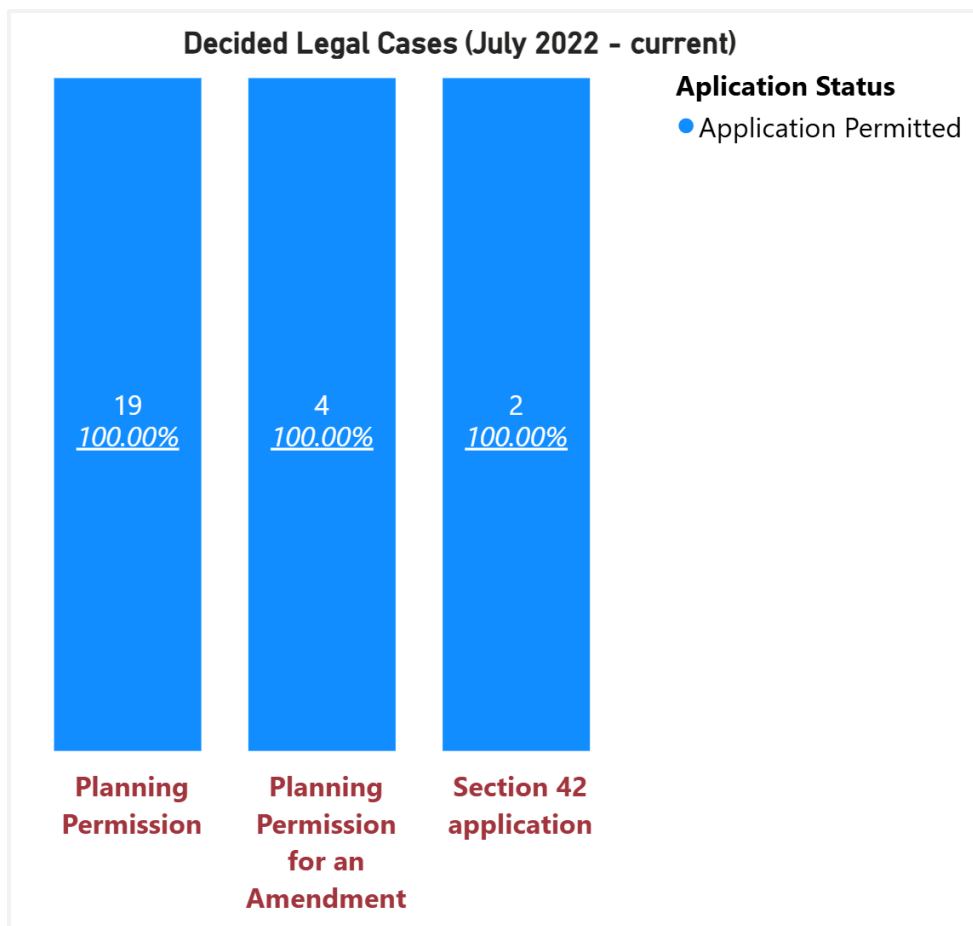


Figure 3.4 – Decided Legal Cases (July 2022 – current)

Legal Agreements (Planning Contributions)

3.85 Between July 2022 and mid-March 2026, a total of 28 planning permissions were issued with associated legal agreements under the North Lanarkshire Local Development Plan (NLLDP) (Document 005). These agreements play a vital role in ensuring that new development contributes appropriately to the infrastructure, services, and community benefits required to support sustainable growth.

3.86 Of the 28 agreements:

- 19 were secured through Section 75 agreements
- 4 were secured through Section 69 agreements
- The remaining cases include pending or refused agreements and applications involving the removal of occupancy restrictions.

3.87 Across all agreements, an indicative total value of £3,678,982.57 has been committed through Section 69 and Section 75 obligations. These figures illustrate the significant contribution that

legal agreements make towards supporting infrastructure and placemaking priorities identified in the NLLDP. Please note that these financial totals are indicative and may be subject to change as agreements are finalised.

Legal Agreements	Types of Legal	Education	Affordable Housing	Play Area	Community Facilities	Roads	Discharge	Total (£)
Section 69	4	3	1	1				171,489.57
Section 75	19	13		3	2	1	3	3,484,912.28
Pending	1							374,316.72
Refused	1		1					-351,736
Remove occupancy	3							
Total applications	28	16	2	4	2		3	3,678,982.57

Table 3.4 – Legal Agreements (Planning Contributions)

3.88 Summary of contributions by category

- Education: 13 Section 75 agreements and 3 Section 69 agreements
- Affordable Housing: 1 Section 69 agreement; 1 Section 75 agreement refused
- Play Areas: 4 agreements (1 Section 69, 3 Section 75)
- Community Facilities: 2 Section 75 agreements
- Roads Infrastructure: 1 Section 75 agreement, plus one pending
- Discharge / miscellaneous: 3 agreements

Spatial Strategy – What the Evidence Shows and Implications for NLLDP2

3.89 Continued focus on directing development to appropriate locations: The chapter demonstrates that the current NLLDP (Document 005) has effectively supported regeneration, business growth, housing delivery and infrastructure provision through Policy PROM LOC1, ensuring development occurs in the right places.

- 3.90 Regeneration-first spatial approach: The presence of extensive vacant and derelict land (VDL), the highest of any Scottish local authority, reinforces the spatial strategy's emphasis on brownfield redevelopment and urban regeneration.
- 3.91 Focus on accessibility and infrastructure-led growth: Strategic transport projects (City Deal routes, interchange improvements, active travel) are embedded within the spatial framework and influence future growth corridors.
- 3.92 Green Network integrated into spatial planning: Green Network priorities directly shaped regeneration area identification, influencing both spatial opportunities and environmental constraints.
- 3.93 Implication for NLLDP2: The spatial strategy should continue to prioritise regeneration land, reinforce infrastructure-led growth corridors, and integrate active travel and green network enhancements as structuring elements for future development.

LDP Policy Performance – What the Evidence Shows and Implications for NLLDP2

- 3.94 High alignment with LDP policies: Approximately 97% of planning applications were approved, demonstrating strong policy conformity and effective pre-application engagement under the current policy framework.
- 3.95 Protective policies are effective:
- Green Belt protection: consistently prevents inappropriate development.
 - Historic environment protection: policies PROT B, EDQ1 effective.
 - Mineral safeguarding policies continue to function well.
- 3.96 Place-making policies require evolution: Town Centres are adapting to changing retail patterns and will require revised mixed-use and residential policies aligned with 20-minute neighbourhood principles.
- 3.97 Implication for NLLDP2: Existing policy structure is strong but needs updated place-making and town-centre policies, enhanced green belt review, and further integration with NPF4's six qualities of place.

Site Selection – What the Evidence Shows and Implications for NLLDP2

- 3.98 Housing land evidence:
- 5-year effective housing land supply is being maintained.

- 5,172 completions (2019–2024) show recovery post-COVID.
- SHIP 2025/26 will identify priority sites and reflect strategic housing needs.

3.99 Business and employment land supply:

- Employment land was reduced from 678 ha to 643 ha due to take-up.
- 34 sites (80 ha) developed between 2019–2024.

3.100 VDL as a major spatial determinant: The scale and distribution of derelict land indicate strong potential for:

- regenerating town centres,
- expanding urban housing capacity
- reducing pressure on the green belt.

3.101 Green Network and environmental constraints: Green Network opportunity areas should inform future site prioritisation (Broadwood, Gartcosh, Ravenscraig etc.).

3.102 Implication for NLLDP2: Site selection should:

- Prioritise brownfield regeneration,
- Support employment land replenishment,
- Ensure Green Network areas become structuring elements,
- Integrate SHIP updates and affordability targets.

Delivery – What’s Working and What Needs Strengthening

3.103 Infrastructure delivery is embedded and functioning: Transport, active travel, EV infrastructure, and interchange projects are progressing, supported by LDP policies.

3.104 Legal agreements are effective: 28 permissions supported by legal agreements (mostly S75) and £3.68 million secured in contributions. This reflects strong alignment between planning decisions and infrastructure needs.

3.105 Flexible but robust decision-making: Of 52 departures from the LDP, 44% were approved and 56% refused, demonstrating flexibility while maintaining policy integrity.

3.106 Appeal outcomes confirm policy robustness: DPEA upheld more decisions than overturned, confirming strength of the NLLDP (Document 005).

3.107 Implication for NLLDP2: Delivery mechanisms are effective but NLLDP2 should:

- Strengthen infrastructure phasing
- Consider clearer viability pathways
- Update contribution frameworks to reflect inflationary realities.

Other Key Implications for Preparing NLLDP2

3.108 A full Green Belt review is required: Explicitly stated in the evidence.

3.109 Policy updates needed to align with NPF4: The evidence concludes that EDQ policies successfully support NP4's six qualities but require updates.

3.110 Town Centre restructuring: Future policy must encourage:

- mixed-use redevelopment
- residential-led regeneration
- new models of service delivery (e.g., community hubs).

3.111 Climate resilience and low-carbon design must be emphasized: EDQ3 identifies emerging requirements such as climate-resilient design, EV charging and low/zero-carbon technologies all of which should be central in NLLDP2.

Summary for NLLDP2

NLLDP2 will need to:

3.112 Spatial Strategy

- Reinforce regeneration-first growth.
- Focus on infrastructure-driven development corridors.
- Strengthen integration of active travel and Green Network planning.

3.113 Policy Framework

- Update place-making and town centre policies.
- Conduct full Green Belt review.
- Align fully with NPF4, especially climate and wellbeing principles.

3.114 Site Selection

- Prioritise VDL and brownfield land.
- Maintain and replenish business land supply.

- Support SHIP housing needs and affordable delivery.
- Reflect environmental constraints and Green Network opportunity areas.

3.115 Delivery

- Enhance infrastructure planning and phasing.
- Update contribution frameworks.
- Continue strong pre-application engagement.
- Strengthen climate-adaptation requirements in design policy.

Chapter 4 Natural and Built Environment

Introduction

- 4.1 North Lanarkshire's natural and built environment provides the essential setting for its communities, shaping landscape character, supporting biodiversity and influencing overall quality of life. The area comprises of a diverse mix of uplands, peatlands, woodlands, watercourses, urban centres and post-industrial land, all of which face pressures from climate change, development demand and historic land use. The historic built environment contributes to landscape character, biodiversity, climate resilience and placemaking. Historic assets and places are therefore considered not only as environmental constraints but as opportunities for regeneration, reuse and the delivery of sustainable, low-carbon development.
- 4.2 Understanding these assets, along with their sensitivities and opportunities, is vital to ensuring that future growth contributes positively to climate resilience, nature recovery and high-quality placemaking.
- 4.3 This chapter brings together the key environmental evidence required to inform the North Lanarkshire Local Development Plan 2 (NLLDP2). It covers landscape, biodiversity and habitats, nature networks, soils and peatland, woodland, air and water quality, and the historic environment, as well as the role of vacant and derelict land within the built fabric. Together, this evidence base identifies where protection is required, where restoration can deliver significant benefits, and where development can be sensitively and sustainably directed.
- 4.4 The analysis provides the foundation for aligning the spatial strategy with [National Planning Framework 4](#) (NPF4) (Document 009) and supports the delivery of sustainable development that enhances the natural and built assets underpinning North Lanarkshire's long-term wellbeing.
- 4.5 This chapter overlaps with other chapters of this Evidence Report, and therefore should be read in conjunction with the following chapters:
- 05. Climate Change, Energy & Resources
 - 08. Green Belt
 - 13. Centres Network & Retail
 - 14. Site Assessment Methodology

National Context

4.6 The national and local policy framework places strong emphasis on protecting, restoring and enhancing North Lanarkshire's natural and built assets. NPF4 provides the primary direction, requiring planning authorities to give significant weight to the climate and nature crises and to ensure development delivers positive effects for biodiversity, safeguards natural places and landscapes, protects carbon-rich soils and peatland, and enhances blue-green infrastructure. NPF4 also prioritises the reuse of brownfield and derelict land, promotes nature networks, and provides strong protection for historic environment assets including the Antonine Wall World Heritage Site.

North Lanarkshire Context

4.7 At the local level, this chapter is supported by a wide suite of strategies and evidence, including the [North Lanarkshire Local Development Plan](#) (NLLDP) (Document 005), [the State of the Environment Report](#) (Document 048), the [Local Biodiversity Action Plan 2023 – 2027](#) (Document 012), [Regional Forestry and Woodland Strategy](#) (Document 076), the [Draft Open Space Strategy](#) (Document 013), and local datasets on landscape, heritage, water environment, soils, vacant and derelict land, and land cover. Together, these documents establish the baseline for understanding the area's environmental assets and pressures, and guide how NLLDP2 will protect, enhance and sensitively manage North Lanarkshire's natural and built environment.

North Lanarkshire Local Development Plan

4.8 The NLLDP sets out an ambitious and forward-looking vision for the area, centered on delivering inclusive growth, prosperity, and opportunities for all. It aspires to create a place where people are supported throughout their lives and where the built and natural environments work together to foster wellbeing and long-term sustainability. This vision is driven by the desire to ensure North Lanarkshire continues to play a significant role within the Glasgow City Region and Scotland, while enhancing the everyday experiences of residents, workers, and visitors.

4.9 The strategy underpinning this vision emphasises growth that is both sustainable and well-located, ensuring that development happens in a way that balances local needs, economic aspirations, and environmental stewardship. Central to the Spatial Strategy is the objective of

delivering the right development in the right places, supported by appropriate infrastructure and integrated with existing communities.

- 4.10 While the strategy covers a broad range of development priorities, its policy provisions place particular emphasis on safeguarding and enhancing environmental quality and the distinctiveness of place. Policies ensure that new development protects natural and built assets, avoids environmental harm, and contributes positively to the character, quality, and resilience of local areas. This commitment reflects the Plan's overarching aim to create sustainable communities where environmental value and placemaking principles are integral to decision-making.
- 4.11 This ensures that spatial decisions in North Lanarkshire remain consistent with Scotland's national goals for sustainable, low-carbon, climate-resilient development.

Relationship with Tourism and the Visitor Economy

- 4.12 In terms of its economic impact Tourism and the Visitor Economy is dealt with in more detail in the Business and Economy chapter of this Evidence Report, however there is a clear relationship with tourism and the natural and built environment in North Lanarkshire, as many of the area's key environmental, historic and cultural assets also form an important part of its visitor offer. Landscapes, historic places, the historic environment and green networks contribute to the character, distinctiveness and attractiveness of the area for residents and visitors alike. However, the Evidence Report recognises that increased use and visibility of these assets can create pressures as well as opportunities.

Strategic Environmental Assessment

- 4.13 The NLLDP2 requires a Strategic Environmental Assessment (SEA) of its policies and proposals to be undertaken as part of its preparation. The main function of the SEA is to examine if and how NLLDP2 will significantly affect the environment in North Lanarkshire.
- 4.14 The SEA will allow the council to identify and compare the significant environmental impacts of different options, such as different policy approaches and sites for development, and weigh up the options alongside economic and social considerations. It will also help the council consider measures to lessen or avoid the negative environmental impacts of the plan and achieve further positive enhancement of the environment.
- 4.15 The SEA Scoping Report (Document 004) is the first reporting stage in the SEA for NLLDP2. Its purpose is to set out sufficient information to enable the three consultation authorities (i.e. SEPA, Historic Environment Scotland and NatureScot) to form a view on the consultation

period and the scope and level of detail that will be appropriate for the Environmental Report. The Scoping Report covers in detail the key environmental characteristics of the area as well as the environmental problems and objectives that frame the SEA and NLLDP2.

- 4.16 The results of the SEA will be published in the Environmental Report, which will be consulted on together with the NLLDP2 Proposed Plan for a minimum period of 12 weeks. Any changes and / or additions to the Environmental Report possibly required by the Examination of NLLDP2 will be made as necessary following the Examination and a Post-Adoption Statement will be completed within three months of adoption.

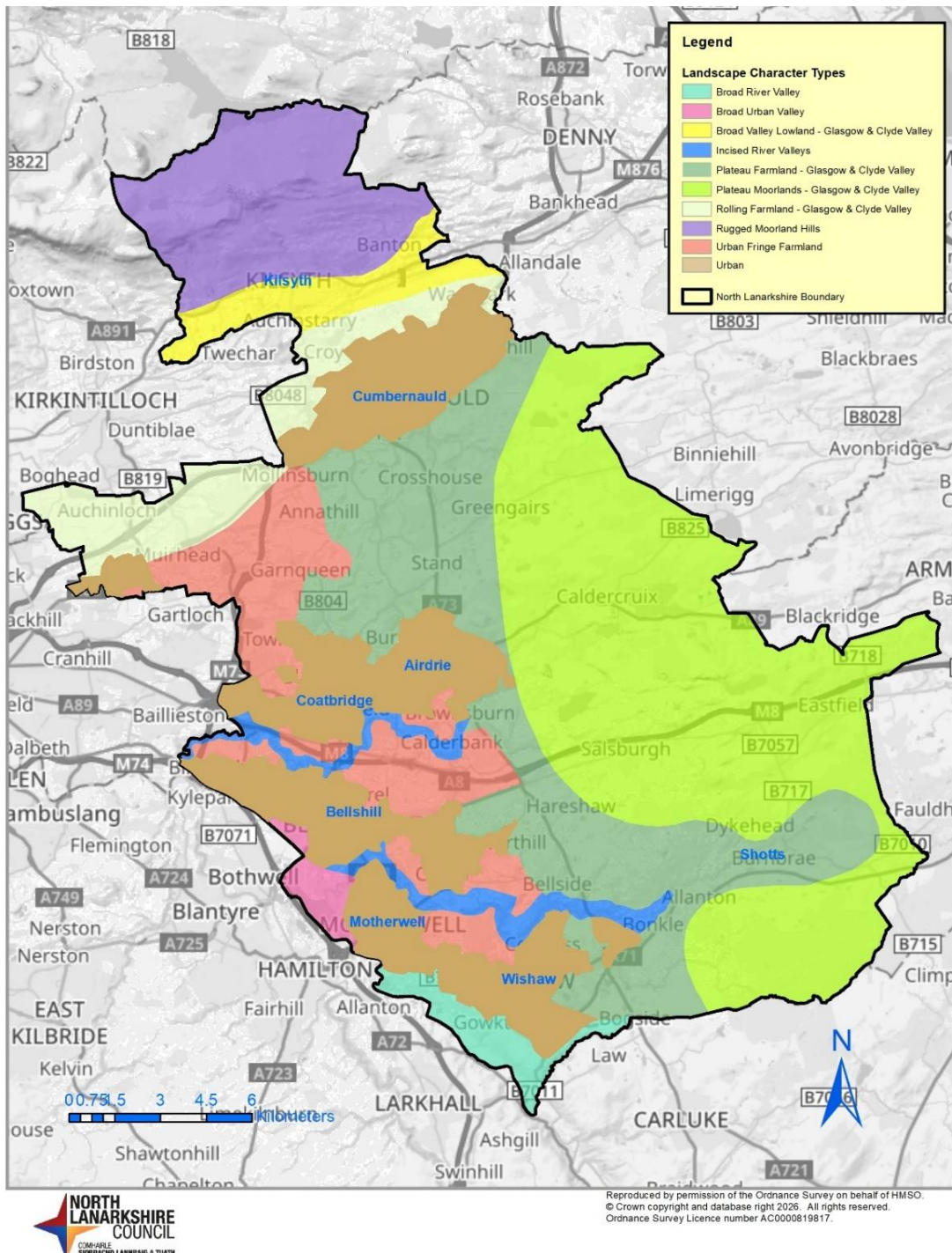
Landscape

Landscape Character

- 4.17 North Lanarkshire has a diverse landscape ranging from scenic hills, through farmland and river valleys to an extensive area of urban development. This is reflected in the landscape character types identified to support the NLLDP2 (Map 4.1) and by landscape designations in two areas of highest scenic quality. Landscape and visual amenity is enhanced by other related designations including cultural and natural heritage sites. Recent developments in renewables, urban expansion and mineral extraction have influenced landscape character and visual amenity. Wind energy has been the most pervasive, with more sites developed and a trend to larger turbines particularly in upland and upland fringe areas. Pressure will continue in all these areas of development, leading to landscape change.
- 4.18 The protective policy framework in North Lanarkshire for landscape comprises policy in NPF4 and the NLLDP. The extant NLLDP seeks to protect the key areas of highest landscape and visual amenity including the Kilsyth Hills, Clyde valley and Forth & Clyde Canal. NLLDP *PROT: Protecting Assets* policy recognises the value of all of North Lanarkshire's landscapes in line with the *European Landscape Convention*, and the need to take them into account when assessing development proposals. This is complimented by *PROM: Promoting Development Locations and Infrastructure* policy alongside *Placemaking* policy based on *Land Use Character Areas* present in North Lanarkshire (*Purpose of Place*).
- 4.19 Land-use character is not the same as landscape character as land-use is concerned with activities on the land whereas landscape has a physical environment focus. Broadly speaking the landscape character is divided between sparsely populated upland areas in the north and east and densely settled lowland areas and river valleys in the west. National and local landscape assessments describe landscape character in broad and detailed terms.

4.20 In a national context and as shown in the updated [State of the Environment Report \(SOER\)](#) (Document 048) for North Lanarkshire, the area is overlapped mainly by 3 of the 79 Landscapes of Scotland areas; representing the two main upland areas to the north and east and the populated area fringing the Glasgow conurbation to the west. More details are provided in the [NatureScot National Assessment](#) (Document 051) where 10 Landscape Character Types (LCTs) overlap the North Lanarkshire Area.

- 58 Lennox Hills - Rugged upland area north of the Kelvin Valley
- 64 Glasgow and Clydeside - Lowlands and urban conurbation in the west of North Lanarkshire.
- 65 Slamannan Plateau - Upland plateau area in the east of North Lanarkshire.



Map 4.1: Map Showing NatureScot Landscape Character Types - North Lanarkshire

4.21 The NLLDP includes a local landscape character assessment, broadly similar to the NatureScot National Assessment. There are 10 North Lanarkshire LCTs ranging from uplands to farmlands and incised river valleys as well as the urban area. These are shown below alongside the percentage of North Lanarkshire they cover:

1. *Rugged Moorland Hills*, 7.6%.
2. *Broad Valley Lowlands*, 5.3%.
3. *Incised Valleys*, 1.2%.
4. *Rolling Farmlands*, 3.9%.
5. *Fragmented Farmlands*, 5.4%.
6. *Plateau Farmlands*, 21.6%.
7. *Plateau Moorlands*, 30.4%.
8. *Urban Greenspace*, 3.7%.
9. *Ravenscraig*, 0.7%.
10. *Urban*, 20.2%.

4.22 NLLDP2 will be informed by evidence that updates this landscape character assessment through commissioned works reviewing the Landscape Character areas.

Landscape Designations

4.23 NLLDP PROT A POLICY Natural Environment and Green Network Assets focuses on protecting environmental assets and environmental designations. There are no national landscape designations in North Lanarkshire however there are two local landscape designations. Identified as Special Landscape Areas (SLA) in the NLLDP, these are listed below:

- Kilsyth Hills SLA (equivalent to the Kilsyth Hills LLU, in the Rugged Moorland Hills LCT).
- Clyde Valley SLA (equivalent to the Clyde River Valley LLU, in the Broad Valley Lowland LCT).

4.24 These areas were previously classified as a Regional Scenic Area and Area of Great Landscape Value respectively, and their current boundaries vary slightly from those previous designations.

4.25 From the SOER, other designations which relate or contribute to landscape character and quality or provide access and amenity on North Lanarkshire include:

- Historic Environment Assets: The Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and buffer-zone is an international level designation with policy protection for

the designated area and its setting which stretches east/west across the local authority area to the south of the Kelvin Valley and parallel to the Forth and Clyde Canal.

- Gardens and Designed Landscapes (GDL): There are two GDLs designated within North Lanarkshire: Dalzell House south of Motherwell and recently added (2021) Colzium Lennox Estate.
- Conservation Areas: There are 7 including Blairhill and Dunbeth, Cumbernauld Village, Drumgelloch, Dullatur, Hamilton Road; Kilsyth, and Victoria and Town Centre.
- Scheduled Monuments: There are 33 designated within North Lanarkshire. The Forth and Clyde Canal following the Kelvin Valley is a key feature of the landscape.
- Listed Buildings: 404 (Category A-C) Listed Buildings.
- Natural Environment Assets: Special Protection Areas (SPA): One SPA. Special Conservation Area (SCA): Three SCAs. Sites of Special Scientific Interest (SSSI): 11 SSSIs fully in North Lanarkshire with a further two skirting our border with South Lanarkshire, where the SSSI is predominantly located and is recorded by NatureScot. Nature Reserves: nine Nature Reserves.
- Development Management: The Green Belt and Countryside are NLLDP land use character areas that together cover three quarters of North Lanarkshire. Both help to regulate development outwith urban areas in North Lanarkshire in line using a place-based approach.
- Green Networks: Green network assets encompass international, national and local landscape designations as well as urban green spaces. They are covered by NLLDP PROT A POLICY Natural Environment and Green Network Assets for protective purposes, and PROM LOC4 POLICY Special Landscape Areas and Green Network for promotion opportunities.
- Outdoor Access: Core Paths are a system of strategic paths designated under the [Land Reform \(Scotland\) Act 2003](#) (Document 052) identified by the council to give people reasonable access throughout their area for walking, cycling or horse riding. They include rights of way, other existing routes such as paths, footways, cycle routes, paths established through public path agreements and orders, and waterways over which access rights are applicable.
- Parks and Greenspaces: The council's Parks and Greenspaces directory records eight main town parks and six country parks or gardens.

Nature Networks

4.26 Although discussed in more detail later in this chapter, landscape and natural places are intrinsically linked to Nature Networks. NPF4 sets an expectation that every council area will create and protect Nature Networks, with the primary purpose of ecological connectivity at the local, national and regional scale to improve connectivity and contribute towards a fully functioning healthy ecosystem, increasing nature's climate-resilience.

Biodiversity and Habitats and Nature Crisis

4.27 Biodiversity is a wide term for all the variety of life in the natural world. This includes plants, animals and their habitats. Globally and nationally, biodiversity is declining to the extent that nature/biodiversity is a major crisis for both humanity and the natural environment.

4.28 Adopted by the United Nations Convention of Biological Diversity, [the Living Planet Index](#) (Document 053) is a measure of the state of the world's biodiversity based on the population trends of vertebrate species from terrestrial, freshwater and marine habitats. The index tracks thousands of species and reported in 2022 an average 69% decrease across monitored wildlife populations over the period 1970 to 2018 ([Living Report Planet 2022](#)) (Document 054).

4.29 Around one million species across the planet are facing extinction, more than ever recorded in human history. The major threats to the natural world and biodiversity are linked to human activity and include climate change, habitat fragmentation, invasive non-native species, development pressures, disturbance, pollution and the over exploitation of natural resources.

Biodiversity in Scotland

4.30 The [Scottish Biodiversity Strategy](#) to 2045 (Document 055) presents the nature and biodiversity crisis at a national level for Scotland. Some key points are:

- The Biodiversity Intactness Indicator indicates that Scotland has retained just over half of its historic land-based biodiversity. That is slightly more than other parts of the UK, but Scotland still ranks in the bottom 25% of nations.
- Measurements of Natural Capital indicate it has declined by over 15% since 1950. The Natural Capital Asset Index finds that only around 64% of Scotland's protected woodlands are in a favourable or recovering condition despite being the habitat with the greatest ecosystem services potential in Scotland.

- There has been a 24% decline in average abundance of 352 terrestrial and freshwater species since 1994 (noting that 1994 was not a high point) and a 14% decline in range for 2,970 terrestrial and freshwater species since 1970.
- An expert review of diversity within species found that of 26 key species selected for assessment, four were classed as being at risk of severe genetic problems. Drought-sensitive plants (mosses and liverworts) have shown strong declines since 1990. Despite recent improvements in air quality, pollution-sensitive lichens have continued to decline since 1971.

4.31 To address this, the Strategy sets out clear targets to halt biodiversity loss by 2030 and to be nature positive, and by 2045 to have restored and regenerated biodiversity across the country. Six related objectives will achieve this:

1. *Accelerate restoration and regeneration.*
2. *Protect nature on land and at sea, across and beyond protected areas*
3. *Embed nature-positive farming, fishing and forestry.*
4. *Protect and support the recovery of vulnerable and important species and habitats.*
5. *Invest in Nature.*
6. *Take action on the indirect drivers of biodiversity loss.*

4.32 Scotland's Planning System has a significant role in addressing the biodiversity crisis and this is reflected in NPF4 Policy 3 Biodiversity seeks to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks by ensuring that biodiversity is enhanced and better connected including through strengthened nature networks and nature-based solutions. Policy 4 Natural Places seeks to protect restore and enhance natural based assets making best use of nature-based solutions by ensuring that natural places are protected and restored and natural places are managed in a sustainable way that maintains and grows their essential benefits. Both the policies are set within the universal Policy 1 Tackling the Climate and Nature Crises in NPF4 that requires significant weight be given to the nature crisis, and by extension biodiversity, in decision making.

4.33 NPF4, restated in the Scottish Government's [Draft Planning Guidance: Biodiversity](#) (Document 056), stipulates that NLLDP2 should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy. This is shown below and indicates the order the impacts of development should be considered and addressed, with avoiding any impact from the outset

being the most desirable approach and compensatory offsetting any impacts being the least favourable. Minimising impacts and restoring damaged habitats are also identified approaches.

4.34 NLLDP2 should promote nature recovery and nature restoration across the development plan area, including by facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity; restoring degraded habitats or creating new habitats; and incorporating measures to increase biodiversity, including populations of priority species. It is clear that both NPF4 policies 3 and 4 are inextricably linked in terms of their requirements for both protection and enhancement of biodiversity and the natural places that sustain it.

Biodiversity in North Lanarkshire

4.35 North Lanarkshire is home to a rich variety of biodiversity with wildlife including habitats, plants and animals ranging from local importance to internationally significant. Details on habitats can be found on the [Nature Scot Habitat Map of Scotland](#) mapping tool (Document 477) which can be used to explore key habitats within North Lanarkshire.

4.36 The [North Lanarkshire Local Biodiversity Action Plan 2023-2027](#) (NLBAP) (Document 012) addresses this and has objectives to:

- Maintain and enhance:
 - The populations and natural ranges of native species and the quality and range of wildlife habitats and ecosystems.
 - Internationally and nationally important and threatened species, habitats and ecosystems.
 - Species, habitats and managed ecosystems that are characteristic of North Lanarkshire or are of local importance.
 - The biodiversity of natural and semi-natural habitats where this has diminished over the recent decades.
- Increase community awareness of, and involvement in, conserving biodiversity.
- Work with the development industry to identify opportunities for biodiversity enhancement within development proposals.
- To identify priorities for habitat and species conservation in North Lanarkshire and set realistic targets and timescales for these.

NLBAP Priority Habitats

4.37 The NLBAP (Document 012) identifies a number of priority habitats in North Lanarkshire, and each has their own Habitat Action Plan examining the conditions, and previous and current action/s to restore and improve the habitat. These are:

4.38 **Bogs:** Bogs in North Lanarkshire are primarily raised/lowland bog, which covers 187ha, or 7% of total cover in Scotland. The Peatland Habitat Action Plan aims to restore and improve peatland habitats for the purpose of carbon sequestration and improve habitats for bog-dependent species. Pressures include peat extraction, forestry, built development, agricultural intensification, dereliction, pollution and windfarm development. Despite becoming designated such as Sites of Importance to Nature Conservation (SINC) and Sites of Special Scientific Interest (SSSI), most peat bog areas in North Lanarkshire have been historically damaged and degraded as a result of above pressures and do not sequester carbon effectively. Recent incentives have been aimed at restoring lowland bog (such as the [WREN project](#) (Document 057) and [PEATLAND Action](#) (Document 058)), as well as action from volunteer schemes such as the [Butterfly Conservation Bog Squad](#) (Document 059) to install dams and remove scrub. [NatureScot's](#) Peatland Action feasibility and completed restoration datasets (Document 193) should also be recognised for their links to biodiversity.

4.39 **Farmland:** There are over 300 farms in North Lanarkshire which support a diverse range of habitats and wildlife. The protection and safeguarding of diverse farmland and associated habitats has been identified. Biodiversity on farmland is threatened by the intensification of agricultural practices, and loss of farmland to urban and utility development. Biodiversity continues to decline due to changing management practices. There have been long term declines in farmland birds such as Tree Sparrow, Corn Bunting and Green Finch.

4.40 **Floodplain and Grazing Marsh:** In North Lanarkshire this habitat that is periodically flooded pasture and meadows is found predominantly in the Kelvin Valley. This habitat can be important for breeding birds such as waders and waterfowl. The remnants that have not been historically drained or built on is in poor condition due to a lack of or inappropriate management. Much of this habitat was adversely affected by draining and water control schemes in the Industrial Revolution, and inappropriate management includes physical destruction, poor water quality of tributary streams, afforestation and neglect. Currently, physical habitat destruction is regulated by SEPA. Significant habitat improvements have taken place at various designated sites, and the [Baron's Haugh Royal Society for the Protection of Birds](#) (RSPB) reserve (Document 060).

- 4.41 **Hedgerows:** Hedgerows are a vital countryside habitat providing shelter as well as habitat connectivity for animals such as bats and hedgehogs. More work is required to assess their extent and condition within North Lanarkshire. Small schemes such as hedgerow enhancement at [Gartcosh Local Nature Reserves](#) (LNR) (Document 061) are underway. Protection and enhancement of hedgerows is now a requirement for new developments in the planning process.
- 4.42 **Ponds:** Ponds are seasonal/permanent water bodies <2 ha in surface area. These are valuable habitats at the local level and provide habitat for priority species such as otter, great-crested newt and water vole. Gartcosh LNR contains one of the largest populations of great-crested newts in Scotland. Primary pressures include drainage and eutrophication from intensifying agriculture, invasive species and development/infilling of ponds. Following decline in ponds in the 20th century, there has been an increase across Scotland between 1998 and 2007. Recently, the construction of Sustainable Urban Drainage Systems (SUDS) ponds has been encouraged for development, and the council has created new ponds through the Greenspace Development Team.
- 4.43 **Rivers and Burns:** Rivers and Burns are the most unmodified habitat in North Lanarkshire. There are approximately 89 rivers, in addition to two main canals and 35 lochs/reservoirs in the area. Major pressures include groundwater pollution through agriculture and industry, creation of manmade barriers and colonisation by invasive species. Water quality has improved by 3% between 2015 and 2020, with 64% of rivers and lochs in at least good condition. Re-naturalisation projects have also been undertaken aiming to create and enhance wetland habitats, as well as facilitate migratory fish movements.
- 4.44 **Urban Landscapes:** Greenspace within urban areas is beneficial to connect people with nature, and a variety of micro-habitats within urban areas create opportunities for vulnerable priority species including bat and swift. Constant development and redevelopment, changing the ecological structures of urban spaces can be a threat to priority species such as bats, especially when development does not take biodiversity into account in their design.
- 4.45 **Woodlands:** In North Lanarkshire woodlands are generally small, linear sites, typically in river gorges and steep slopes with less human intervention. The council owns most of the non-coniferous woodland within the local authority area. Only a small percentage of woodlands are formally protected. Management and enhancement works have taken place at 20 woodland sites; however, Ash Dieback is predicted to continue to cause significant losses of ash trees. Within North Lanarkshire there are long-term woodland creation projects in response to the Climate Emergency, where 40,000 trees will be planted.

NLBAP Protected Species

4.46 The NLBAP (Document 012) identifies a range of priority species in North Lanarkshire across several different groups. These species face pressures primarily from habitat loss, development, land-use change and climate change.

4.47 Invertebrates: Small Pearl-Bordered Fritillary and pollinating insects (bees and wasps).

- Key pressures: loss of suitable breeding habitat, fragmented land ownership, and development impacts.
- Recent action: woodland management and targeted interventions through the Woodland Grant Scheme and development planning.

4.48 Birds: Barn Owl, Kestrel, Redshank, Lapwing, Snipe, Curlew, Taiga Bean Goose, Swift.

- Key pressures: loss of nesting sites, reduced prey availability, agricultural intensification, wetland drainage, visitor pressure and windfarm impacts.
- Notes: Barn Owl populations remain low despite nest-box provision; Kestrel numbers show some recovery; waders and Taiga Bean Geese continue long-term decline.

4.49 Mammals: Otter, Water Vole, Pine Marten, all bat species (eight resident species including Pipistrelle and Brown Long-Eared Bat).

- Key pressures: development impacts, disturbance, road mortality, predation, habitat fragmentation, and loss of roost sites.
- Notes: Otter numbers recovering following reduced pesticide use; Water Voles in decline; Pine Marten populations increasing; bat populations under sustained pressure.

4.50 Amphibians: Great Crested Newt.

- Key pressures: loss of foraging, dispersal and hibernation habitat; impacts from felling, planting and pollution.
- Notes: Population increase at Gartcosh, however population at former Ravenscraig steel works is presumed to have died out.

4.51 Plants: Native Bluebell.

- Key pressures: habitat loss, fragmentation, and competition/hybridisation with Spanish Bluebell.
- Recent action: projects underway to link isolated populations and establish new woodland colonies.

Invasive Non-Native Species

4.52 Invasive Non-Native Species (INNS) are any non-native plant or animal with the ability to spread and adversely impact the environment. Their success often causes local eradication of native species. They cause damage to human health, property, crops and forests. In addition to this the cost is high in controlling these species. It is important, however, to make the definition between non-native and invasive as there are many non-native species that are not invasive and do not pose a threat.

4.53 NLBAP lists INNS in North Lanarkshire with their corresponding actions. These are:

Plants

- Rhododendron, Japanese Knotweed, Himalayan Balsam, Giant Hogweed, Snowberry, Spanish Bluebell

Management: Rhododendron is generally addressed by volunteers removing plant and treating impacted areas, however control of Japanese Knotweed should follow the guidance in [Scottish Environmental Protection Agency \(SEPA\) technical guidance](#) (Document 062). Himalayan Balsam and Snowberry can also be pulled by volunteers in the same way as Rhododendron following treatment with Glyphosate, however this requires an annual revisit in the following years, and it is acknowledged that the spread of Himalayan Balsam cannot be eradicated. Giant Hogweed is also treated with Glyphosate. NLBAP states a concern that Spanish Bluebells are threatening the genetic integrity of the native Bluebell, however no counter action is presented.

Mammals

- American Mink, Grey Squirrel

Management: No current plans to control non-native mammals within North Lanarkshire.

Crustaceans

- North American Signal Crayfish

Management: Controlled through trapping.

4.54 A dedicated [Invasive Species Action Plan](#) (Document 063) provides further detail on how the council manages INNS across North Lanarkshire.

Nature Designations

4.55 North Lanarkshire has a range of locations which are of international, national or local importance:

- Special Protection Area (SPA): 3.8% land coverage. SPAs protect birds and their surrounding habitats; which are classified under the 1992 EC Wild Birds Directive.
- Three Special Areas of Conservation (SAC): 0.4% land coverage. Special Areas of Conservation are designated as high-quality areas that contribute towards the habitats and species identified in Annexes I and II of the European Habitats Directive.
- There is a further two SAC along our border with South Lanarkshire, where the SAC is predominantly located and is recorded by NatureScot.
- 11 Sites of Special Scientific Interest (SSSI): 2.1% land coverage, of which nine are designated for their biological attributes. SSSIs is a formal conservation designation aimed to conserve key biological or geographical features.
- There are a further two SSSIs along our border with South Lanarkshire, where the SSSI is predominantly located and is recorded by NatureScot. These are SSSIs for biological reasons.
- Six Scottish Wildlife Trust reserves: 0.7% land coverage/2 Royal Society for the Protection of Birds (RSPB) reserves: 0.4% coverage. A variety of reserves managed by these non-government organisations for the benefit of both humans and wildlife.
- Nine Local Nature Reserves (LNR): 1.0% land coverage. Local nature reserves are areas of at least locally important natural heritage, designated and managed by the council to give people better opportunities to learn about and enjoy nature close to where they live.
- 410 Sites of Importance to Nature Conservation (SINC): 15.6% land coverage. Local designation covering sites that have a local biodiversity value or notable biodiversity features.
- Three country parks: 2.0% land coverage. Country parks are managed to benefit wildlife and support nature conservation.

4.56 Overall, 16.8% of North Lanarkshire (7,900 ha) falls under at least one of the above designations. A key feature of NLLDP2 will be to protect and enhance designated sites where possible and practical, recognising why the site/s has a designation and the issues faced. This will be achieved via the Plan's spatial strategy, Site Assessment Methodology, Strategic Environmental Assessment and the use of the NPF4 policy framework.

Woodland Cover

4.57 In total, 23% (10,720 ha) of North Lanarkshire is denoted on the [Native Woodland Survey of Scotland](#) (NWSS) register (Document 064). This is largely evenly distributed, with concentration in the southwest. The top three dominant habitats on this register are lowland mixed deciduous woodland (6,000 ha), wet woodland (2,800 ha) and upland birchwood (900 ha). In addition, 3% (1,500 ha) of the woodland of North Lanarkshire is recorded on the Ancient Woodland Inventory (AWI) (Document 065), of which 960 ha is Long Established of Plantation Origin (LEPO), 550 ha is Ancient of Semi-Natural Origin (ASNO) and the remainder is other. North Lanarkshire has undertaken management, and enhancement works at 20 woodland sites. Ash dieback is predicted to continue to cause significant losses of ash trees. There are long term woodland creation projects in response to the Climate Emergency, where 40,000 trees will be planted. Forestry, Woodland and Trees are discussed later in this chapter.

4.58 North Lanarkshire Council manages a relatively modest proportion of the area's overall woodland resource. Based on the identified community woodland sites (approximately 693 ha) and woodland creation sites (approximately 48 ha), the council is responsible for around 740 ha of woodland in total. This represents roughly 7% of the total woodland area recorded on the Native Woodland Survey of Scotland (10,720 ha). Within this wider context, council owned and managed woodland forms an important but comparatively small component of the overall woodland network, which is largely made up of privately owned or other publicly managed sites. However, these sites are typically well distributed across key settlements and are often actively managed, playing a strategic role in delivering biodiversity enhancement, community access, and climate change objectives, including ongoing woodland creation initiatives linked to the Climate Emergency.

Community Woodland	Location	Size (ha)
Broadwood	Cumbernauld	20.41
Brownsburn	Airdrie	2.05
Cairnhill Woods	Airdrie	12.2
Calderbank & Chapelhall	Airdrie	22.4
Cambusnethan	Wishaw	43.6
Coltness Woodlands	Wishaw	88.9
Colzium Estate	Kilsyth	32.9
Cumbernauld Community Park	Cumbernauld	8.18
Dalzell Estate	Motherwell	37.21
Drumpellier Luggie Glen	Coatbridge	25.75
Drumpellier Country Park	Coatbridge	54
Kingshill	Allanton	90.08
Moodiesburn Glen	Moodiesburn	8.1
Newarthill	Newarthill	7.4
Old Mine Nature Park	Bellshill	44.2
Palacerigg Country Park	Cumbernauld	24.64
Petersburn Wood	Airdrie	15.65
Ravenswood	Cumbernauld	17.61
Riccard Johnston	New Stevenson	6.32
Shields Glen	Motherwell	3.3
Smithstone Mosswater	Cumbernauld	13.82
Strathclyde Country Park	Motherwell	90
Thornwood	Tannochside	9.1
Viewpark Glen	Viewpark	15.16
Woodland Creation Site	Location	Size (ha)
Auchenkilns	Cumbernauld	1.53
Benhar Road	Shotts	2
Benhar Road (2)	Shotts	1.76
Benhar Road (3)	Shotts	1.67
Benhar Road (4)	Shotts	3.43
Blairlinn Luggie Bank		2
Calderbank Station Wood	Airdrie	3
Forgewood	Motherwell	0.43

Millcroft	Cumbernauld	13.83
Palacerigg Climate Emergency Woodland	Cumbernauld	2.41
Sandyknowes	Cumbernauld	10.6
Strathclyde Country Park Children's Woodland	Motherwell	1.46
Low Wood	Cumbernauld	3.9

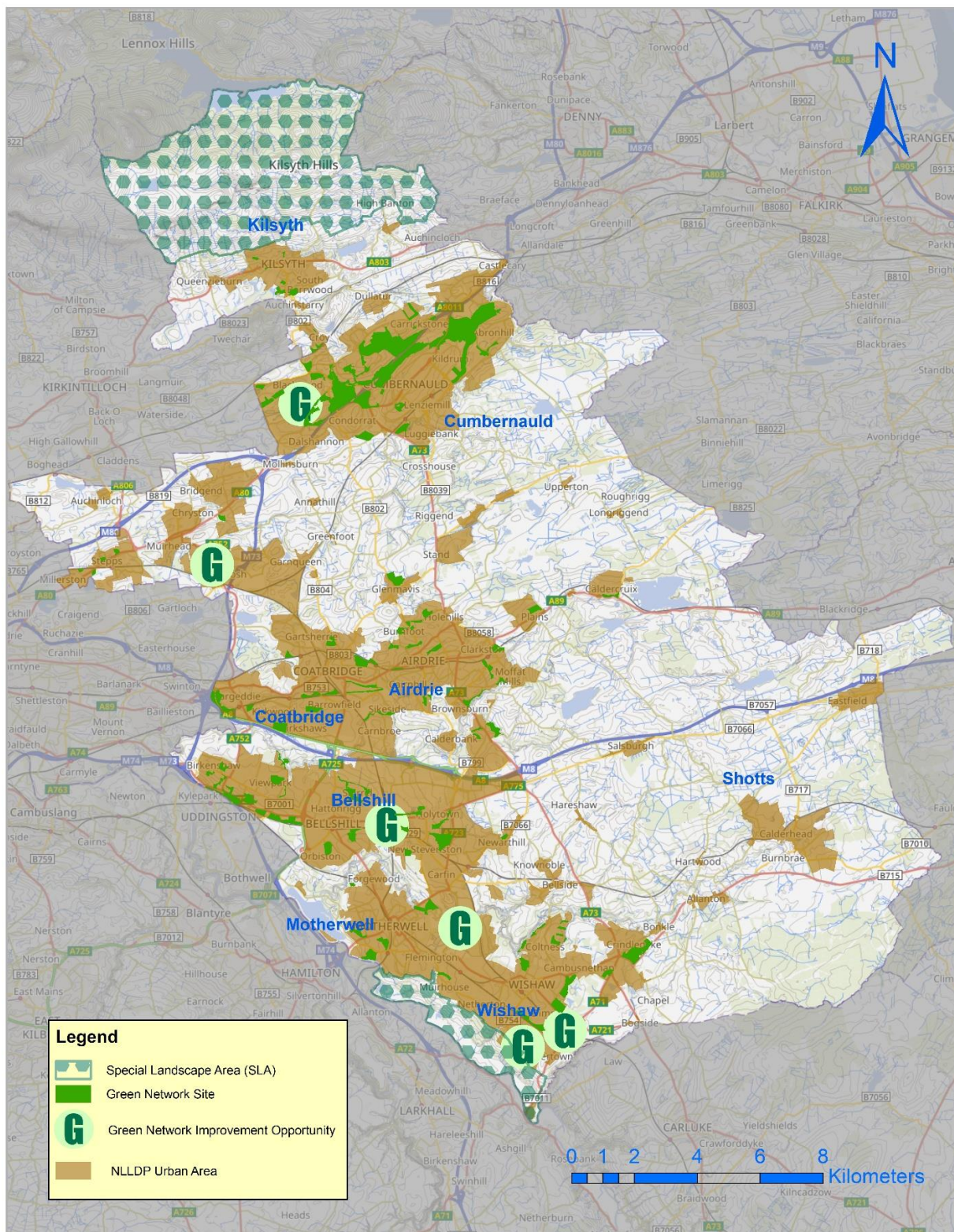
Table 4.1 North Lanarkshire Council Woodland Management 2026

Blue/Green Infrastructure and Nature Networks

4.59 Green networks refer to the connected areas of blue/green infrastructure and open space which together form an integrated and multi-functional habitat network, a Nature Network. Blue infrastructure is identified in NPF 4 as Water environment features within the natural and built environments that provide a range of ecosystem services. The Biodiversity in North Lanarkshire and Water Environment sections of this chapter define elements of the Blue infrastructure network. Nature Networks help define the landscape, provide links with the countryside and allow the movement of people and wildlife, creating opportunities for physical activity and access to the outdoors. Blue/Green infrastructure can deliver multiple environmental benefits, whilst playing a key role in mitigating against climate change. Developing and strengthening blue/green infrastructure will underpin ecosystem services and contribute to healthy and resilient ecosystems. Blue/green network assets encompass international, national and local landscape designations as well as urban blue green spaces and are covered by PROT A POLICY Natural Environment and Green Network Assets in the current NLLDP. Urban blue green network including natural areas (including urban wildlife corridors, trees & woodlands, watercourses & wetlands and flood plains), outdoor sports facilities and other green open spaces contributing to quality of life in local communities are shown below. Current Green Network improvement opportunities are promoted under NLLDP Policy PROM LOC4 POLICY Special Landscape Areas and Green Network Improvements which are shown on Map 4.2 below.

4.60 In supporting the identification and delivery of Blue Green Infrastructure (BGI) and Nature Networks, a range of water environment evidence sources have been utilised to inform the Evidence Report and subsequent plan preparation. This includes baseline data and mapping relating to the water environment, including river networks, lochs, wetlands, floodplains, riparian corridors, and hydrological processes.

- 4.61 In line with SEPA's Planning Advice Note on Achieving Sufficiency of Evidence, these datasets provide a comprehensive understanding of the current condition, function and sensitivities of the water environment, and how these should be reflected in spatial strategy, site selection and placemaking outcomes.
- 4.62 This information supported the spatial identification of wetland components within Nature Networks, by the GCV Green Network Partnership and will help to inform the integration of blue/green infrastructure within development proposals.
- 4.63 Key sources include SEPA flood hazard and risk mapping, river basin management data, water body classifications, and Strategic Flood Risk Assessment (SFRA) outputs, alongside local evidence on blue/green infrastructure, nature networks and open space. These datasets will be used to identify constraints, opportunities for enhancement, and areas where nature-based solutions can be delivered to support climate resilience and environmental improvement.
- 4.64 These datasets and evidence sources will also directly inform the Site Assessment Methodology (Chapter 13), ensuring that potential development sites are assessed with regard to their impact on, and opportunity to enhance, the water environment, including wetlands, flood risk areas and blue/green infrastructure networks.



Map 4.2 showing NLC PROM LOC4 Special Landscape Areas & Green Network Improvements

Nature Networks Context

4.65 Nature Networks are best considered at a landscape scale to ensure species can move around freely between existing nature rich areas, irrespective of administrative boundaries. NPF4 states: “Scotland’s Nature Networks will enable opportunities for achieving ecological connectivity that meet local priorities for biodiversity and nature; whilst building and strengthening an evolving regional and national connectivity.”

4.66 A regional, cross-boundary approach is also supported by NatureScot’s draft [Nature Network Framework](#) (Document 066) that states: “Nature networks will build on connections at the local level and look at opportunities to deliver strategic connectivity regionally and support national objectives and priorities. This will need to be facilitated across administrative boundaries to ensure strong connectivity between landscapes. Working regionally enables the connection of neighboring networks, further increasing the ability for dispersal, strengthening populations and improving their resilience to pressures.”

4.67 Additionally, NatureScot’s “Nature Networks: Frequently Asked Questions (2024)” states: “...cross-border collaboration will be important to ensure that Nature Networks which cross shared boundaries remain fully functional” and “Implementation would ideally take place through local and regional partnerships to agree upon Nature Network corridors across an area...”

4.68 In recognition of the above, the eight authorities that comprise Glasgow City Region (GCR) have agreed to work collaboratively on the identification of Nature Networks that uses a common approach, based on common baseline data, while allowing for the reflection of local circumstances and nuance.

4.69 The [Glasgow & Clyde Valley Green Network](#) (GCVGN) (Document 068) has extensive experience and expertise in developing Nature Networks and is leading the work in collaboration with the GCR local authorities, including North Lanarkshire.

Key Nature Network Themes for North Lanarkshire

4.70 Through collective discussion, the Glasgow City Region authorities have identified the following broad habitat types as being key to regional Nature Networks:

Broad habitat type	Rational for inclusion
Broadleaved woodland	• Extensive existing woodland networks, however these are often discontinuous. • Provides multiple benefits additional to biodiversity including carbon sequestration, flood mitigation, temperature regulation. • Existing woodland cover around 17%, much lower than other European countries. Target of 20% for urban canopy cover in Glasgow City Region and 21% for the total area of Scotland by 2032.
Grassland	• Across UK, 97% of species rich grassland lost since the 2nd World War. What remains is vulnerable and highly fragmented. • Key habitat for pollinators which are critical to the agricultural sector. • Increasingly recognised as playing a major role in carbon sequestration.
Wetland	• A habitat type decimated by agricultural intensification and urban expansion. • Provides additional benefits including flood mitigation, pollution mitigation and water quality. • Increasingly recognised for carbon sequestration value.
Peatland/heath	• Unique habitat and home to an array of species • Around 50,000ha of peatland across the region (15% of land area) with much of it degraded • Provides multiple benefits additional to biodiversity including carbon sequestration and flood mitigation.

Table 4.2 Habitat Types Key to Regional Nature Networks

Overview and Geographical Context

4.71 While much more nuanced at a local level, North Lanarkshire has three broad geographical and land use characteristics that influence the character of Nature Networks and the ability to enhance and manage them.

- 4.72 Western North Lanarkshire, south of Moodiesburn and Chryston, is characterised by extensive urban areas, including the major settlements of Coatbridge, Airdrie, Motherwell and Wishaw which are interspersed and buffered by greenbelt. Cumbernauld, North Lanarkshire's other large settlement, is a designed new town and is different in character with more extensive greenspace permeating throughout the built environment.
- 4.73 In these urban and peri-urban contexts the council has wide-ranging influence on Nature Networks through strategic planning & development management, the management of council owned spaces, the [Open Space Strategy](#) (Document 013) and protected site and greenbelt designations.
- 4.74 Eastern North Lanarkshire, south of Cumbernauld, is predominantly rural in character comprising a mix of small to medium settlements, lowland agriculture, moorland, post-industrial land and forestry, that continues into neighbouring Falkirk and West Lothian.
- 4.75 In this context NLLDP2 has less influence on management and delivery of Nature Networks although opportunities exist associated with the Open Space Strategy and greenspaces in and around the smaller settlements, the Forestry and Woodland Strategy (Document 076) and Local Nature Conservation Site (LNCS) designation. Delivery will be much more reliant on the replacement for Agri-Environment Climate Scheme payments to farmers and landowners, and Forestry Grants.
- 4.76 To the north of Kilsyth the landscape transitions into the uplands of the Kilsyth Hills characterised by upland grazing, peatland and forestry. Here too the replacement for Agri-Environment Climate Scheme payments to farmers and landowners will play a major role in what can be delivered.
- 4.77 Each of the broad circumstances described above presents opportunities and issues for identifying Nature Networks, for their delivery and for the role of NLLDP2.

North Lanarkshire Nature Networks

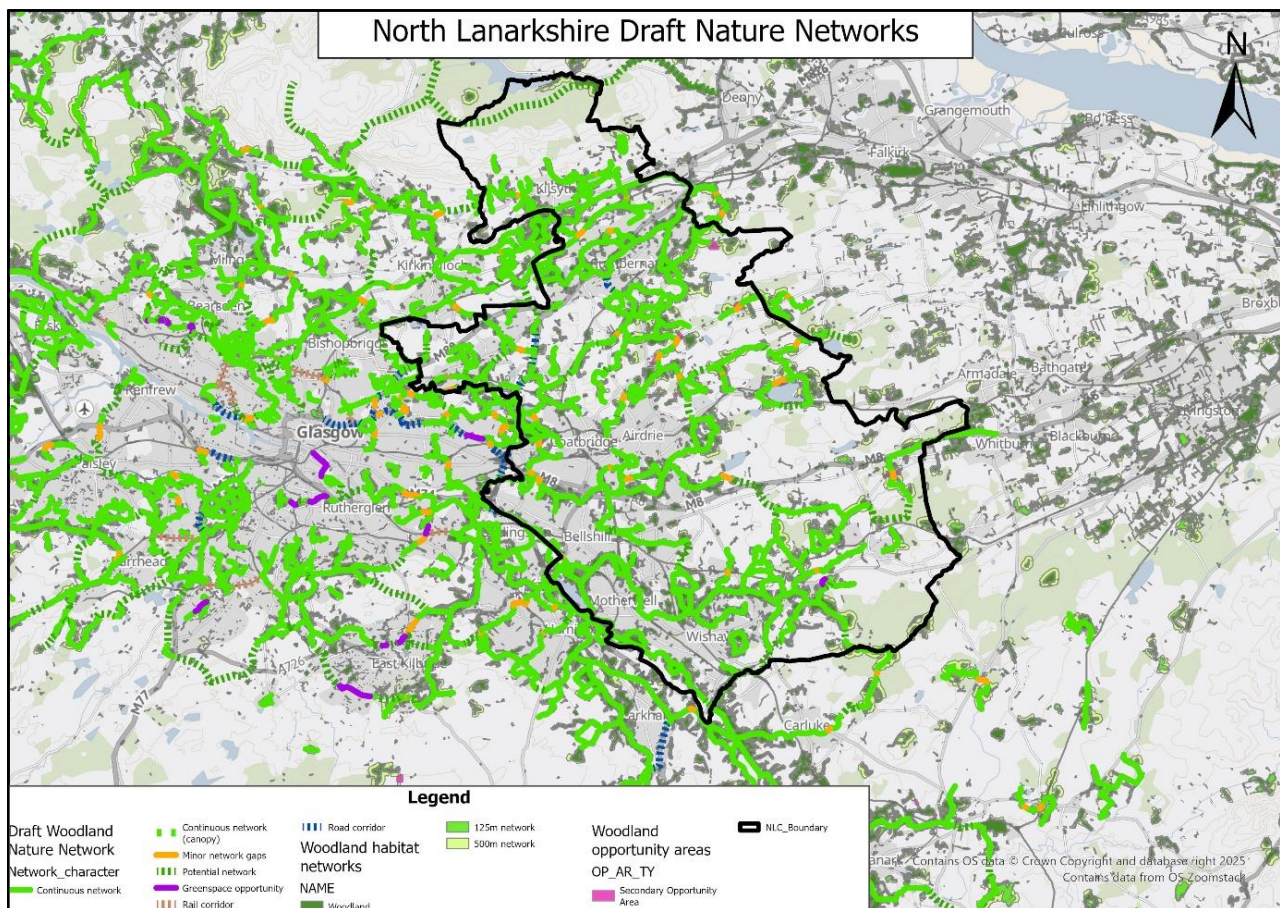
- 4.78 Nature Networks for North Lanarkshire, developed using the approach described, are set out below in a series of maps for each of the broad habitat types considered, supported by summaries of key themes and opportunities.
- 4.79 In order to highlight opportunities and challenges for protection, management and delivery more clearly, each individual Nature Network corridor identified in the maps is characterised in one of three ways:

Corridor character	Description	Key actions
Continuous network	Analysis shows the habitat patches to be continuously networked and “functionally connected”	Protect and manage existing, connected Nature Network assets
Minor network gaps	Analysis identifies “opportunity areas” where relatively small interventions would connect currently fragmented Nature Networks	Identify and deliver programme of interventions that change these corridors to “continuous network”. Protect and manage
Potential network	Analysis identifies landscape scale gaps that would require further investigation, landowner engagement and multiple interventions over a much longer time period	Plan longer term programme of engagement and interventions that start to build up the connections by creating new nodes and stepping stones
Other categories	Each habitat type has other categories of “network character” pertinent to their mapping and delivery. These are detailed in the relevant sections below	

Table 4.3 Nature Network Corridor Categories

Broadleaved Woodland

4.80 Map 4.3 below shows the draft Broadleaved Woodland Nature Network for North Lanarkshire identified using the data set out above combined with expert stakeholder knowledge.



Map 4.3 Draft Broadleaved Woodland Nature Network for North Lanarkshire

Summary of Woodland Themes

4.81 Map 4.3 clearly demonstrates that North Lanarkshire has extensive, existing broadleaved woodland networks spanning both urban and rural contexts, creating a sound base that should be protected and managed, and on which to build.

4.82 On closer examination some of the existing network connections are based on narrow corridors and are therefore vulnerable to land use change. These connections would ideally be secured and augmented to maintain and enhance connectivity. Map 4.3 also identifies a series of small gaps in the networks where targeted woodland creation could greatly increase connectivity at a landscape scale.

4.83 There are however some sizeable areas of North Lanarkshire that appear to have far less broad-leaved woodland habitat and what does exist is isolated and not part of a network. These areas include:

- The Kilsyth Hills and cross-boundary into Stirling.

- The area around Mollinsburn, Annathill, Dalshannon and Greenfoot.
- The area between Palacerigg Country Park, Greengairs, Longriggend and cross-boundary to Slamannan in Falkirk.
- The area between Hillend Reservoir and Salsburgh.
- The area around Hareshaw.
- South and east of Shotts, Hartwood and Allanton, cross-boundary into West Lothian.

4.84 It may be that in the locations above other habitat types such as peatland, grassland or wetland are more prevalent and the priority and further work is required to clarify if this is the case. However, given the scale of these areas there is clearly scope for more woodland in the landscape and, if well targeted, the creation of new Woodland Nature Networks.

Summary of Broad Woodland Opportunities

4.85 Ensuring that key nodes and connections within the existing networks are protected through LNCS designations is a key role for NLLDP2.

4.86 In the extensive urban and peri-urban areas of western North Lanarkshire opportunities exist to connect existing networks through a programme of targeted urban tree planting in council owned land, and through the requirement for trees and woodland in new planned development. North Lanarkshire has a programme of Ash Dieback tree replacement, and this could be targeted to locations delivering connectivity. Other public land managed by organisations such as the NHS, Scottish Water and Transport Scotland may also present opportunities for increasing urban woodland cover and creating connectivity. Transport corridors in particular are often wooded, creating habitat links. Rail and road networks identified and playing a key role in woodland connectivity have been identified in the data. In some urban locations canopy cover is high (i.e. greater than 20%) and, while not a properly functioning woodland, is likely to play a role in connectivity for some species. Locations where this could play a role in linking existing woodland habitat have been identified in the data.

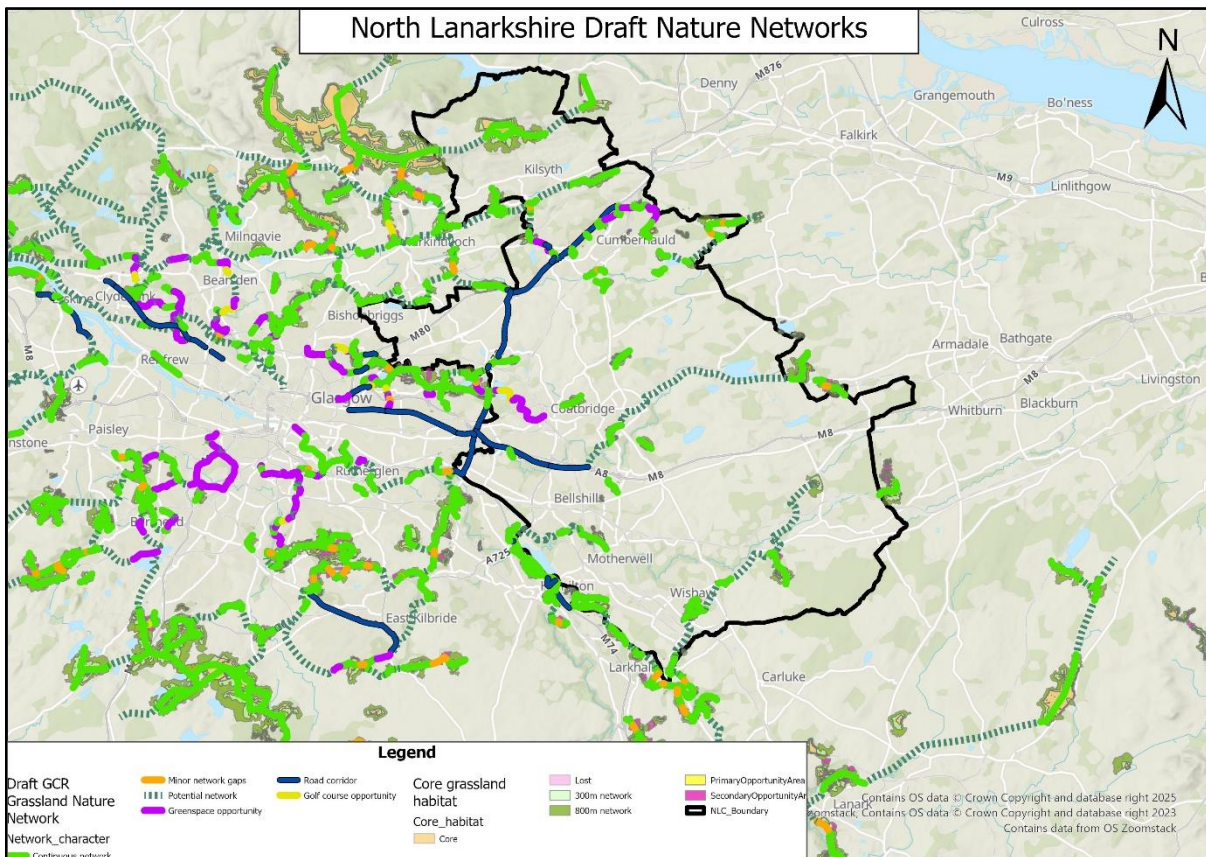
4.87 In rural, private land, which constitutes a large proportion of North Lanarkshire, NLLDP2 has less ability to influence change on Nature Networks however, opportunities do exist through the Forest and Woodland Strategy's influence in targeting woodland to areas that support connectivity.

4.88 Forestry Grant payments will continue to be a key driver for broadleaved woodland delivery in North Lanarkshire, and across Glasgow City Region, with Clyde Climate Forest a key delivery

agent helping target creation to areas contributing to Nature Networks. The above will also deliver on NPF4 Policy 6 Forestry, Woodland and Trees.

Grassland

4.89 Map 4.4 below shows a draft Grassland Nature Network for North Lanarkshire identified using the data set out above, and expert stakeholder knowledge.



Map 4.4 Draft Grassland Nature Network for North Lanarkshire

Summary of Broad Grassland Themes

4.90 Map 4.3 clearly demonstrates the challenge of creating a fully functioning grassland network spanning both urban and rural North Lanarkshire. It is estimated that around 97% of species rich grassland has been lost across the UK since World War 2 due to agricultural intensification and urban expansion, and that appears to be reflected in North Lanarkshire. While there are many remaining habitat patches, as well as newly created meadows, many more have been lost and those that do exist are generally isolated and not part of wider Nature Networks.

4.91 It is likely that more grassland habitat in the form of field margins, set aside fields and road verges exist in the rural east than is shown in Map 4.3, however data for these isn't currently available and may represent an area of future work to supplement the evidence base.

Summary of Broad Grassland Opportunities

4.92 Creating grassland Nature Networks will require different approaches dependent on location and circumstances. In rural North Lanarkshire the replacement for Agri-Environment Climate Scheme payments to farmers and landowners will play a major role in what can be delivered. The influence of NLLDP2 will be limited in this context although some opportunities will exist through rural planned development or infrastructure projects e.g. new hospital site at Moffat Mills or the East Airdrie Link Road, or through off-site biodiversity enhancements where this can't be accommodated within urban developments. NLLDP2 should ensure that remaining grassland habitat is afforded protection through LNCS designations.

4.93 In urban locations the Open Space Strategy should play key role in targeting the creation of grasslands within urban and peri-urban greenspaces, particularly amenity spaces with low biodiversity and functional value. A programme of meadow creation on urban, council owned land is already underway. Spaces that could play a role in further connectivity have been highlighted in the data as "greenspace opportunity".

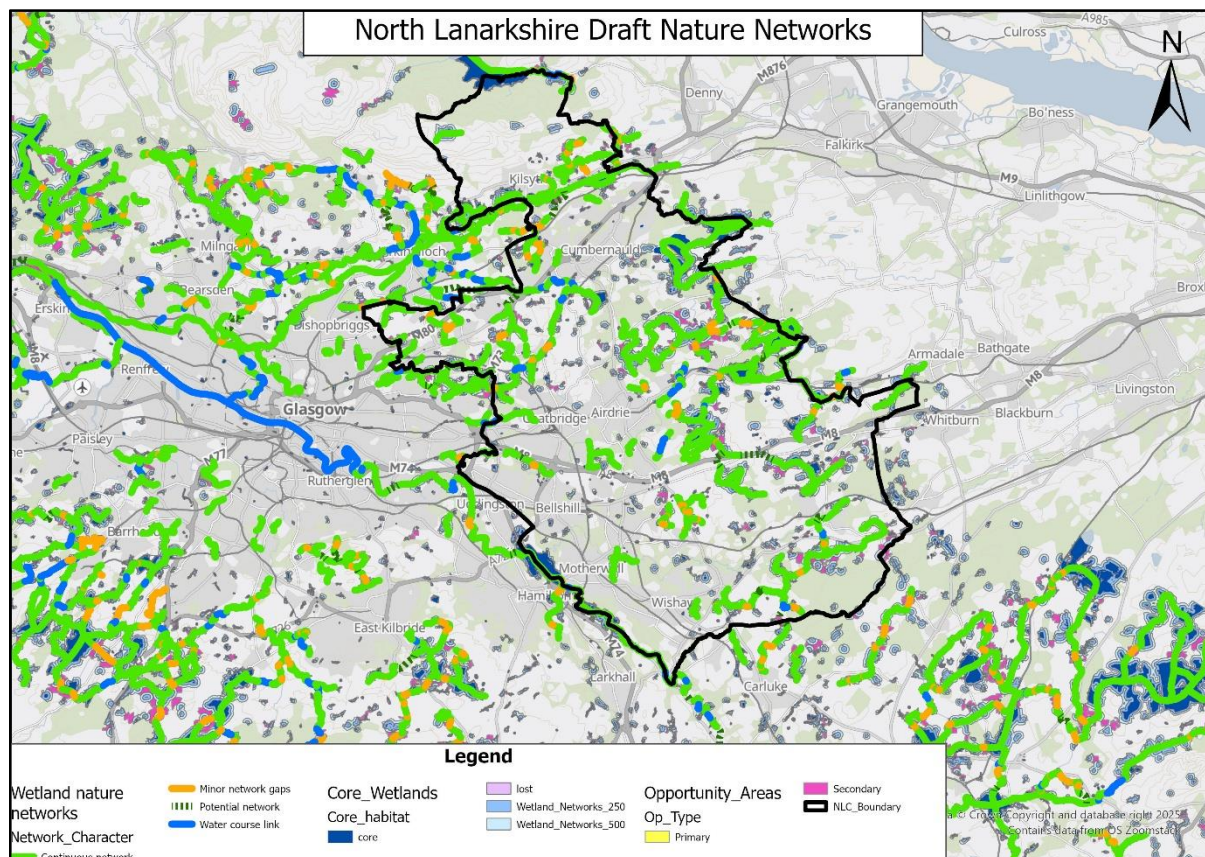
4.94 Road networks often have significant amounts of greenspace associated with them as verges or central reservations, Cumbernauld being a good example. These linear features could provide grassland connectivity if enhanced or managed differently and key routes have been identified in the data as "road corridors". Biodiversity enhancement through new planned development, as required by NPF4 Policy 3 Biodiversity, based on site statements and design briefs that clearly identify the biodiversity and Nature Network elements to be delivered, will also be a key urban delivery mechanism.

4.95 The identification of Nature Networks within NLLDP2 should also initiate dialogue with other public landowners and managers on how their assets can assist with delivery including, Transport Scotland, NHS Greater Glasgow & Clyde, Scottish Enterprise, Forestry and Land Scotland and Scottish Water.

4.96 The [Pollinator Species Action Plan](#) (Document 069) of [North Lanarkshire's Local Biodiversity Action Plan](#) (Document 012) provides more detail on grassland delivery.

Wetland

4.97 Map 4.5 below shows a draft Wetland Nature Network for North Lanarkshire identified using the data set out above and expert stakeholder knowledge.



Map 4.5 Draft Wetland Nature Network for North Lanarkshire

Summary of Broad Wetland Themes

4.98 North Lanarkshire's existing Wetland Nature Networks are generally associated with open water bodies, active peatland, water courses and riparian areas (in particular the River Clyde and Forth & Clyde Canal). Many smaller patches of wetland habitat such as marsh, swamp and wet heath are scattered through the landscape, but these tend to be isolated and not part of wider Nature Networks.

4.99 Many of the building blocks of a Wetland Nature Network are in place, particularly in the rural context, forming the basis of stepping-stones and habitat corridors. However, the geographical scale of the authority and competing intervening land uses means a fully functioning wetland network will be a long-term programme that can only be partially influenced by NLLDP2.

Summary of Wetland Opportunities

- 4.100 Wetlands are a critical component of both the water environment and Nature Networks, providing important ecosystem services including biodiversity support, natural flood management, water quality improvement and carbon storage.
- 4.101 In rural locations restoration of degraded peatland, NPF4 Policy 5 Soils, can make a significant contribution to the wetland network and is detailed further in the Peatland section below. As with other habitat types the replacement for Agri-Environment Climate Scheme payments to farmers and landowners will play a major role in what can be delivered for rural wetlands.
- 4.102 NLLDP2 has considerable influence over wetland network delivery in urban locations. This includes the requirement for high quality, naturalised SUDS in new development, Natural Flood Management schemes, river restoration and deculverting projects, as well as habitat creation in greenspaces influenced by the Open Space Strategy. Collectively these interventions would also contribute to NPF4 Policies 22 Flood Risk and Water Management and 20 Blue & Green Infrastructure.
- 4.103 However, this is offset by the difficulty of delivery within an existing built environment and the technical challenges and cost that it presents, as well as competing demands placed on available land. Delivery of an urban wetland network will be a long-term programme, however, every opportunity should be taken through the planning system, partnership projects and greenspace enhancement to begin that process. The data has identified locations where exiting wetland networks are linked by a “water course link”. These water courses aren’t included as core habitat due to adjacent land uses, the speed of flow, or gradient. They may however present an opportunity for future work such as natural flood management, river restoration or setting aside buffers on agricultural land.
- 4.104 In rural locations restoration of degraded peatland, NPF4 Policy 5 Soils, can make a significant contribution to the wetland network and is detailed further below. As with other rural habitat types the replacement for Agri-Environment Climate Scheme payments to farmers and landowners will play a key role in what can be delivered for rural wetlands.
- 4.105 The influence of NLLDP2 will be limited in rural situations to protection of key habitats and connections, and delivery through at-scale rural developments. Windfarm and solar array Habitat Management Plans will be a key planning tool in delivering more extensive and better-quality wetlands.

30x30 Designated Sites

- 4.106 The Scottish Government has set a target of having 30% of Scotland's land and sea under protected designations by 2030. The designations that count towards that total are RAMSAR sites, Special Protected Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR).
- 4.107 While not the primary driver for more local and nuanced Nature Networks, North Lanarkshire has SSSIs designated for biological value wholly or partially within its boundary, and a Special Protection Areas and Special Areas of Conservation. Nature Networks should ensure that where appropriate, based on habitat types, these nature rich sites are connected.
- 4.108 Achieving [30x30](#) (Document 478) will be reliant on the identification of sites and areas outside of existing traditional protected areas. Although this could involve the designation of new statutorily protected areas in North Lanarkshire, as these are not designated by the council it is unlikely such new designations will be a feature of NLLDP2. However, there is potential for new non-statutory areas to be managed for wildlife to feature in NLLDP2 in line with NPF4 policy. To qualify towards 30x30, sites/areas must demonstrate:
- The importance for biodiversity and ecosystem functions and services and that this biodiversity value is not negatively impacted by use of the site.
 - The biodiversity value on site has long term protection and assurance of management.
 - The ownership or governance of the area has the mandate and capacity to manage the site to sustain the biodiversity value.

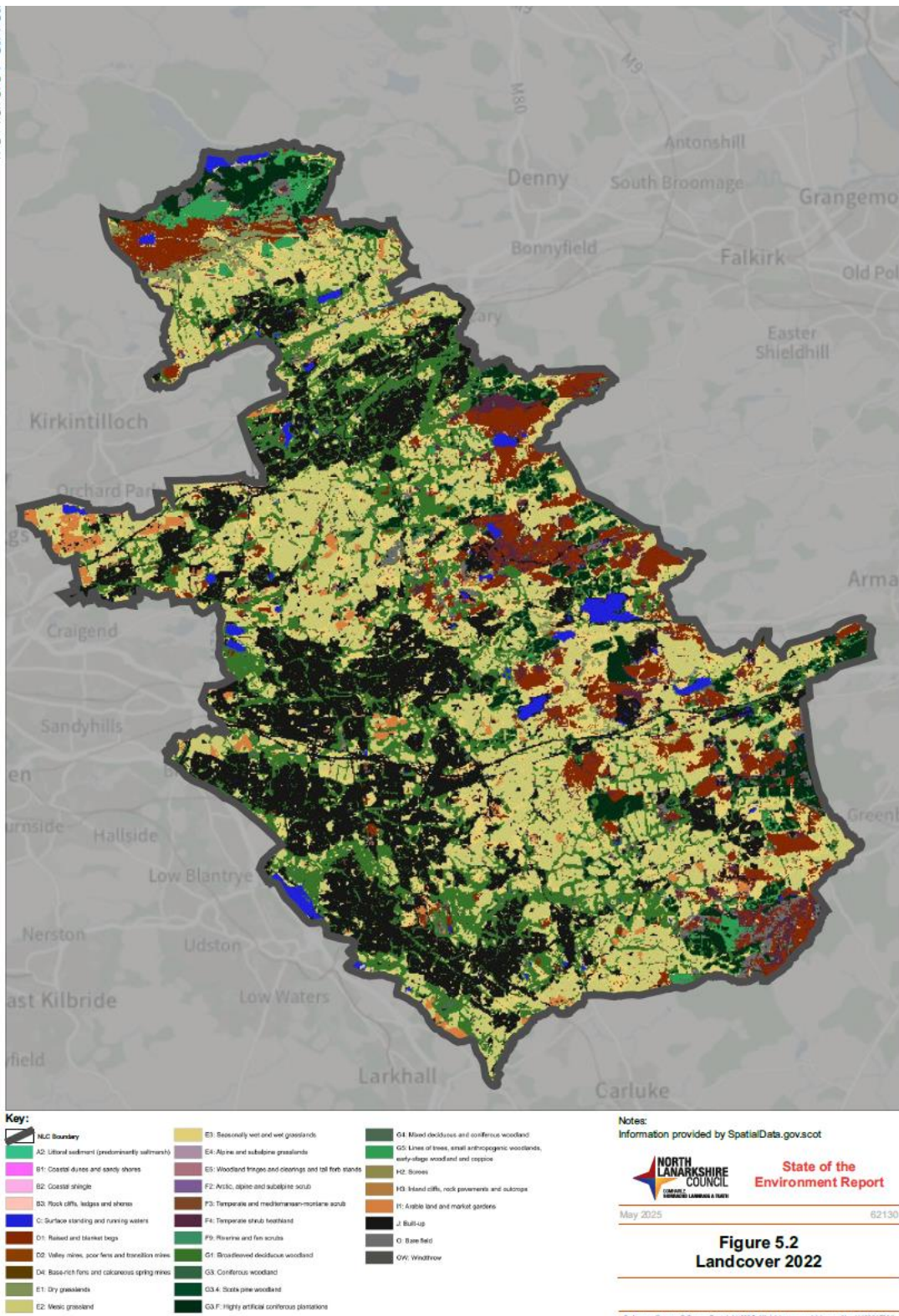
Landcover

- 4.109 Landcover has been periodically mapped in Scotland by Space Intelligence and divided according to their EUNIS habitat classification. Landcover in North Lanarkshire as of 2022 is shown in Map 4.6 below and listed in order of area as follows:
- J: Built-up (21.8%) - 10295ha
 - E2: Mesic grassland (20.7%) - 9755ha
 - G1: Broadleaved deciduous woodland (18.1%) - 8541ha
 - E3: Seasonally wet and wet grasslands (13.1%) - 6164ha

- D1: Raised and blanket bogs (7.5%) - 3565ha
- G3.F: Highly artificial coniferous plantations (5.4%) - 2548ha
- F4: Temperate shrub heathland (2.7%) - 1270ha
- G5: Lines of trees, small anthropogenic woodlands, early-stage woodland and coppice (1.9%) - 880ha
- I1: Arable land and market gardens (1.7%) - 789ha
- C: Surface standing and running waters (1.6%) - 766ha
- O: Bare field (1.4%) - 68ha
- E1: Dry grasslands (1.4%) - 668ha
- G4: Mixed deciduous and coniferous woodland (0.9%) - 431ha
- F3: Temperate and mediterranean-montane scrub (0.6%) - 266ha
- D2: Valley mires, poor fens and transition mires (0.5%) - 259ha
- OW: Windthrow (0.3%) - 159ha
- E5: Woodland fringes and clearings and tall forb stands (0.2%) - 105ha
- F9: Riverine and fen scrubs (0.1%) - 61ha
- 3: Inland cliffs, rock pavements and outcrops (0%) - 19ha

4.110 Additionally, data from the NLLDP was used in this examination of Landcover as it is considered the most accurate representation of the urban boundary currently available. The total coverage of urban spaces was calculated to be just over 13,000 ha (27.5%), with the largest areas being Wishaw (3,700 ha), Airdrie (2,200 ha) and Cumbernauld (2,100 ha). This coverage includes other landcover types such as open areas and woodland that fall within urban areas.

4.111 The major drivers of Landcover change include development of urban areas, intensification of agriculture (including woodland creation and loss), pollution/waste and invasive species. These pressures can have an impact on key species and habitats.



Map 4.6: Landcover 2022 (State of the Environment Report Figure 5.2 Landcover 2022)

Soils, Peatland and Geology

4.112 Soils are a vital but limited natural resource that support food production, water management, biodiversity, and climate regulation through carbon storage. Recognising this, NPF4 Policy 5 sets out measures to protect and enhance soil health across Scotland. Peatlands are particularly important carbon-rich soils, covering over 20% of Scotland and storing carbon equivalent to more than 180 years of national greenhouse gas emissions. Scotland holds most of the UK's peatland, mainly as blanket and raised bogs formed over thousands of years.

4.113 The Peatlands Habitat Action Plan aims to protect and safeguard existing peatland sites as well as guide restoration works on degraded sites. The restoration and enhancement of bog sites in North Lanarkshire will help to contribute to Scotland's targets to reduce carbon emissions and help tackle climate change, as well as improving conditions for a large number of bog associated species. In North Lanarkshire, bogs are most commonly found around Shotts, Eastern Monklands and in the Kelvin Valley. Most of the bogs within North Lanarkshire are lowland raised/intermediate bogs. Blanket bogs are not as common; however, several are located within the district. These types of bogs are mostly found in upland areas of Scotland.

4.114 North Lanarkshire contains a wide range of soil types, significant areas of peatland, and a complex geological legacy shaped by glaciation, mining and industrial activity.

4.115 NPF4 Policy 5 requires Local Development Plans to safeguard carbon-rich soils, protect peatland, minimise soil disturbance and support restoration.

Peatland Resources and Condition

4.116 Peatlands are one of Scotland's most important carbon stores. North Lanarkshire's peatlands, mainly lowland raised and intermediate bog, are concentrated around Shotts, Eastern Monklands and the Kelvin Valley.

4.117 Designated sites include:

- Seven SSSIs,
- 72 Sites of Importance for Nature Conservation (SINCs)
- Local Nature Reserves at Kingshill, Greenhead Moss and Brownsburn

4.118 Peatland conditions vary from favourable to unfavourable, with pressures including historic extraction, drainage, neglect, agricultural intensification, built development, pollution and windfarm activity.

Restoration Activity

4.119 A substantial programme of peatland restoration has taken place, supported by:

- NatureScot's Peatland Action Fund
- Partnership projects at Fannyside Muir, Greenhead Moss, Broadwood Moss and Cathburn Moss
- Feasibility studies and volunteer-led conservation projects

4.120 [North Lanarkshire Council's Bog Action Plan](#) (Document 071) aims to improve the condition of active peatlands, restore degraded sites and promote awareness of their importance.

Carbon and Peatland Mapping

4.121 NatureScot's Carbon and Peatland 2016 Map (extract Map 4.7) identifies areas of carbon-rich soils, deep peat and priority peatland habitat in five classes. Data extracted from the Carbon and Peatland 2016 map shows the distribution of carbon and peatland classes in North Lanarkshire with large areas highlighted Class 1 (pink), little to no areas class 2 (yellow), class 3 (blue), class 4 (purple) and class 5 (green).

4.122 North Lanarkshire has a good geodiversity and contains resources which are important on a Scottish, UK and European level. Protection and management plans are in place to protect important resources including the NLPAP and SSSI legislation.

4.123 The NatureScot 2016 Carbon and Peatland Map records areas of peatland, this includes Class 1 & 2 peatland which are nationally important, Class 3 which may contain peatland habitat and is mostly carbon rich soil but with some deep peat, Class 4 which is typically not peatland habitat and unlikely to contain carbon rich soils, and Class 5 where there is no peatland habitat but there are carbon rich soils and deep peat. The approximate land coverage within NLC is as follows:

- Class 1 - 5.31%
- Class 2 – none
- Class 3 – 0.87%
- Class 4 – 4.89%

- Class 5 –10.11%

4.124 Analysis of the soil data shows that whilst large swathes of protected soils are primarily located in more rural settings there are instances where protected areas may abut some settlements which could cause some conflict with development aspirations in some circumstances.

4.125 Under NPF4 Policy 5(c), development on carbon-rich soils, deep peat or priority peatland habitat is only supported for:

- Essential infrastructure with a specific locational need
- Renewable energy contributing to emissions reduction
- Small-scale rural business use
- Supporting fragile rural communities
- Peatland restoration

4.126 Furthermore Policy 5(d) ensures that where development on peatland, carbon-rich soils or priority peatland habitat is proposed, a detailed site-specific assessment will be required to identify:

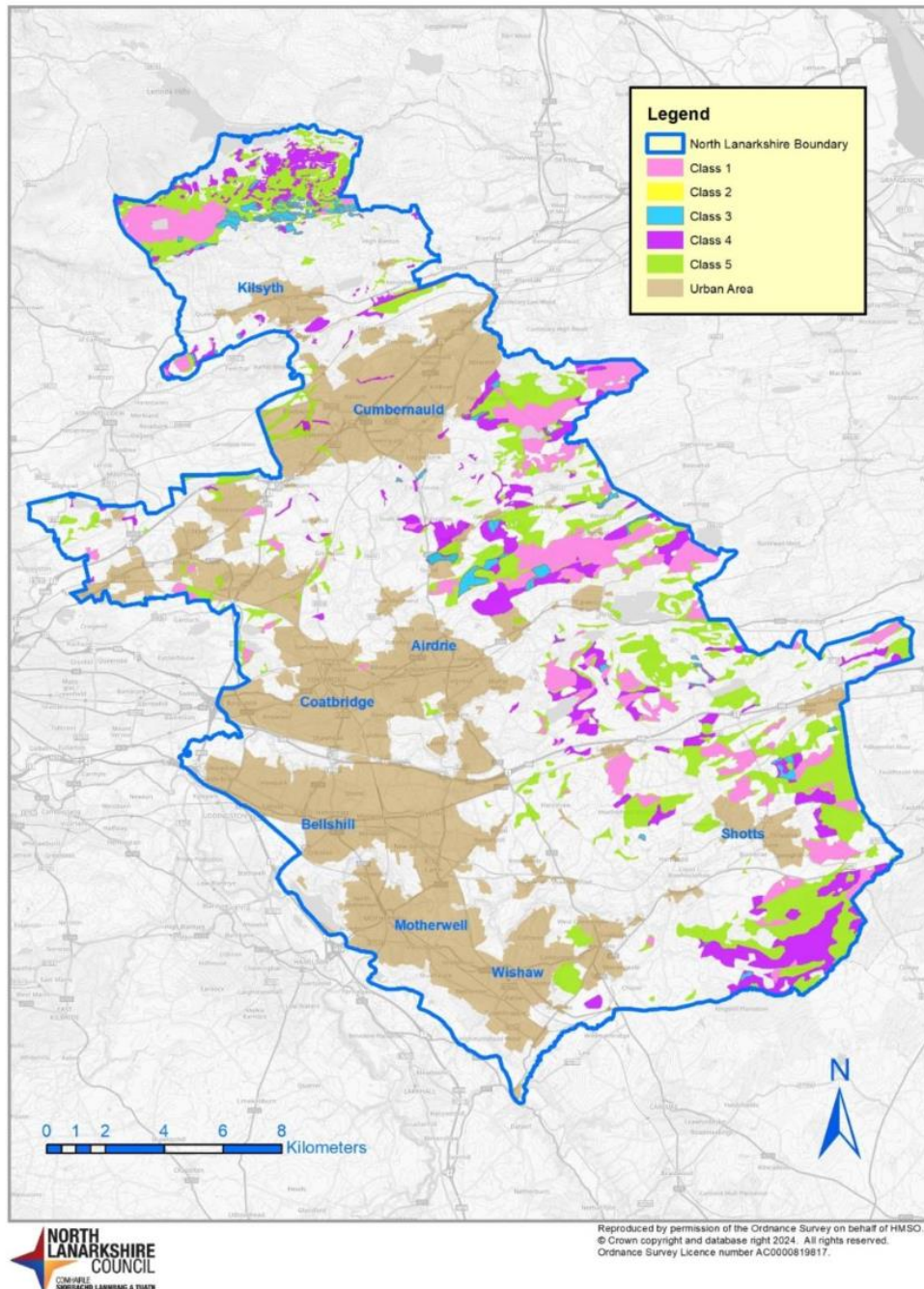
- the baseline depth, habitat condition, quality and stability of carbon rich soils;
- the likely effects of the development on peatland, including on soil disturbance; and
- the likely net effects of the development on climate emissions and loss of carbon.

4.127 NatureScot's guidance on [Advising on Peatland Habitats and Carbon-Rich Soils in Development Management](#) (Document 241) sets out expectations for site-specific assessment where development is proposed on peatland or carbon-rich soils, including application of the mitigation hierarchy, protection of priority peatland habitats, and requirements for peatland restoration, offsetting and biodiversity enhancement. The guidance informs plan policy on climate change mitigation, nature recovery and soils by reinforcing the importance of avoiding significant adverse effects on peatlands and safeguarding nationally important carbon stores and habitats.

4.128 North Lanarkshire Council as part of its [Bog Action Plan](#) (Document 071) will seek to maintain areas of active peatlands, improve the condition of degraded peatlands and increase awareness of peatlands and their importance. The key actions currently and going forward will include:

- Seek to reduce consumptive use of peat by all NLBAP Steering Group organisations, including contracted work
- SSSI sites to be in a local bogs management scheme.

Map Showing Carbon Peatland by Importance



Map 4.7 Map data extract NLC Area – Carbon and Peatland Map 2016 NatureScot (Source: *Scotland's Soils - Carbon and Peatland Map NatureScot 2016*)

Prime Agricultural Land

4.129 Farming has been taking place in the UK for thousands of years, changing the natural landscape and creating a predominately man-made environment. Farmland dominates our landscape, with agricultural land accounting for approximately 75% of UK land use cover and there are over 300 farms within North Lanarkshire.

4.130 NPF4 defines “Prime agricultural land & land of lesser quality that is culturally or locally important for primary use” as land identified as being Class 1, 2 or 3.1 in the Land Capability classification for Agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute).

4.131 With reference to Map 4.8 below it shows that North Lanarkshire has very limited prime agricultural land with no Class 1 (Land capable of producing a very wide range of crops) a tiny sliver of Class 2 (Land capable of producing a wide range of crops) and only some small very limited areas of Class 3.1 (Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common).

4.132 North Lanarkshire contains some larger areas designated as Class 3.2 (Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common) but is largely typified by large areas of:

- Class 4.1 (Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal).
- Class 4.2 (Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops).
- Class 5.2 (Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain).
- Class 5.3 (Land capable of use as improved grassland. Pasture deteriorates quickly).

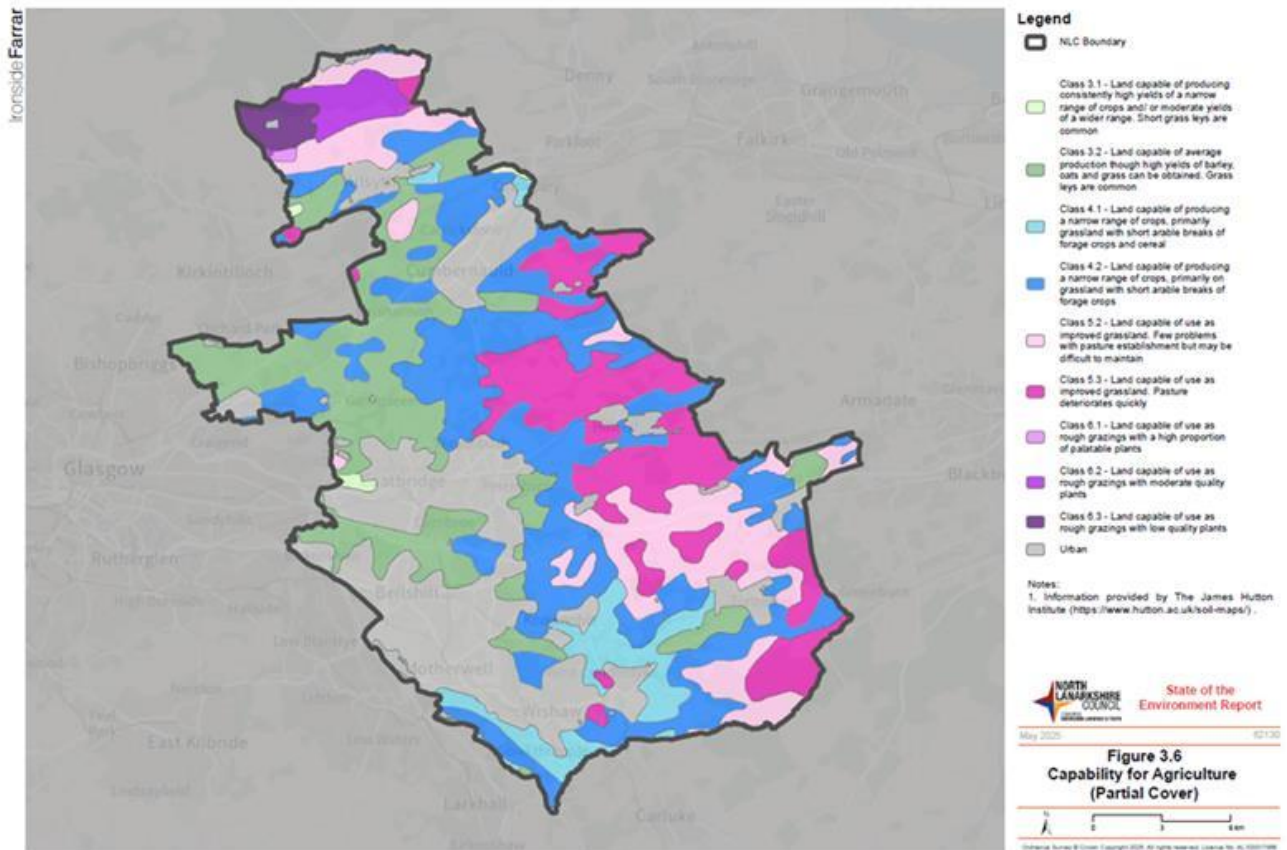
And some concentrated areas of:

- Class 5.1 (Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields).
- Class 6.1 (Land capable of use as rough grazings with a high proportion of palatable plants).
- Class 6.2 (Land capable of use as rough grazings with moderate quality plants).

- Class 6.3 (Land capable of use as rough grazings with low quality plants).

And a tiny area of:

- Class 7 (Land of very limited agricultural value).



Map 4.8 Land Capability for Agriculture (Partial Cover) (State of the Environment Report Figure 3.6 Land Capability for Agriculture (Partial Cover)) (Source: State of the Environment Report)

4.133 NPF4 Policy 5(b) outlines that proposals on prime agricultural land, or land of lesser quality that is culturally or locally important for primary use, as identified by the NLLDP, will only be supported where it is for:

- Essential infrastructure and there is a specific locational need and no other suitable site
- Small-scale development directly linked to a rural business, farm or croft or for essential workers for the rural business to be able to live onsite

- The development of production and processing facilities associated with the land produce where no other local site is suitable
- The generation of energy from renewable sources or the extraction of minerals and there is secure provision for restoration

4.134 In all of the above exceptions, the layout and design of the proposal minimise the amount of protected land that is required.

4.135 Given the limited nature of Prime Agricultural Land within North Lanarkshire, it is envisaged that the potential for conflict with development aspirations in most circumstances will also be limited. North Lanarkshire Council would still seek to protect the limited areas of Prime Agricultural land where possible and any land of a lesser quality that has been identified as culturally or locally important for primary use.

Superficial Deposits

4.136 Around 75% of North Lanarkshire is covered by Glacial Till, with peat accounting for roughly 15%, especially in the east and north. Other deposits include:

- Alluvium along watercourses
- Glaciofluvial sands and gravels along the Clyde and Forth & Clyde Canal
- Localised areas of former mining and quarrying spoil

Made Ground

4.137 The area contains significant made ground due to mining, industrial operations and land filling. Mapping indicates:

- Undivided made ground is most common
- Infilled ground is the second-largest category
- Concentrated in the south-west, centre and parts of the east

Ongoing remediation of vacant and derelict land will gradually reduce made ground.

Bedrock Geology

4.138 The geology is dominated by the Scottish Coal Measures, which underpin the area's historic coal mining legacy. Other formations include:

- Clackmannan Group sedimentary sequences
- Strathclyde and Inverclyde Groups in the north
- Numerous faults, dykes and igneous intrusions

Deep and shallow coal seams remain present and can pose risks related to instability, gas and contamination.

Minerals and Land Use

4.139 NPF4's (Document 009) minerals policy requires sustainable resource management and protection of economically important mineral reserves, including aggregates. Ensuring mineral resources are not sterilised by development remains a consideration.

Soil Types and Function

4.140 The National Soil Map identifies:

- Mineral gleys across large western areas
- Peat and peaty gleys in the north and east
- Alluvial soils near watercourses
- Brown soils on higher, drier land
- Topsoil organic carbon is high across much of the area, reflecting significant carbon-storing capacity.

Climate change and continued urbanisation risk reducing soil organic matter, impairing infiltration, increasing runoff and diminishing soil function.

Pressures on Soil and Peatland

4.141 Key pressures include:

- Built development and land-use change
- Agricultural intensification
- Forestry and woodland expansion
- Peat extraction (historic and limited ongoing)
- Pollution
- Windfarm and renewable energy infrastructure
- Ground disturbance from mining legacy features

- Urbanisation causing top-soil loss and soil sealing

Renewable energy development continues to increase, and while beneficial for emissions reduction, can conflict with peatland protection if not carefully sited.

Cultural and Locally Important Soils

4.142 It is important to note that much of the impact of these soils is managed at a site level by information relating to the historic assets and places. The impacts of the spatial strategy on designed landscapes and historic sites such as scheduled monuments and records on North Lanarkshire Archaeological Sites and Monuments are best assessed as part of the topic paper on [Historic Assets and Places](#) (Document 072) on the principle that the objective should be led by the significance of the site and not the soil that is a component of that site.

Soil Sealing and Soil Compaction

4.143 It is noted that such matters are generally associated with the specific location and design of proposed developments and as such are unlikely to have a significant influence on the special strategy for NLLDP2. This aligns with NPF4 Policy 5 which identifies these as specific risks for any development proposals.

Brownfield, Vacant and Derelict Land and Empty Buildings

Context and Definitions

4.144 North Lanarkshire's industrial legacy has resulted in extensive areas of brownfield, vacant and derelict land. The topic represents both a challenge and an opportunity and is accordingly featured in:

- [The Plan for North Lanarkshire](#) (Document 023);
- [Glasgow City Region Economic Strategy](#) (Document 087);
- [Economic Regeneration Delivery Plan](#) (Document 028); and
- [A Green Network Strategy for the Glasgow City Region](#) (Document 088)

4.145 In NPF4, the Scottish Government defines Brownfield, Vacant Land and Derelict Land as follows:

- Brownfield: Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.
- Vacant Land: Previously developed land, without physical constraint, which the planning authority has indicated is currently available for redevelopment.
- Derelict Land: Previously developed land which is un-remediated and/or which has a constraint caused by its previous use which hampers its redevelopment or naturalisation.

Brownfield Land

4.146 Brownfield opportunities are identified through the [Housing Land Supply](#) (Document 221), [Industry and Business Land Supply](#) (Document 037), and the [Vacant and Derelict Land Survey](#) (Document 038), which together form the primary evidence base for previously developed sites.

4.147 Key patterns include:

- The central and southern parts of North Lanarkshire contain most brownfield and derelict land.

- In 2023, 54% (9,337 units) of the Housing Land Supply was located on brownfield land, with 47% of all units situated south of Cumbernauld and the M80 corridor.
- The distribution of vacant and derelict land in the 2023 survey also shows the feature of southward increase in levels between the north and south.
- The Industry and Business Land Supply map shows similar north and south brownfield/greenfield opportunities although there is a significant greenfield element around Eurocentral and the M8 corridor.

These trends and features can be linked to the industrial past and subsequent transformative change as well as development planning interventions.

4.148 Regeneration of previously developed land has been a feature of both past and current Development Plans. NPF4 Policy 9 strengthens this by directing planning authorities to prioritise the reuse of brownfield, vacant and derelict land and reduce reliance on greenfield development.

4.149 Given the development opportunities that are known currently that may be taken forward by NLLDP2 and/or further options that may emerge via the NLLDP2 process, the brownfield land present in North Lanarkshire does not necessarily mean that further release of greenfield land for any use will or will not be required at this stage. Brownfield development to reduce greenfield development is the clear preference of NPF4 and will play a part in the NLLDP2 spatial strategy where possible, however the role of both brownfield and greenfield land in the spatial strategy and meeting future requirements will become clear as other topics are discussed and NLLDP2 progresses.

Contaminated Land

4.150 There are two identified sites of contaminated land in North Lanarkshire, both located near Carnbroe, however due to our history and the industrial legacy this has created, there exists wider potential for land contamination across the area.

Vacant and Derelict Land

4.151 The [Scottish Vacant and Derelict Land Survey 2024](#) (Document 075) provides national wide statistics and highlights that North Lanarkshire is the local authority with the highest amount of vacant and derelict land at around 1,247ha (across 425 sites). This represents 14.1% of all

Scottish vacant and derelict land by area and reflects the area's historic role as a centre of heavy industry and mineral extraction.

4.152 Whilst this is distributed widely across the council area, there remain significant amounts of vacant and derelict land concentrated around Ravenscraig, which was previously the largest brownfield regeneration site in Europe following the closure of the steelworks. Whilst significant regeneration activity has removed a large proportion of the site over the past 30 years, there remains a significant element of the site that continues to be identified as vacant or derelict - with the nine sites that remain measuring 260.1ha, or approximately 20% of the council vacant and derelict land resource. Analysis of data on vacant and derelict land presented in the Evidence Report will largely focus upon the council's most recent 2025 vacant and derelict land survey (data from 2025 is not yet available nationally).

4.153 The text below provides a council wide analysis of vacant and derelict land across North Lanarkshire to identify general patterns and trends and is supplemented by additional data that provides a breakdown of vacant and derelict land by Community Board Area, which is contained within the council's [Community Profiles](#) (Document 288).

4.154 North Lanarkshire continues to experience a significant and longstanding legacy of vacant and derelict land, reflecting its historic role as a centre of heavy industry and mineral extraction. The 2025 Vacant and Derelict Land Survey identifies 413 sites across the council area (totalling 1,228.06 ha) which forms a substantial component of the built environment and continues to influence place quality, environmental condition and development opportunities. While details of the Survey are available on the council website [Vacant and Derelict Land](#) which includes access to an Interactive Map Viewer, the Map below shows the overall distribution of Vacant and Derelict Land Across the council area.

Site Type	Sites	% Sites	Hectares (Ha)	% Land (Ha)
Derelict Land	333	80.6	1099.22	89.5
Vacant Land	79	19.1	128.4	10.5
Vacant Land & Buildings	1	0.2	0.4	0.0
Total	413	100	1228.06	100

Table 4.4 Vacant and Derelict Land Totals 2025

Source: North Lanarkshire Vacant and Derelict Land Survey 2025

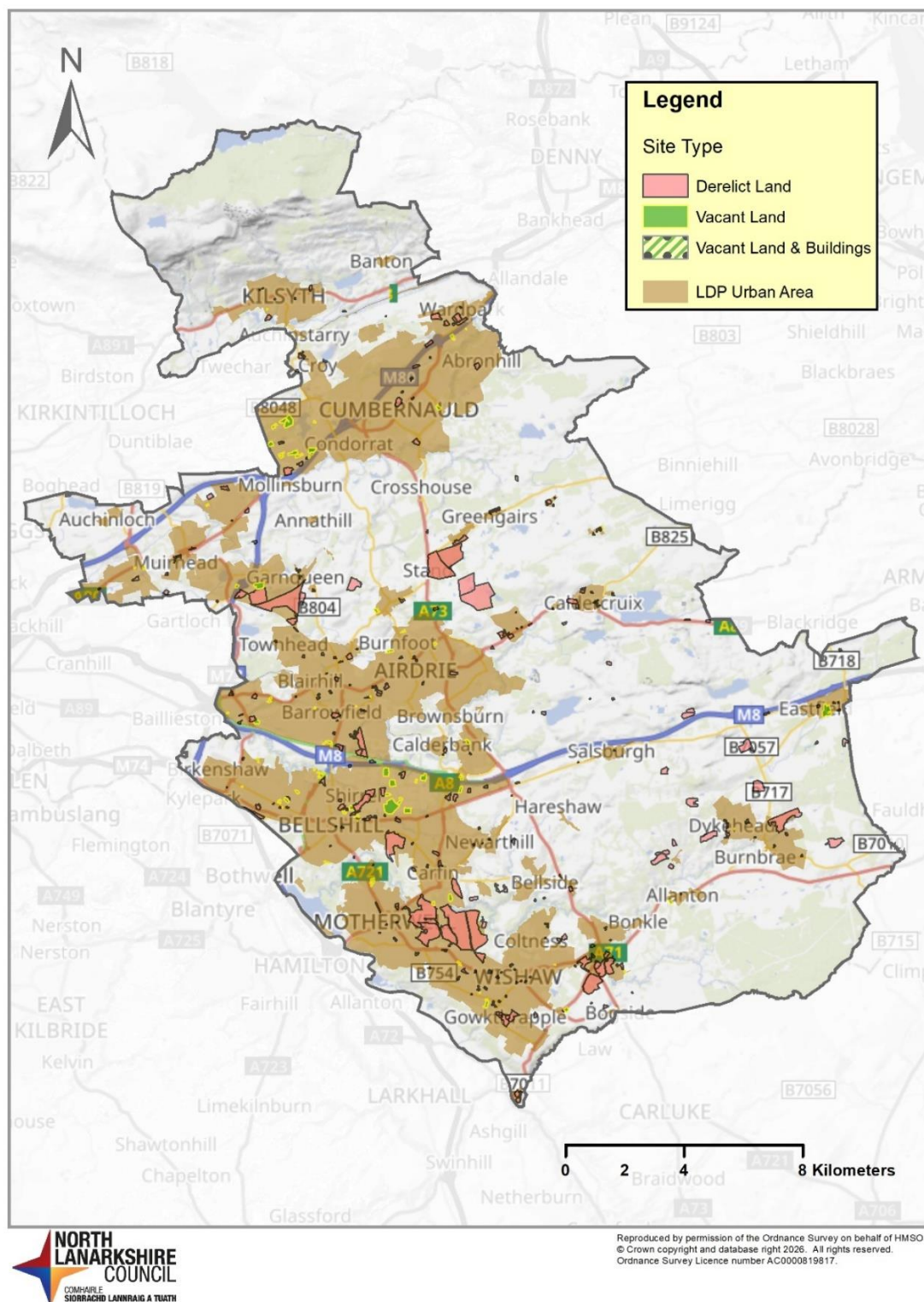
4.155 The dataset is characterised by a clear predominance of derelict land, which accounts for around three quarters of all recorded sites, with the remainder largely comprising vacant land. This distribution reflects the scale and nature of structural change across the area, particularly within former industrial and mining communities.

Period Vacant or Derelict	Sites	% Sites	Hectares (Ha)	% Land (Ha)
1980 or earlier	36	8.7	63.0	5.1
1981-1985	23	5.6	141.7	11.5
1986-1990	13	3.1	51.61	4.2
1991-1995	30	7.3	307.84	25.1
1996-2000	34	8.2	69.31	5.6
2001-2005	40	9.7	41.38	3.4
2006-2010	80	19.4	162.47	13.2
2011-2015	75	18.2	194.84	15.9
2016-2020	55	13.3	164.38	13.4
2021-2025	27	6.5	31.49	2.6
Total	413	100	1228.02	100

Table 4.5 Vacant and Derelict Land by Time on the Register

Source: North Lanarkshire Vacant and Derelict Land Survey 2025

4.156 The assessment of sites by duration of vacancy or dereliction highlights the significant legacy nature of North Lanarkshire's land supply issues. A substantial proportion of sites originate from the pre-2000 period, indicating that many have remained vacant or derelict for over two decades. In particular, the early 2000s and mid-2000s groupings (2001 - 2010) account for a notable share of both site numbers and total land area, demonstrating a persistence of sites that have not been brought forward despite long-standing identification. More recent periods (post-2015) contribute a comparatively smaller proportion of the overall land area, suggesting that newer sites tend to be smaller and that the overall land supply is dominated by large, complex, and often constrained legacy sites. This reinforces the conclusion that the Vacant and Derelict Land Audit is shaped primarily by long-term structural challenges, requiring sustained intervention, partnership working, and targeted funding to unlock development potential.



Map 4.9 - Vacant and Derelict Land 2025

4.157 The spatial distribution of sites is uneven, with concentrations evident across the main urban and post-industrial settlements, including Motherwell, Wishaw, Bellshill, Airdrie and Coatbridge, alongside parts of Shotts and the Northern Corridor. Around half of all sites are located within

the southern part of the authority, reflecting the historic concentration of industry along the Clyde corridor and within surrounding communities. These spatial patterns broadly align with areas that have experienced industrial decline and, in some cases, continue to face wider socio-economic challenges. The presence of vacant and derelict land in these locations can contribute to environmental degradation and negative perceptions of place, reinforcing the need for targeted and place-based regeneration approaches.

4.158 The characteristics of the sites reflect their former uses. A significant proportion originate from residential clearance, manufacturing activities or mineral extraction, including coal mining and associated bings. These legacy uses frequently give rise to constraints such as contamination, abnormal ground conditions and infrastructure deficiencies. As a result, many sites require remediation or intervention before they can be brought back into beneficial use. At the same time, some long-term vacant or derelict sites have undergone natural regeneration, contributing to biodiversity and the wider green network, particularly where they are located on the edge of settlements or within more rural areas.

4.159 The assessment of development potential highlights a mixed picture, with a notable degree of uncertainty. Approximately half of all sites are classified as having ‘undetermined’ development potential, reflecting the complexity of constraints affecting many locations. Around one quarter of sites are identified as short-term opportunities, with a similar proportion considered suitable in the medium term. A smaller proportion, typically associated with former mineral or heavily constrained sites, are considered uneconomic or more appropriate for soft end uses such as woodland, habitat creation or passive open space. There is a clear relationship between the length of time a site has been vacant or derelict and its potential for redevelopment, with long-standing sites far more likely to fall within the undetermined or constrained categories.

Development Potential	Sites	% Sites	Hectares (Ha)	% Land (Ha)
Developable - Undetermined	227	55.0	667.03	54.3
Developable - Short Term	97	23.5	189.42	15.4
Developable - Medium Term	67	16.2	285.12	23.2
Uneconomic to Develop/Soft End Use	22	5.3	86.45	7.0
Total	413	100	1228.06	100

Table 4.6 Development Potential of Vacant and Derelict Land

Source: North Lanarkshire Vacant and Derelict Land Survey 2025

4.160 Ownership patterns further influence the likelihood of delivery. The majority of sites are in private ownership (around two thirds), with the remainder held by the public sector, including the council and its partners. Publicly owned sites are generally more likely to progress, often supported by funding programmes or regeneration initiatives, whereas privately owned sites may be affected by viability issues, fragmented ownership and limited market interest. This highlights the continuing importance of public sector intervention, including land assembly, partnership working and the use of funding mechanisms such as the Vacant and Derelict Land Fund to bring sites forward.

Owner Type	Sites	% Sites	Hectares (Ha)	% Land (Ha)
Private	291	70.5	1015.32	82.7
Public	118	28.6	199.98	16.3
Unknown/ Not Applicable	4	1.0	12.72	1.0
Total	413	100	1228.06	100

Table 4.7 Ownership of Vacant and Derelict Land

Source: North Lanarkshire Vacant and Derelict Land Survey 2025

4.161 Despite decades of positive action by the council and partner agencies, the amount of vacant and derelict land has only reduced slowly. This is because Vacant and Derelict Land is constantly evolving, reflecting the dynamic nature of the land supply and ongoing structural change within the economy

4.162 Whilst sites are continuously removed from the Register, with 1,632.72 ha of land (1,119 sites) remediated, developed or naturalised over the period since 2003, over the same period 1,157.32 ha were added (700 sites). This reflected economic and social change as obsolescent factories and businesses fall out of use, other sites are created following rationalisation programmes by public sector bodies such as NHS through hospital closures, and through council activities such as school reprovisioning or the demolition of tower blocks and related activities that sometimes create dereliction.

4.163 The table below, and accompanying diagrams show net change in vacant and derelict land over the last 20 years or so, which shows a reduction in the overall amount of Vacant and Derelict Land of around 20% from 1509.25 ha to 122.28.06 ha, albeit the overall number of sites today remains similar to the number of sites identified at the start of the time series.

	Vacant & Derelict Land			
Year	Area (ha)	Change	Sites	Change
2003	1509.25		414	
2004	1321.08	-188.17	392	-22
2005	1317.26	-3.82	384	-8
2006	1330.23	12.97	389	5
2007	1399.57	69.34	408	19
2008	1401.73	2.16	443	35
2009	1479.48	77.75	489	46
2010	1441.2	-38.28	480	-9
2011	1440.4	-0.8	477	-3
2012	1388.92	-51.48	467	-10
2013	1310.35	-78.57	472	5
2014	1307.61	-2.74	491	19
2015	1274.72	-32.89	493	2
2016	1231.28	-43.44	487	-6
2017	1291.42	60.14	498	11
2018	1344.5	53.08	507	9
2019	1396.59	52.09	516	9
2020	1379.75	-16.84	515	-1
2021	1363.56	-16.19	504	-11
2022	1310.33	-53.23	474	-30
2023	1292.01	-18.32	455	-19
2024	1254.61	-37.40	429	-26
2025	1228.06	-26.55	413	-16
2003-25		-281.19		-1

Table 4.8 Net Change in Vacant and Derelict Land 2003-2025

Source: North Lanarkshire Vacant and Derelict Land Survey 2025

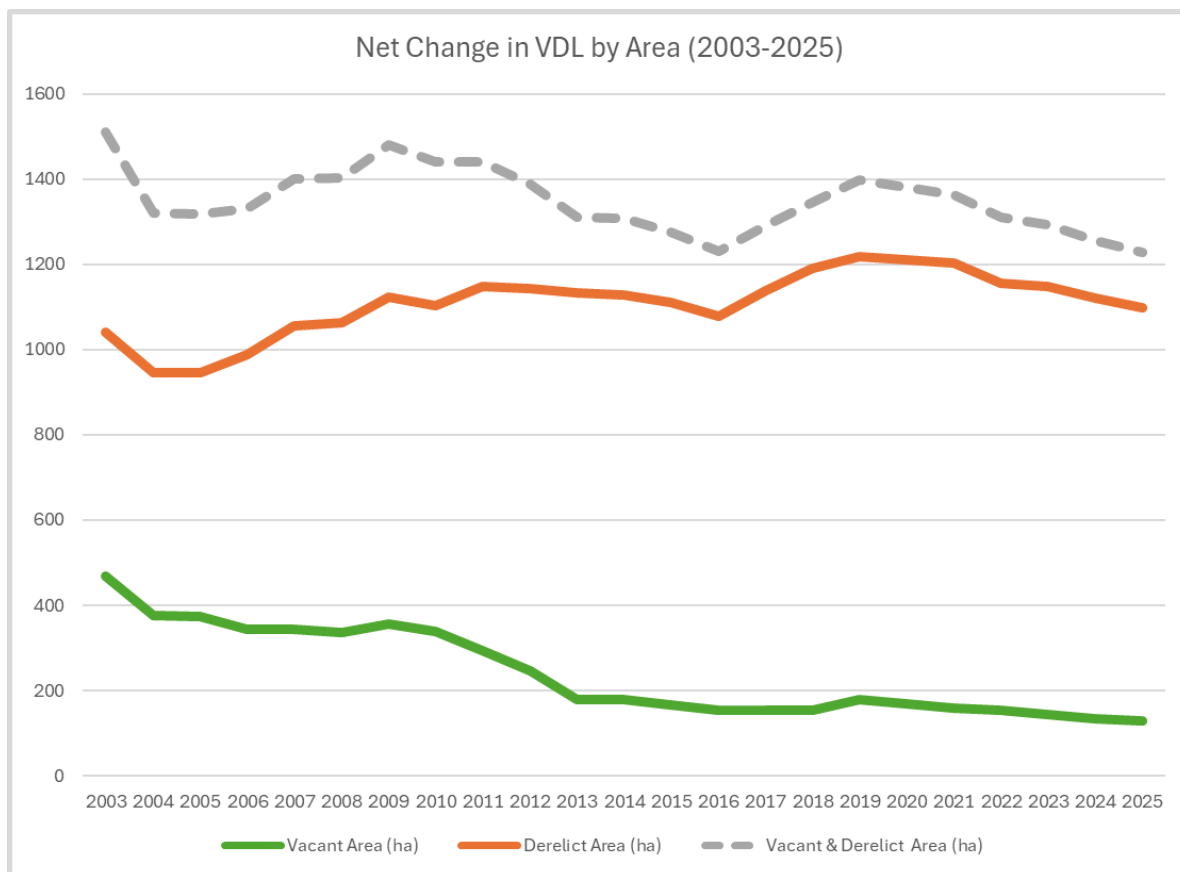


Figure 4.1 - Change in VDL 2003 to 2025 by Area (ha)

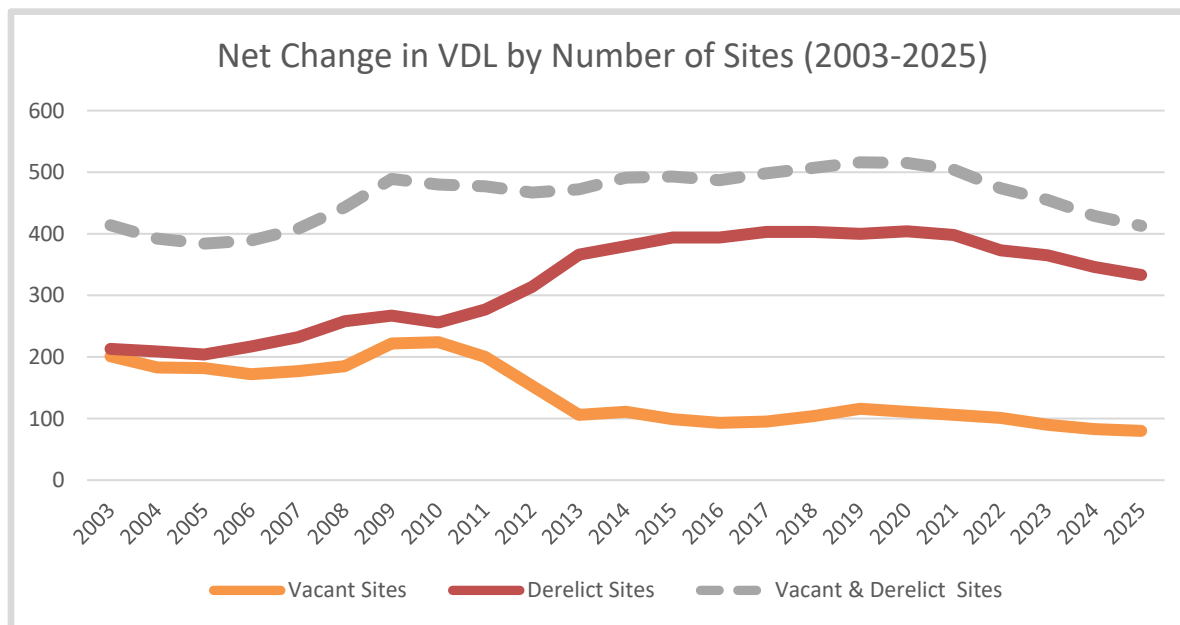


Figure 4.2 - Change in VDL 2003 to 2025 by Number of Sites

Source: North Lanarkshire Vacant and Derelict Land Survey 2025

4.164 Vacant and derelict land therefore present both a challenge and an opportunity. It can contribute to environmental and visual degradation, constrain redevelopment and reinforce inequalities in place. However, it also represents a significant land resource that can support brownfield-first development, reducing pressure on greenfield sites and contributing to more sustainable patterns of growth. The evidence also indicates that not all sites are suitable for redevelopment in the traditional sense. In some cases, particularly where sites are heavily constrained or located in less accessible rural areas, alternative uses such as green infrastructure, woodland planting or habitat creation may provide more appropriate and deliverable outcomes, contributing positively to biodiversity, climate resilience and the wider natural environment.

4.165 Overall, the evidence demonstrates that vacant and derelict land remains a defining characteristic of North Lanarkshire's natural and built environment. While there is a clear pipeline of sites with development potential, a substantial proportion of the land supply is affected by long-term constraints and uncertainty. Addressing this will require a coordinated and place-based approach, combining planning policy, targeted investment and partnership working, alongside a flexible approach to future land use which recognises both development opportunities and the role of green infrastructure in delivering wider environmental objectives.

Empty Buildings

4.166 There is no single comprehensive dataset of empty buildings. Information is drawn from:

- Housing (Document 221) and Industry & Business Land Supplies (Document 037)
- The Vacant and Derelict Land Survey (Document 038)
- The Buildings at Risk Register (Document 225)
- The Local Housing Strategy (Document 022) and Retail Outlet Survey (Document 224)

4.167 There is no readily available schedule of empty buildings for North Lanarkshire. It is likely that a combination of selective data from the sources discussed here may be the best available information on empty buildings notwithstanding that some types of empty building may be best addressed under other topics.

4.168 Whilst the viability and ultimately deliverability of sites in NLLDP2 will be assessed later in the NLLDP2 process using a defined methodology, there is data in these sources that offers some insight into viability and could assist in that assessment exercise. This includes the programming in and the consultation on the Housing Land Supply, site constraint and potential

future use data in the Vacant and Derelict Land Survey, as well as buildings at risk and contaminated land data. It should be noted that by definition derelict land requires remediation.

Climate and Nature Crises

4.169 North Lanarkshire Council declared a climate emergency in 2019, committing to net-zero by 2030. Climate projections for the area indicate rising temperatures, fewer rainy days, and more severe weather events, increasing risks such as:

- Flooding
- Landslides
- Travel disruption
- Emergency response pressures

4.170 Reusing brownfield, vacant and derelict land contributes to NPF4's climate and nature objectives by:

- Reducing emissions through reuse of land and existing buildings
- Supporting circular economy principles
- Protecting greenfield areas
- Creating opportunities for nature recovery and biodiversity enhancement

Brownfield land may also already hold biodiversity value that should be considered in development proposals.

Forestry, Woodland and Trees

4.171 Forestry, Woodland and Trees make a positive contribution to the landscape, character and biodiversity of the area, as well as sequestering carbon. They help create distinctive and attractive places including the urban green spaces of Strathclyde Country Park, the historic designed landscapes of the Colzium Lennox Estate and Dalziel House, and the ancient woodlands of North Lanarkshire.

4.172 [Scotland's Forestry Strategy](#) (SFS) (Document 049) sets the Scottish Government's vision and priorities for the expansion of the nation's woodland and development of the forestry sector to 2070. SFS has three main objectives:

1. Increase the contribution of forests and woodlands to Scotland's sustainable and inclusive economic growth.

2. Improve the resilience of Scotland's forests and woodlands and increase their contribution to a healthy and high-quality environment.
3. Increase the use of Scotland's forestry and woodland resources to enable more people to improve their health, well-being and life chances.

4.173 Critically however, SFS establishes ambitious targets for woodland expansion, in the context of Scotland's commitments to tackle climate change. Refining the target set in the 2016 Scottish Forestry Strategy, the SFS establishes the following aspiration/s for new woodland creation with the intention of increasing woodland cover to 21% of Scotland's land area by 2032:

- 12,000 ha per year from 2020/21.
- 14,000 ha per year from 2022/23.
- 15,000 ha per year from 2024/25.

In relation to native woodlands the aim is:

- To increase the amount of native woodland in good condition
- Create 3000-5000 ha of new native woodland per year
- Restore approximately 10,000 ha of new native woodland into satisfactory condition in partnership with private woodland owners through Deer Management Plans, and
- Ensure protected sites are under good conservation management

The Strategy also aims to increase the use of wood products in construction to 3.0 million m³ by 2031/32.

4.174 [The Forestry and Woodland Strategy for Glasgow City Region 2020](#) (FWSGCR) (Document 076) is a strategic document that covers the entire Glasgow City Region area. The document is agreed by the Glasgow City Region constituent local authorities, including the council, and is the current forestry and woodland strategy for North Lanarkshire. The FWSGCR should be used to inform decisions on woodland creation, taking into account local context and site-specific information.

4.175 The aim of the Strategy is to guide woodland expansion and management of woodlands, providing a policy and spatial framework to optimize the benefits for the local economy,

communities and the environment. This includes directing woodland to the most appropriate locations, therefore supporting opportunities for the positive management of habitats.

- 4.176 The council agreed to utilize the strategic aims of the FWSGCR whilst noting that it is intended to provide broad strategic locational and environmental advice to those seeking to manage or expand woodland. The FWSGCR is not intended to and cannot provide detailed guidance on site-specific sensitivities or the suitability of individual proposals. Local and material considerations may affect the local application of the FWSGCR strategic framework, and as such it is not a means of ruling out/constraining development per se, rather it should be considered as an opportunistic tool.
- 4.177 The North Lanarkshire context for Forestry, Woodland and Trees is that prior to the conifer plantations of the 20th century, North Lanarkshire had only 4.2% woodland cover. This reflected the agricultural and industrial land uses that dominated the area. During the 1980's there was a huge amount of coniferous planting, significantly increasing the woodland cover.
- 4.178 [The Native Woodland Survey of Scotland](#) (Document 064) shows that North Lanarkshire has 2,916 ha of native woodland, 6.2% of the LA land area, with an additional 239ha as near native. Ancient Woodland only covers 461 ha, 1.1%, which is below the national average of 4.2%.
- 4.179 Much of the ancient woodland is concentrated along the North and South Calder, linking to the woodlands of the Clyde Valley and the burns around Cumbernauld and the Kilsyth hills. Though discontinuous, these woodlands have the potential to be part of a larger woodland network in North Lanarkshire and subsequently across Central Scotland.
- 4.180 Native woodland comprises 29.2% of the woodland cover of North Lanarkshire, suggesting that there is an above average total woodland cover of 20% of the land area. The average size of a woodland in North Lanarkshire is 7ha with the largest woodland at Carron Valley being over 1000ha.
- 4.181 As part of the preparation of NLLDP2, the council in line with NPF4 is committed to sourcing a new forestry and woodland strategy for North Lanarkshire for part of the Plan's evidence base. This new strategy will build on not just the extant SFS, but also the FWSGCR and its aims where appropriate, and notably address tree-equity across North Lanarkshire communities. The council has procured consultants to produce the new strategy.
- 4.182 The new strategy will be published prior to the NLLDP2 Proposed Plan and reflected in it. To further assist NLLDP2's Call for Ideas exercise and ultimately site-selection, the new strategy will also be available at that point.

4.183 This approach has been developed and supported through dialogue with Scottish Forestry and wider consultation on the [Forestry, Woodland and Trees Topic Paper 6](#) (Document 089) on that policy area.

Air Quality

4.184 North Lanarkshire Council is Scotland's fourth largest (by population) local authority, situated in Central Scotland. Traditionally an area associated with heavy industry, this has significantly declined in recent years, and the economy of the area now focuses on commerce and light industry. Due to its geographical location many of Scotland's trunk roads pass through North Lanarkshire, including the M74, M73, M8/A8, M80/A80. There is also substantial cross-boundary travel with neighbouring local authority areas, including Glasgow, South Lanarkshire, Falkirk and West Lothian, for employment, education and leisure activities. The main source of air pollution in North Lanarkshire is road traffic emissions, with a small element attributable to small-scale quarrying activities.

4.185 North Lanarkshire Council operates an extensive network of air monitoring equipment. In 2024 this comprised nine automatic air monitoring stations measuring Nitrogen Dioxide (NO₂) and fine Particulate Matter (PM₁₀ and PM_{2.5}) and 51 passive diffusion tubes monitoring NO₂. The locations of our air monitoring equipment, both automatic and diffusion tubes, are reviewed on a regular basis to ensure we target the most appropriate locations in terms of air pollution sources and the potential for receptor exposure. In 2024 we reduced the number of diffusion tube sites from 81 to 51 to reflect very low levels of monitored NO₂. We also set up a new automatic air monitoring station in Gartcosh to reflect the ongoing extensive growth in this area.

4.186 The council's [Air Quality Action Plan](#) (Document 45) outlines the action we will take to improve air quality in North Lanarkshire between 2023-2028. During the reporting period of 2024, measured concentrations of NO₂ across monitoring sites, both automatic and diffusion tube monitoring all complied comfortably with the statutory annual mean objective. There were also no exceedances of the short-term statutory objective for NO₂. Similarly, for PM₁₀ and PM_{2.5} all statutory air quality objectives were met at the automatic monitoring sites in 2024. Measured concentrations of all three pollutants (NO₂, PM₁₀ and PM_{2.5}) remain broadly consistent with measured concentrations from 2023, and comfortably below the statutory air quality objectives. Two new diffusion tube sites have also been set up in 2024 - one close to a large school/community campus in Coatbridge, and one in Wester Moffat which is the site of the proposed access road (East Airdrie Link Road) for the New Monklands Hospital.

- 4.187 In 2024 we revoked the Air Quality Management Areas (AQMA) at Coatbridge and Chapelhall, following discussion with SEPA and the Scottish Government. This followed several years of compliance with air quality statutory objective limits in the area. We will continue to monitor these locations for now. The remaining AQMA in Motherwell Town Centre will remain in place but under review.
- 4.188 The two Eco stars schemes running in North Lanarkshire (for fleet, and for taxis) continued to grow their membership in 2024, with current fleet scheme having 309 members (10,626 vehicles) and the taxi scheme 13 members (107 vehicles).
- 4.189 Work has also been ongoing on tackling vehicle idling in North Lanarkshire, with 2024 seeing 188 idling patrols carried out at idling hot spots including schools, taxi ranks, laybys and areas of complaint. 288 vehicle idling warnings were issued to drivers during these patrols.
- 4.190 As with previous reporting years, North Lanarkshire continues to experience high levels of major development, of both residential and commercial/industrial developments. This includes the ongoing City Deal infrastructure projects as well as the nationally significant Ravenscraig development and the East Airdrie Link Road and New Monklands Hospital. We continue to engage with our development control service to ensure air quality is considered at the earliest opportunity in all relevant developments.
- 4.191 SEPA's [Co-location Land Use Planning Standing Advice 2025](#) (Document 479) provides a key evidence base for managing the relationship between sensitive receptors, such as residential, educational and healthcare uses, and existing or proposed uses with the potential to give rise to environmental impacts, including industrial and waste management activities. The guidance seeks to ensure that new development is not located inappropriately in proximity to such uses where it may be subject to adverse impacts, including odour, noise, and emissions. It also aims to prevent the introduction of sensitive receptors from placing constraints on the continued operation and development of existing lawful uses. This supports the delivery of appropriate land use compatibility and the protection of both environmental quality and amenity.
- 4.192 The principles set out in SEPA's co-location standing advice will be applied within the site assessment process (see Chapter 13), where the compatibility of proposed land uses with existing or adjacent potentially conflicting activities is taken into account. This will help to ensure that site allocations are informed by the need to safeguard amenity and environmental quality, while avoiding the sterilisation of established uses through the introduction of sensitive receptors in inappropriate locations.

Water Environment

4.193 Water is a valuable resource which has multiple uses, e.g. potable water supply, water for agriculture and industry, support/ habitat for ecology, recreation, sport, transport and wastewater disposal. There is robust legislation in Scotland which enacts the [Water Framework Directive](#) (2000/60/EC) (Document 043) and regulates activities to protect the water environment. Combined with regulations in respect of contaminated land, this has led to an improvement in water quality across Scotland and North Lanarkshire.

4.194 [The Public Water Supplies \(Scotland\) Regulations 2014](#) (Document 090) (and [2015 amendments](#)) (Document 091) define drinking water wholesomeness and require water authorities to monitor the quality of their supplies. [The Flood Risk Management \(Scotland\) Act \(2009\)](#) (Document 092) introduced new duties to SEPA and Local Authorities to assess and manage flood risk.

4.195 NLC records 89 rivers and burns, 2 canals (and 2 canal feeders), 35 lochs and reservoirs and no coastline. The SEPA overall water classification has improved since 2014.

4.196 Surface Water Bodies: Under the Water Framework Directive and river basin management planning, which differs from the NLC records above, there are 34 river water bodies, 4 lochs (3 of which are reservoirs) and 3 stretches of canals in or partly within North Lanarkshire for a total of 41 surface water bodies. The Monkland Canal One culvert is noted here.

4.197 As of 2022, the latest data for these bodies:

- Six are classified as having a *Good* status (the Forth and Clyde Canal from Wyndford to Rough Castle, North Calder Water, Garnkirk Burn, River Clyde, the Forth and Clyde Canal from Kirkintilloch to Kelvinhead, and the Carron Valley reservoir).
- Fifteen are classified as of 2022 as having a *Moderate* status.
- Nineteen are classified as having a *Poor* status.
- Only one is classified as having a *Bad* status: the River Kelvin from Kelvinhead to Glazert, representing a decrease in status of the River Kelvin from Kelvinhead to Glazert from 2013-2015, when it was noted as having a *Poor* ecological status.

However, there was a concurrent improvement in status of the two formerly *Bad* water bodies in 2014 (Shirrel Burn/Thankerton and the South Burn) both to *Poor* status by 2022.

- 4.198 Some pressures faced by surface water bodies with *Bad* and *Poor* status in 2022 include modifications to bed, banks and shores from urban and rural land uses impacting the physical condition, point source discharges of wastewater (sewage) disposal impacting water quality, urban diffuse source pollution from urban land use and drainage, and barriers to fish migration caused by legacy structures and hydroelectricity generation.
- 4.199 Historic peak river flow and rainfall intensity allowances were 20%, but the allowances set by SEPA today are well in excess of the 20%. A 2020 study commissioned by the Environment Agency and contributed by SEPA to ensure outputs covered Scotland was carried out by the *UK Centre for Ecology and Hydrology* to assess the impact of climate change on fluvial flood peaks. The river basin region of Clyde has a total 49% range of peak river flow allowances while the river basin region of Forth has a total 56% range of peak river flow allowances. For peak rainfall intensity, the total change to the year 2080 is predicted to be 41% for the Clyde river basin region and 39% for the Forth river basin region.

Historic Assets and Places

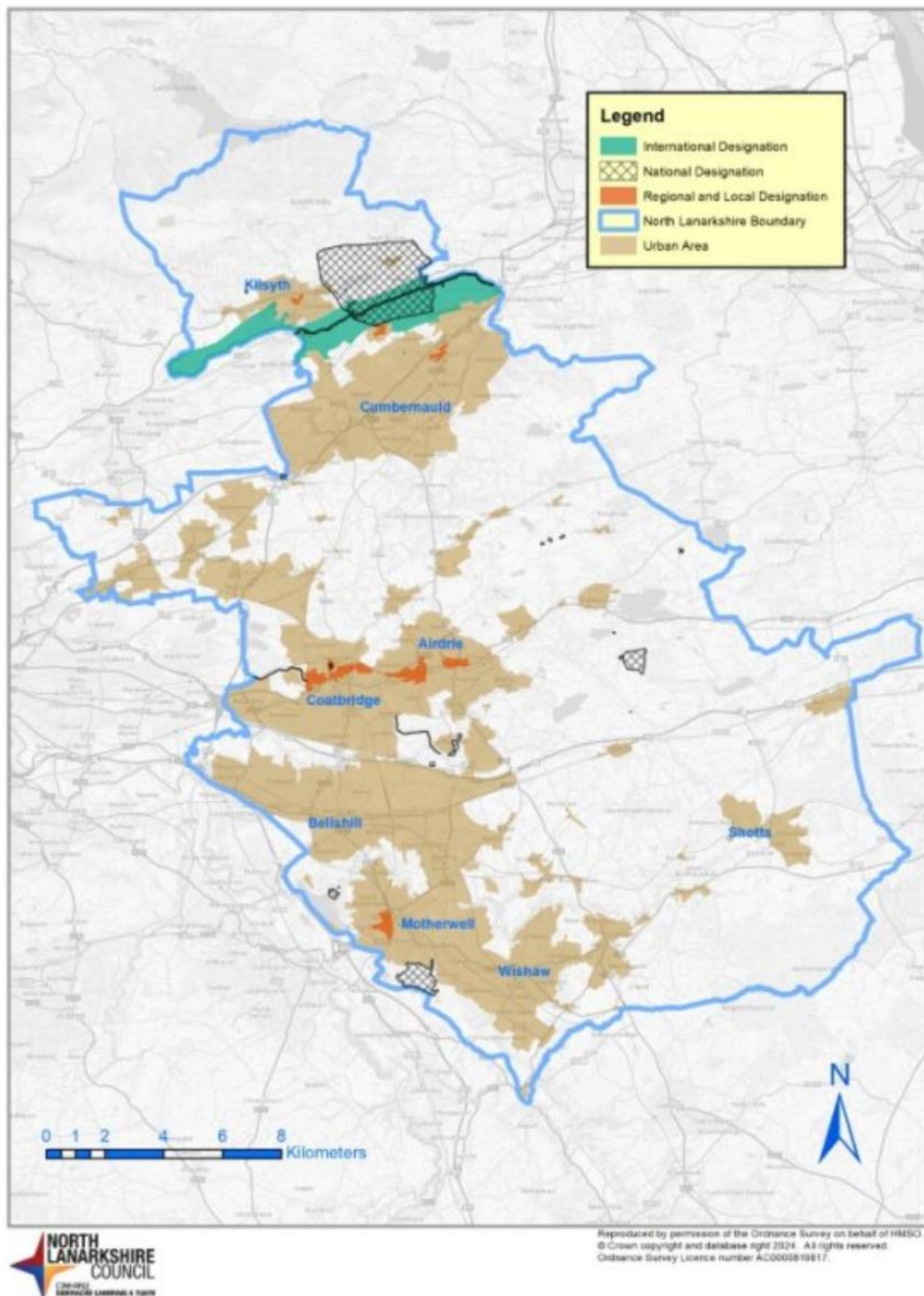
- 4.200 The historic environment is a key component of North Lanarkshire's environmental resource and contributes to placemaking, climate resilience and economic regeneration. In addition to its cultural and heritage value, it provides opportunities to:
- Support low-carbon development through the retention, reuse and retrofit of existing buildings, reducing embodied carbon and supporting circular economy principles;
 - Contribute to biodiversity and nature networks, where historic landscapes, canals, corridors and estates provide habitats and connectivity;
 - Reinforce settlement identity and town centre vitality, through the reuse of historic buildings and the maintenance of traditional urban form;
 - Support regeneration and investment, particularly within town centres and brownfield locations;
 - Enhance landscape character and sense of place.

Accordingly, the historic environment is not only to be safeguarded, but also actively considered as part of delivering sustainable development outcomes.

National Context

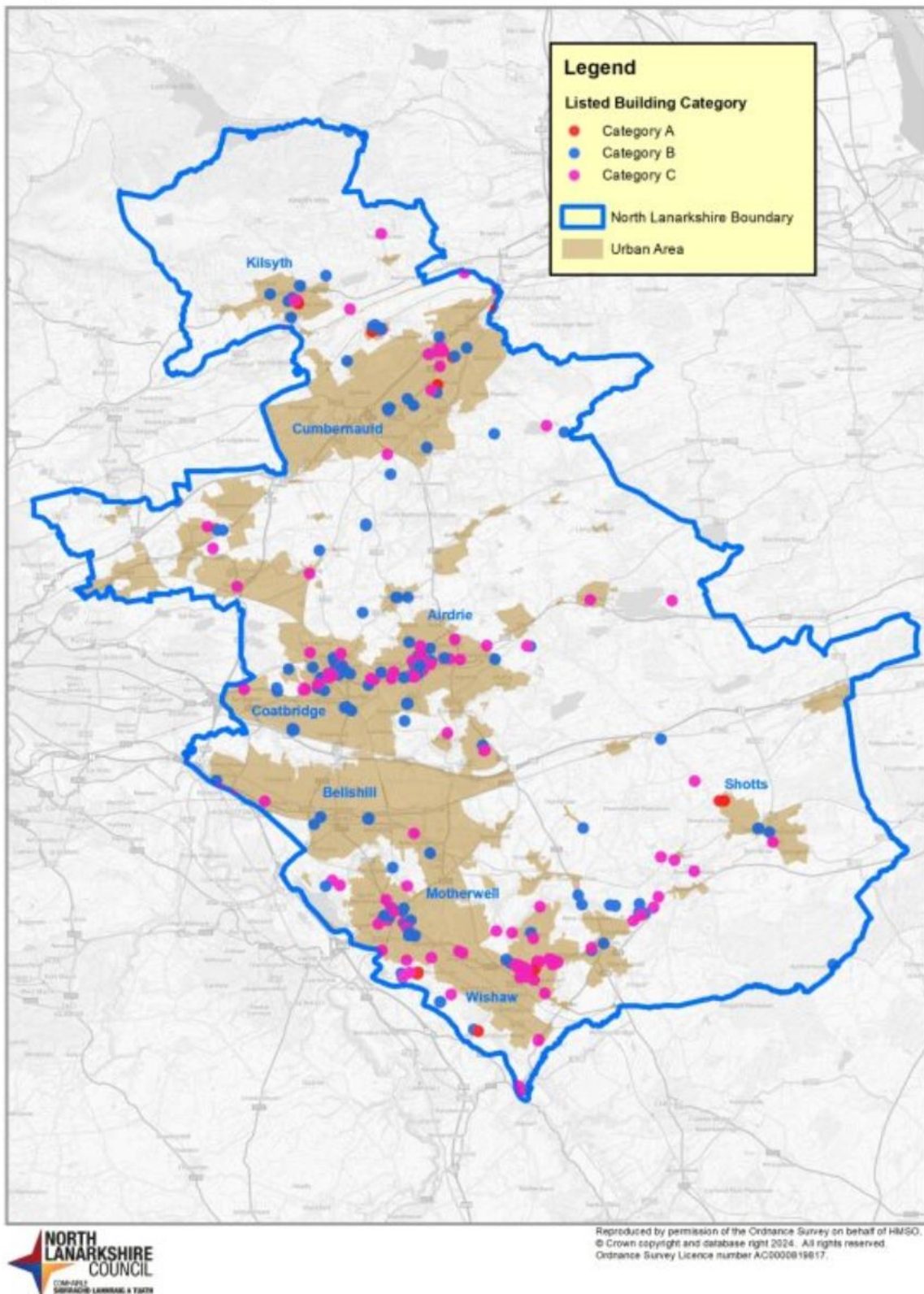
- 4.201 [Scotland's Historic Environment Audit \(SHEA\) 2018](#) (Document 342) – Summary by Historic Environment Scotland illustrates Scotland's historic environment in numbers nationwide. As at 2018, this included more than 56,000 protected sites/places, 66,000 full time equivalent jobs (direct and induced), £1.2 billion (including grants) spent on repairing and maintaining the historic environment up to 2017, contribution of £4.2 billion to the Scotland's economy, and in respect to public perception 89% of adults agreed "it is important that heritage buildings and places are well looked after".
- 4.202 The issue of understanding the historic environment is highlighted as increasing and this continues to influence how appropriate authorities and participants preserve and enhance it. In 2018, more than 56,000 historic assets were being protected. Six world heritage sites, 47,000 listed buildings, 8,000 scheduled monuments, 668 Conservation Areas, 363 designed gardens and landscapes and 40 nationally important battlefields.
- 4.203 There are potential risks to the historic environment arising from both climate change and the measures required to address it. Inappropriate retrofit or energy efficiency interventions can adversely affect traditional buildings, while renewable energy infrastructure and associated transmission assets may impact on the setting of heritage assets. In addition, climate change may lead to increased weathering, moisture penetration and structural stress in historic fabric. These factors highlight the need for sensitive adaptation and careful management of change.
- 4.204 In respect to defining characteristics, North Lanarkshire has a considerable cultural and built heritage, adding to the diversity, value and quality of local environments for residents and visitors. The list of designated sites includes a World Heritage site, Gardens and Designated Landscapes of Scotland, Scheduled Monuments, a Historic Battlefield, a numerous Category A, B and C listed buildings, Conservation Areas and other sites of archaeological interest. These are illustrated in the Maps of Historic Assets and Listed Buildings below in as much as they relate to North Lanarkshire.

Map of Historical Assets



Map 4.10 Historical Assets

Map of Listed Buildings



Map 4.11 Listed Buildings

4.205 These are primarily protected through a range of relevant legislation, including [the \(Planning \(Listed Building & Conservation Areas\) Act 1997](#) (Document 80) and regulations on designated sites and buildings, as well as through associated policies contained within NPF4, NLLDP and policy and guidance of the [Historic Environment Policy of Scotland \(HEPS\) 2019](#) (Document 077) written and set out by Historic Environment Scotland. There is also a range of other non-statutory guidance available to help inform decision making.

National Policy Context

4.206 It is important to consider the wider planning policy context in which these built and cultural heritage characteristics exist. Whilst not statutory in itself, guiding policy for development with heritage implications within Local Development Plans and the National Planning Framework is the Historic Environment Policy for Scotland (HEPS).

4.207 HEPS should be considered whenever a decision will affect the historic environment and is a material consideration for planning proposals that might affect the historic environment. Decisions on scheduled monument consent are made in line with Historic Environment Scotland's policy for determining consents at scheduled monuments.

4.208 HEPS has 6 policies for managing the historic environment, strengthened through defined core principles on managing change and working together. These are considered to form a robust starting place for considering implications for new local development plan policy in respect to historic assets.

- HEP1: Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.
- HEP2: Decisions affecting the historic environment should ensure that it's understanding and enjoyment as well as its benefits are secured for present and future generations.
- HEP3: Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored and mitigation measures should be put in place.
- HEP4: Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it

should be minimised. Steps should be taken to demonstrate that alternatives have been explored and mitigation measures should be put in place.

- HEP5: Decisions affecting the historic environment should contribute to the sustainable development of communities and places.
- HEP6: Decisions affecting the historic environment should be formed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be open, transparent and easy to understand.

The most up-to-date reflection of HEPS within statutory policies are those set out in NPF4, approved in 2023 and the NLLDP.

4.209 In addition, the Scottish Government's strategy [Our Past, Our Future: The Strategy for Scotland's Historic Environment](#) (2023) (Document 085) recognises the historic environment as a living resource that should be actively managed, reused and adapted to support sustainable, low-carbon places. The strategy emphasises people-centred decision-making, the role of reuse and retrofit in reducing emissions, and the importance of integrating the historic environment into planning and place-based policy.

4.210 Historic Environment Scotland guides to [Climate Change Impact](#) (Document 513) and [Climate Change Adaptation for Traditional Buildings](#) (Document 514) would be useful references, as they provide an outline of the main issues that climate change poses for the historic environment and the action that can be taken to counter them, as well as an overview of measures that can be taken to adapt buildings to meet the challenges of climate change.

General Considerations

4.211 NPF4 requires that development proposals with a potentially significant impact on historic assets or places be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. Further details are provided in the policy. It is anticipated that NPF4 policy 7(a) coupled with the site-specific protective designations of such sites within North Lanarkshire should afford adequate control of development to ensure that development proposals do not have a detrimental impact on heritage assets.

Local Considerations

4.212 As of 31st May 2024, there are 343 designated heritage sites and places in the North Lanarkshire Council Area.

Antonine Wall World Heritage Site

4.213 [The Antonine Wall](#) (Document 046) was inscribed by UNESCO in 2008 as part of the Frontiers of the Roman Empire World Heritage Site. This is a multi-national World Heritage Site that also includes the Frontier in England (Hadrian's Wall) and Germany (The German Limes). The Antonine Wall was the northernmost fixed frontier of the Roman Empire. The wall extends across Scotland for 37 miles, from Old Kilpatrick in West Dunbartonshire to Carriden in Bo'ness. It provides the largest and most important concentration of archaeological interest in the area including sections of the wall itself, forts and camps. Only parts of the WHS are designated as Scheduled Monuments. The World Heritage Site is surrounded by a Buffer Zone which protects the immediate setting of the WHS; the adjacent environment that is part of, and contributes to, the character, significance and understanding of the Wall. The buffer zone and wall are shown within Document 046.

4.214 The five planning authorities that cover the route of the wall have a common planning policy [Supplementary Guidance](#) (Document 078) and share the [Antonine Wall Management Plan](#) (Document 079), ensuring a consistent approach is taken for the protection and preservation of the Wall. Historic Environment Scotland is reviewing the Wall's current Management Plan 2014 - 2019 with a view to producing a new plan.

Scheduled Monuments and Archaeological Sites

4.215 There are 31 scheduled monuments in the North Lanarkshire Council area, with just over 8000 scheduled monuments nationwide. Historic Environment Scotland have noted that the quality of the records for scheduled monuments within the North Lanarkshire area is generally adequate although there has been very little recent scheduling work carried out.

4.216 In addition to the policy considerations of NPF4 and the NLLDP there is a requirement for consent from Historic Environment Scotland for Scheduled Monument Consent under the [Ancient Monuments and Archaeological Areas Act 1979](#) (Document 084). A scheduled monument is a monument of national importance that Scottish Ministers have given legal protection. The aim of the schedule is to preserve sites and monuments as far as possible in the form in which they have come down to us today. It is against the law to remove or extract any items from a scheduled monument.

4.217 Scheduled Monument Consent is required for various works which would impact these sites. You can view Scheduled Monuments on [PastMap](#).

4.218 The council will maintain its stance that development shall preserve archaeological remains in situ and within an appropriate setting. Adverse impact on the integrity of the monument or its setting shall not be permitted unless there are exceptional circumstances. NPF4 policy 7(h) aligns with the principles of this approach as outlined by Historic Environment Scotland and as such it is considered that control of development proposals affecting such sites is adequately addressed.

Listed Buildings

4.219 There are 309 listed buildings in North Lanarkshire, of which 10 are Category A, 140 are Category B and 159 are Category C. These are protected under the [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#) (Document 080). This establishes that any work which affects the character of a listed building will require listed building consent. In assessing an application for listed building consent, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. Also relevant are the guiding policy of HEPS, and policy contained within both NPF4, and the NLLDP, which are protective and ensure the requirements of the legislation are adhered to. In addition, the Council has supplementary guidance on [‘Rescuing a Listed Building 2009’](#) (Document 081), which provides a range of helpful information.

4.220 NPF4, outlines that development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Detailed considerations are contained within the policy.

4.221 In addition, development proposals for the reuse, alteration or extension of a listed building will only be supported where they preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

4.222 North Lanarkshire [‘The Place, The Vision, Your Town Vision’](#) (Document 082) notes that the area benefits from towns that have both a distinctive character and are distinctive in form and heritage and that the town centres are a reminder of a positive and defining economic past (coal, iron, steel, mills) with many notable buildings. The Council vision carried forward in the [Town Centre Actions Plans](#) (Document 083) seeks to 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, as well as protecting our historic assets and improving their environment.

4.223 It is anticipated that NPF4 policy 7(b) and (c) coupled with the site-specific protective designations of such sites within North Lanarkshire, the proposed vision for town centres which aligns with the principles established in NPF4 Policy 7 should afford adequate control of development proposals to ensure that development proposals do not have a detrimental impact on heritage assets. More widely, NPF4 policy is considered robust.

Inventory Sites (Including Gardens and Designed Landscapes Gardens and Historic Battlefields)

4.224 There are 2 Inventory sites designated in North Lanarkshire. Dalzell House was first included on the inventory in 1987. Colzium Lennox Estate in Kilsyth was added in 2021. There is currently one Inventory Historic Battlefield designated, the Battle of Kilsyth.

4.225 Gardens and designed landscapes are grounds which have been laid out for artistic effect and, in appropriate cases, include references to any buildings, land, or water on, adjacent, or contiguous to such grounds. An Inventory Garden and designed landscape is a nationally important site that has been included in the [Inventory of Gardens and Designed Landscapes in Scotland](#) (Document 220). Inclusion of a site means that it receives recognition and a degree of protection through the planning system. The two in North Lanarkshire are both associated with A-listed properties. The relevant legislation is the [Ancient Monuments and Archaeological Areas Act 1979](#) (Document 084) with protective policies contained within NPF4 and the NLLDP. Development at these sites would also require listed building consent.

4.226 The council is likely to maintain its stance with regard to Gardens and Designated Landscapes in Scotland in as much as development should not impact adversely upon important views to, from and within them, or upon the site or setting of component features which contribute to their value. This aligns with the requirements of NPF4 Policy 7(i) which seeks to protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.

- 4.227 The one Historic Battlefield in North Lanarkshire which has inventory status is also located within the Green Belt. Like other aspects of the historic environment, battlefields are a fragile and finite resource, vulnerable to a range of impacts that can diminish their value and potential. The inventory battlefield is identified within the NLLDP with policy provisions in place to consider its protection. There is similarly policy protection afforded through NPF4. It is highlighted that approval was given for a solar farm at the site several years ago, although that permission has since lapsed unimplemented.
- 4.228 Current council Policy aligns with policy NPF4 7(j) as development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities. It is likely this position will be maintained.

Conservation Areas

- 4.229 There are 6 Conservation Areas in North Lanarkshire: [Blairhill and Dunbeth](#) (Document 226), [Cumbernauld Village](#) (Document 227), [Drumgelloch](#) (Document 228), [Dullatur](#) (229), [Hamilton Road](#) (230), [Kilsyth](#) (Document 231) and [Victoria and Town Centre](#) (232). These all have a Conservation Area Appraisal and Management Plan, most dating from 2012. The Council has recently approved two updated Appraisals and Management Plans for Cumbernauld and Coatbridge, and it is the intention to update them all in due course.
- 4.230 Control of development in Conservation Areas is managed through the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 and the related policies within the development plan.
- 4.231 NPF4 outlines that development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Detailed considerations are set out, including in respect to demolition.
- 4.232 It is anticipated that NPF4 policy 7(d), (e), (f) and (g) coupled with the site-specific protective designations of such sites within North Lanarkshire, the proposed update via our current consultation on conservation area appraisals and the vision for town centres which aligns with the principles established in NPF4 Policy 7 should afford adequate control of development to ensure that proposals do not have a detrimental impact on conservation areas and heritage assets.

- 4.233 North Lanarkshire Council is developing guidance on Conservation Area Management Plan to support the NLLDP2 which sets out a methodology which North Lanarkshire Council (NLC) can use to evaluate proposals for new conservation areas within the council's jurisdiction.
- 4.234 This document sets out the full process for the designation of conservation areas and their ongoing review and includes an initial process to allow NLC to make rapid initial assessment of potential candidate areas prior to proceeding to a full assessment if considered appropriate.
- 4.235 This document sets out the key legislation, policies, and guidance, as well as outlining the stages of assessing and designing a conservation area. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is the primary legislation in the designation of Conservation Areas and defines conservation areas as *"areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance"*.
- 4.236 NLC's requirement for a process guidance document is in part a consequence of several recent changes to the national legislative, policy and guidance regarding conservation areas in recent years. NPF4 (Adopted February 2023), changes to the [Town and Country Planning \(General Permitted Development\) \(Scotland\) Order 1992](#) (GDPO) (Document 207) in May 2024, and the withdrawal of the Scottish Government's Planning Advice Note (PAN) 71 "The Management of Conservation Areas" have altered the body of guidance informing the assessment and designation of conservation areas in Scotland.
- 4.237 The initial assessment methodology is based on the terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, and criteria set out in Appraisal Checklist within PAN 71 Part 2, and the selection guidance for designating a conservation area set out in HES' 2019 [Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent](#) (Document 093) as well.
- 4.238 Section 61(a) of the Act sets out that in designating conservation areas these areas may be "of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". In both initial triaging, and full character appraisal, an assessment of a candidate area would consist of three key parts. These parts would not necessarily be sequential, though an assessment may follow in sequence of Parts 1-3.
- Part 1 – Identifying "special architectural or historic interest" of a candidate area.
 - Part 2 – Identify what the "the character or appearance" of a candidate area is.
 - Part 3 – Is it "desirable to preserve or enhance" the candidate area.

4.239 Part 1 – Identifying “special architectural or historic interest” of a candidate area:

- Density and type of designated heritage assets: Does the area have significant architectural or historic interest in terms of specific listed buildings and/or scheduled monuments?
- Grouping of historic buildings: Does the area have significant architectural or historic interest in terms of building groupings, which may or may not include listed buildings and/or scheduled monuments, and open spaces which they abut?
- Urban morphology: Does the area have features of architectural or historic interest such as street pattern, planned towns and villages, and historic gardens and designed landscapes?
- Is the area of distinctive architectural or historic character for reasons other than the above?

4.240 Part 2 – Identify what the “the character or appearance” of a candidate area is:

The characteristics and values are likely to directly contribute to an area’s *special architectural or historic* interest, identified in Part 1:

- What is its distinct character.
- What is its distinct appearance.
- What is its value as a good example of local or regional architectural style.
- What is its value within the wider context of the village or town.
- What is its present condition, and the scope for significant improvement and enhancement.
- The contribution made by setting to the area, following HES’ guidance on Managing Change in the Historic Environment: Setting (2016) (Document 233).

4.241 Part 3 – Is it “desirable to preserve or enhance” the area?

- If special architectural or historic interest has been identified, and the character or appearance identified, the desirability of preserving and enhancing the area needs to be considered.
- It may alternatively be the case that Part 3 is the starting point in an initial assessment, which then leads to the rapid assessment set out in Parts 1 and 2.
- The reasons for and against desirability may be complex and multiple, and informed by non-heritage factors.

- 4.242 The outcome of this initial assessment will either allow rejection of the candidate area, or its progression to a full conservation area character appraisal as part of the larger process set out in this document. If the area is rejected, an independent exploration of an Article 4 Direction removing PDR from the area may be progressed.
- 4.243 This initial methodology could be developed into a checklist, process chart, or other appropriate format to best suit the end use in the NLLDP2, Evidence Report, and wider process assessment subject to further discussion with NLC.

Buildings at Risk Register

- 4.244 There are 31 [At-Risk buildings](#) (Document 225) in North Lanarkshire. These are usually a listed building, or a building located in a conservation area which is vacant and/or in poor condition. The Council currently has guidance on rescuing a listed building, including enabling development.
- 4.245 NPF4, Policy 7(m) and (n) outline that development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported and in circumstances where appropriate enabling development that would otherwise be unacceptable in planning terms may be acceptable if essential to secure the future of an historic environment asset or place. It is considered that the Councils current policies and guidance align with the protection afforded by NPF4, Policy 7(m) and (n) and future policy can be appropriately applied.

Sites of Archaeological Interest

- 4.246 The planning process has a requirement to consider archaeology with relevant policies contained within NPF4, and the NLLDP. [Planning Advice Note 2/2011: Planning and Archaeology](#) (Document 086), provides appropriate advice. The Council also retains the services of an Archaeological Advisor who primarily provides consultation responses on planning applications and is therefore well placed for understanding built and cultural heritage implications of sites.
- 4.247 When determining planning applications which may affect archaeological features, we balance the benefits of development with the importance of managing archaeological resources as per Scottish Government Guidance. Development proposals in archaeologically sensitive areas may be subject to a number of conditions to ensure that archaeological resources are properly investigated, recorded and preserved. We may impose conditions for an archaeological investigation relating to the importance of potential archaeological resource. It is envisaged that NPF4 Policy 7(o) coupled with the council's position on protecting such assets

will provide adequate protection of sites of archaeology and other heritage value, and that this can be effectively maintained.

Urban Design and Place

4.248 North Lanarkshire Council's approach to achieving high-quality urban design and successful places is embedded in both its NLLDP and the way planning decisions are made. The council's plan-making and development management processes work together to ensure that all new development contributes positively to the character, function, and sustainability of North Lanarkshire's towns, neighbourhoods and rural areas.

4.249 The NLLDP sets out that development must be appropriate in scale and character, must benefit communities, and must safeguard the environment. These principles provide the foundation for quality placemaking and guide how urban design considerations are assessed in every planning decision.

4.250 A core objective of NLLDP is to ensure that development happens in the right places, with sufficient supporting infrastructure, and in ways that avoid compromising the environment that gives local areas their identity. This strategic commitment creates the policy environment needed for good urban design linking land use, movement, environmental quality, and community wellbeing.

4.251 The Spatial Strategy directs significant growth to locations where high-quality new places can realistically be achieved, including Mixed-use, multifunctional hubs in town and local centres, enabling people to live, learn, work, invest and visit within walkable, integrated urban environments and encouraging development that protects and enhances natural and built assets, ensuring new proposals contribute positively to the quality and distinctiveness of place.

4.252 By linking land allocation with explicit placemaking aims, NLC uses spatial planning to shape how new development will feel, function and interact with the existing urban fabric. NLC's development management processes apply the LDP policies directly to individual proposals. Through this, planners systematically:

- Assess the scale, form and design of proposals against policy expectations for character, environmental integration and community benefit.
- Ensure that developments do not harm environmental assets and instead help safeguard environmental quality, a core element of high-quality place.

- Require infrastructure, such as transport, open space, and community facilities, so that development supports well-functioning and sustainable places.

4.253 The NLLDP alignment with NPF4 which prioritises climate-resilient, sustainable placemaking also strengthens design-led decision-making, with NPF4 taking precedence where required. Through continuing these mechanisms in its next LDP, the Council aims to ensure that urban design quality is not an optional add-on but a fundamental outcome of both planning policy and every planning decision.

Summary of Implications for the Proposed Plan

Spatial Strategy Implications

4.254 NLLDP2 will need to direct development away from sensitive environmental assets:

- Avoid development on carbon-rich soils, deep peat and priority peatland habitat unless meeting strict NPF4 exceptions.
- Avoid or minimise development on Prime Agricultural Land (Class 1, 2 and 3.1) and any locally important agricultural soils.
- Protect nationally and locally designated nature conservation sites and ensure settlement expansion does not compromise them.
- Avoid allocations that would harm the functioning of Nature Networks, including woodland, wetland, grassland, peatland corridors and the water environment.

4.255 Prioritise sustainable locations for growth:

- Apply a strong brownfield-first approach, directing growth to previously developed land that is developable and viable.
- Reduce reliance on greenfield land unless justified by evidence and consistent with NPF4.
- Support compact urban forms, infill development and opportunities that contribute to 20-minute neighbourhoods.
- Recognise the historic environment (including settlement patterns, town centres and heritage assets) as a key spatial structuring element influencing development form, location and design.

- Support the reuse of historic and existing buildings, including buildings at risk, as sustainable development opportunities.

4.256 Respond to landscape and place:

- Avoid development that would negatively affect Special Landscape Areas, key viewpoints, the setting of settlements or the character of valued landscapes.
- Ensure allocations reflect the Place Principle and the distinctiveness of North Lanarkshire's varied landscape character types, historic town centres, conservation areas and established settlement patterns as key components of place, supporting compact growth and 20-minute neighbourhoods.
- Ensure that designated and non-designated heritage assets and their settings are integrated into the assessment of environmental sensitivities.

4.257 Tourism and the Visitor Economy:

- The Local Development Plan must also ensure that tourism and visitor-related activity is supported in a way that safeguards environmental quality, protects the significance and setting of heritage assets, and avoids adverse impacts on sensitive landscapes and places, while still enabling appropriate access, enjoyment and sustainable economic benefit.

Policy Development Implications

4.258 NLLDP2 will need to strengthen biodiversity protection and enhancement, recognising that there is potential for both positive and negative effects:

- Implement NPF4 Policy 3 by requiring biodiversity enhancement and nature recovery in all new development.
- Strengthen requirements for habitat creation, long-term management and monitoring, including off-site delivery where on-site provision is not feasible.
- Protect existing species and priority habitats identified in the NLBAP, including bogs, grasslands, woodlands, farmland and rivers.
- Ensure that policies support both the protection and enhancement of the historic environment, including opportunities for regeneration and placemaking.

- Protect the water environment and realise opportunities for enhancement, where possible.
- Recognise the relationship between the historic and natural environment, particularly in relation to landscapes, green networks and biodiversity.

4.259 Embed Nature Networks in policy and site statements:

- Integrate Nature Networks into spatial strategy, development management policy and site requirements.
- Ensure cross-boundary collaboration with Glasgow City Region on regional connectivity.
- Identify and protect core nodes, stepping stones and strategic habitat corridors.

4.260 Develop local policy tools for environmental stewardship:

- Include criteria for trees, woodland expansion, canopy cover and compensatory planting (linking to the new Forestry and Woodland Strategy).
- Require assessment and mitigation for soil disturbance, soil sealing and ground contamination, in line with the mitigation hierarchy.
- Strengthen policy for historic assets and places, ensuring preservation of setting (including natural and landscape context) and supporting adaptive reuse as a first approach to development, in line with circular economy principles.
- Support restoration and protection measures for peatland through the Bog Action Plan.

Site Selection Implications

4.261 Individual site assessments must:

(a) Evaluate environmental constraints

- Identify presence of peat, carbon-rich soils and sensitive hydrology (based on Carbon & Peatland Map 2016 and site-specific survey where required) and apply the mitigation hierarchy.
- Screen for biodiversity assets, including protected species, SINCs, ancient woodland and key habitat networks and apply the mitigation hierarchy.
- Assess flood risk, water quality issues and need for natural flood management.

- Consider contamination, ground instability, mining legacy and made-ground conditions.

(b) Evaluate opportunities

- For the redevelopment or reuse of historic buildings, particularly those identified on the Buildings at Risk Register.
- To consider the contribution of historic assets and townscape to placemaking and site suitability.

(c) Ensure viability and deliverability

- Allocate brownfield and derelict sites only if there is a clear, viable redevelopment pathway and remediation is feasible.
- Consider infrastructure availability (transport, water/wastewater, utilities) through an Infrastructure-First approach.
- Ensure proposals can integrate blue-green infrastructure, high-quality SUDS and nature-based solutions.

(d) Avoid unacceptable impacts on the historic environment

- Ensure development protects the Antonine Wall World Heritage Site, scheduled monuments, conservation areas and listed buildings.
- Require assessments of setting, visual impacts and archaeological sensitivity.

Climate and Nature Crisis Implications

4.262 NLLDP2 must contribute to net-zero and climate resilience

- Reduce emissions by encouraging reuse of brownfield land and existing buildings.
- Promote renewable energy where consistent with peatland and landscape protection.
- Embed natural solutions for flood management, cooling, biodiversity and ecosystem resilience.

Integrate adaptation into all allocations

- Avoid allocations that would increase exposure to flooding, landslides or other climate-related hazards.

- Require resilient urban design, including trees, shade, biodiversity, sustainable drainage and, where appropriate, riparian planting.

4.263 Further detail on flood risk, hydrological processes and climate change impacts on the water environment is provided in Chapter 5 (Climate Change, Energy and Resources), including the Strategic Flood Risk Assessment and SEPA Flood Hazard Mapping, which form a key part of the evidence base for both BGI and site selection.

Delivery and Implementation Implications

4.264 NLLDP2 will (a) need to ensure long-term stewardship

- Set expectations for maintenance and funding of created habitats, blue green networks, SUDS, wetlands and woodland.
- Coordinate delivery via Open Space Strategy, Forestry & Woodland Strategy, Flood Risk Management Plans, and biodiversity actions.

(b) Strengthen partnership working

- Work closely with NatureScot, HES, Scottish Water, SEPA, Scottish Forestry, GCV Green Network, landowners and communities to deliver environmental outcomes.
- Use regional mechanisms (e.g. Clyde Peatlands Initiative) to secure funding and expertise for peatland restoration.
- Work with HES and other partners to deliver conservation, enhancement and climate adaptation of historic assets
- Support programmes for the repair, reuse and regeneration of historic buildings, particularly within town centres

(c) Use evidence to guide monitoring and review

- Monitor land-use change, habitat condition, nature network development, water quality and woodland cover.
- Update conservation area appraisals and heritage data to ensure accuracy for decision-making.

Summary of Stakeholder Engagement

Topic Paper Responses

- 4.265 The primary starting point for gathering the evidence base was the preparation of Topic Papers. Where possible, the Council identified and assessed evidence across topic areas aligned with the policies set out in NPF4 and the Scottish Government's Local Development Planning Guidance.
- 4.266 Between May 2024 and January 2025, five batches of Topic Papers were published on a rolling basis. Each batch was issued for a six-week consultation period and circulated to a wide range of stakeholders, including elected members, key agencies, infrastructure providers, community groups and Community Boards. The papers were also made available online and promoted through social media and GovDelivery to maximise accessibility and engagement.
- 4.267 A summary of comments received, and the council's responses are provided in Appendix 1: Consultation & Engagement Summary of the Evidence Report. These will be taken into consideration as we prepare the proposed plan.
- 4.268 Further correspondence has been ongoing since the Topic Paper consultations, and a Sufficiency Template was completed by all key agencies and relevant infrastructure providers to confirm that they were satisfied with the evidence as presented within this report.

Summary of Place Survey outputs

- 4.269 To further support the preparation of NLLDP2, the council undertook a 'Tell Us About Your Place Survey' to gather the views of the wider public including adults, young people and children. This was focused on the places where people live, work and spend time. A summary of the adult, young people and children responses which relate to this chapter are provided below. Further analysis will be undertaken and these will be taken into consideration as we prepare the proposed plan:

Adults Summary

Adult respondents emphasised the importance of high-quality natural and built environments to wellbeing and quality of life. Green spaces are highly valued, with strong support for their protection, better maintenance and improved accessibility, alongside concerns about loss of greenbelt and impacts of development.

There is widespread concern about the condition of the built environment, including derelict land, declining town centres and poor maintenance of streets, paths and public spaces. Residents strongly support reuse of brownfield land, environmental improvements and higher quality design.

Environmental quality - particularly litter, fly-tipping, drainage and infrastructure maintenance - is a key issue, linked to perceptions of safety and civic pride. Respondents also highlighted the need for sustainable development, improved green infrastructure and action on pollution and climate-related impacts.

Overall, feedback reinforces the need to protect natural assets, improve environmental quality, prioritise brownfield regeneration, and deliver more sustainable, well-designed places.

Young People Summary

Young people highlighted the importance of safe, clean and accessible environments, with strong support for protecting green spaces and local wildlife. There is concern about the loss of open space due to development, alongside calls for better maintenance of parks, paths and natural areas, including litter management and improved lighting.

Access to the natural and built environment is a key issue. Young people raised concerns about unsafe walking routes, poor connectivity and limited public transport, which restrict access to education, employment, recreation and green spaces.

The quality of the built environment was also highlighted, with concerns about dereliction, poorly maintained public spaces and outdated or unsafe buildings, including schools and local facilities. There is a strong desire for well-designed, welcoming places, including youth-friendly spaces, sports facilities and improved public realm.

Environmental quality and safety are closely linked, with litter, vandalism and poor maintenance contributing to feelings of insecurity and lack of pride in place. Overall, feedback emphasises the need to protect and enhance natural assets, improve

environmental quality, and deliver safer, more inclusive and better-connected places for young people.
Children Summary
Children highlighted the importance of safe, clean and well-maintained environments, particularly parks and play areas. While green spaces are valued for play and socialising, many are described as run down, dirty or unsafe, with strong calls for improved maintenance, better facilities and more inclusive play spaces. Safety and accessibility are key concerns. Children reported issues with traffic, unsafe crossings, poor lighting, and inadequate walking and cycling routes, which affect their ability to travel independently and access local spaces. Environmental quality is a major issue, with frequent references to litter, dog fouling, vandalism and poor upkeep across streets and public spaces. These conditions contribute to feelings of insecurity and limit opportunities to play outdoors. Children also expressed a desire for more places to play and spend time locally, including better parks, indoor facilities and accessible community spaces, alongside concerns about a lack of supporting infrastructure in new developments. Overall, feedback emphasises the need to improve environmental quality, enhance green spaces, and create safer, more child-friendly environments.

Table 4.9 - Summary of Place Survey Outputs

Key Group Consultation Summary

4.270 Engagement with key groups has been an integral part of the evidence-gathering process for the preparation of the Local Development Plan. A range of methods were used to ensure broad and inclusive participation, including Topic Paper consultations and the “Tell Us About Your Place” Survey, both of which were widely publicised via the council’s website, social media platforms, and Gov Delivery contacts.

4.271 The public at large were encouraged to participate through these channels, with responses captured and analysed as part of the wider consultation exercises. Further detail on this engagement is set out in the Engagement and Consultation Summary.

4.272 Targeted efforts were made to engage children and young people. The Place Survey was distributed to parents and carers of all school children, and dedicated sessions were held with high school pupils and the Youth Parliament. These sessions aimed to both inform participants

about the Local Development Plan and encourage their input. While awareness of the planning system was found to be limited among young people, the majority of those engaged participated in the survey. The Council recognises the need to improve understanding of planning among younger audiences and will continue to raise awareness of its relevance to their future.

4.273 Engagement with disabled people was undertaken through established forums such as the Access Panel and the Voice of Experience group. Presentations were provided on the emerging plan and the supporting evidence base, alongside promotion of the consultation exercises. While no specific concerns were raised during these sessions, participants were signposted to formal consultation channels, and any responses they submitted have been included in the overall analysis. Wider outreach was also supported through collaboration with community networks to maximise accessibility.

4.274 Specific engagement was carried out with Gypsies and Travellers in partnership with MECOPP. These discussions highlighted important issues including barriers to accessing suitable sites and services, challenges in engaging with the planning system, and the need for improved evidence, cross-boundary collaboration, and greater cultural awareness. These insights will inform the preparation of the Proposed Plan and ongoing evidence development.

4.275 Community Councils were also actively involved in the process. Consultation materials were distributed widely, and sessions were held to provide information on both the Local Development Plan and the preparation of Local Place Plans. Additional engagement took place through Community Boards, ensuring broad geographic coverage. A number of Community Councils have progressed Local Place Plans, with three currently registered (Gartcosh, Chryston, and Stepps), and others in development. The content of these plans will be taken into account in preparing the Proposed Plan.

4.276 Further detail on all engagement activities, including participation levels and feedback received, is provided within Appendix 1: Consultation & Engagement Summary.

Key Agency/Key Infrastructure Providers – Sufficiency Templates

4.279 All key agencies and relevant infrastructure providers were invited to complete sufficiency templates to confirm their agreement with, or identify any issues relating to, the Evidence Report. The following section sets out the completed templates received in relation to this chapter. A full set of all completed templates have been included in Appendix 1: Consultation & Engagement Summary.

Completed Key Agency/Key Infrastructure Sufficiency Templates

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Historic Environment Scotland
	Contact Details	Cailee.mellen@hes.scot
	Date response provided	22/05/2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further engagement would have been beneficial.	

Section	Prompt	Response
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	We are broadly content with the evidence supplied regarding the Antonine Wall World Heritage Site, scheduled monuments, listed buildings, inventory sites (gardens and designed landscapes and historic battlefields), conservation areas, and sites of archaeological interest. We welcome that it is anticipated that future policies will be in line with current council policies and the relevant respective NPF4 policies. However, in terms of implications of the plan for the historic environment, we find the evidence report to be quite high level and lacking in detail. The links between the proposed plan and implications for the historic environment should be clearly explained and should expand beyond the safeguarding of designated assets. It may be useful to consider separating the historic environment into its own. chapter, distinct from the natural environment, in order to present these matters more clearly. In its current format, implications for the historic environment appear often conflated with or secondary to those presented for the natural environment. Our comments on specific aspects of the evidence report are presented below. While we welcome that the protection of assets and their settings is reiterated

Section	Prompt	Response
		throughout, the evidence report should also thoroughly consider what opportunities from and enhancements to the historic environment can be presented in the plan. In other words, the historic environment should not always be considered as a barrier to potential development. For instance, the opportunities around retrofitting and adapting empty or other historic buildings and the positive implications this may have from climate, zero waste, and/or circular economy perspectives as well as the contribution our heritage can make for regeneration and placemaking. We note that this is referenced in the discussion of the Town Centre Action Plans and the re-use of civic buildings and the preservation of well-defined town centres, but this approach could also be applied more widely. The link between natural preservation and the enhancement of historic assets is also well established. I would draw attention to previous comments and resources we shared on the nature topic papers produced in 2024, which highlighted a report produced by Historic England that illustrates how heritage assets can be beneficial for biodiversity and natural places. <u>Spatial Strategy Implications</u> We note that the only reference to the historic environment in this section is related

Section	Prompt	Response
		to tourism and the visitor economy, but it should also be reflected in other subsections. Designated heritage assets and their settings should be included in the list of sensitive environmental assets. Conservation areas or other historic settlement patterns (defined town centres, etc) could also be included under landscape and place. The retrofit and re-use of existing historic buildings (particularly those on the BARR) would be sustainable opportunities for development and this could be reflected under 'Prioritise sustainable locations for growth.' <u>Climate and Nature Crisis Implications</u> As noted above, there are both positive and negative interactions between the climate crisis and the historic environment, which should be clearly explained in the evidence report. We welcome that the re-use of existing buildings is referenced in this section, but the benefits of this (especially toward net zero targets) could be expanded upon. In contrast, potential negative effects could also arise; for example from improper adaptations to traditional buildings in order to facilitate the transition to net zero or potential physical or setting impacts from the development of

Section	Prompt	Response
		energy generation, transmission and storage facilities. Building resilience of heritage assets against climate change should also be considered as part of the plan and reflected in the evidence report, as there can be specific impacts from climate change unique to the historic environment and these can also vary between types of assets. Our guides to Climate Change Impact and Climate Change Adaptation for Traditional Buildings would be useful references, as they provide an outline of the main issues that climate change poses for the historic environment and the action that can be taken to counter them, as well as an overview of measures that can be taken to adapt buildings to meet the challenges of climate change. <u>Delivery and Implementation Implications</u> Historic Environment Scotland should be included in the list of partnership stakeholders that will be consulted to deliver historic environment related outcomes.
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence	Yes, subject to the minor matters noted above

Section	Prompt	Response
	base for the Local Development Plan?	

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	NatureScot
	Contact Details	Diane Beveridge
	Date response provided	18.5.26
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification /amendments Please delete as appropriate.
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes The authority has previously consulted with us on individual draft topic papers, met with us and other key agencies on several occasions via Teams and held in person discussion days on their proposed site selection process.

Section	Prompt	Response
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	Although there is mention of them in the main text some key documents don't appear to be in the Spreadsheet of Evidence Sources, in particular: Sitelink and The Carbon & Peatland Map 2016. You may also find these useful: https://www.nature.scot/doc/advising-peatland-carbon-rich-soils-and-priority-peatland-habitats-development-management https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-soils Habitat Map of Scotland – NatureScot https://opendata.nature.scot/datasets/snh::habitat-map-of-scotland/explore 30x30 https://www.nature.scot/doc/30-30-framework Chapter 4: Natural & Built Environment Landscape Character

Section	Prompt	Response
		You explain that land use character and landscape character are not the same, some further explanation of this may be useful here. It would be useful if a map of the LCT's could be included. Landscape Designations Under Natural Environment Assets, while NatureScot's Sitelink system (https://sitelink.nature.scot/home) lists 11 SSSIs as being within North Lanarkshire, this is based on North Lanarkshire being the 'primary' local authority area (i.e. the area that all or most of the site lies in). There are, however additional SSSIs which have another Council identified as the 'primary' local authority but which nonetheless lie partly within North Lanarkshire (Garrion Gill and Hamilton Low Parks). As such, there are 13 SSSIs wholly or partly within North Lanarkshire. Also, if SPAs are listed here, for consistency SACs should also be listed. NLLPAB Protected Species There is, or at least was recently, also a great-crested newt population at Drumshangie Moss, near Airdrie. This has been subject to pressure from development. The Council should hold ecological survey information for the area associated with development proposals at Stirling Rd, Stand.

Section	Prompt	Response
		Nature Designations Garrion Gill is part of the Clyde Valley Woods Special Area of Conservation, thus there are 4 SACs wholly or partly within NLC. Along with details of their condition information is available via Sitelink on the pressures affecting statutory protected areas (SPA's SACs and SSSIs). It would be useful to review this information to identifying issues of relevance to the preparation of the LDP in terms of ensuring sites are protected from further impacts and opportunities for restoration are highlighted. Woodland Cover Could you put a hectareage on the area of woodland which has been subject to NLC management and identify what type of woodland this work has taken place in? This will allow a comparison with total woodland cover. 30 x 30 Designated Sites Achieving 30 x 30 will be reliant on the identification of 'Nature30' sites outside of existing traditional protected areas. Although it may involve the designation of a few new statutory protected areas this will involve identifying lots of new non statutory areas to be managed for wildlife (https://www.nature.scot/professional-advice/protected-areas-and-species/30-30-and-nature-networks/30-30-explained). It would be useful to consider the implications of this for the LDP.

Section	Prompt	Response
		Carbon & Peatland Mapping The Carbon & Peatland Map 2016 is a predictive tool which provides an indication of the likely presence of peat on each individually mapped area, at a coarse scale, rather than an accurate representation of where peat definitely occurs. It is particularly useful as a tool to use in the site selection process for development to screen where areas of peatland are likely to occur and where detailed peat survey is therefore likely to be required (https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/soils/carbon-and-peatland-2016-map). We would suggest that it would be useful to consider that settlement expansion is not the only potential development impact that could affect designated sites – e.g. renewables. In general, we would welcome a more explicit commitment to the mitigation hierarchy in this chapter, ensuring that avoidance of impacts is the default position and support for restoration and protection measures across all the natural environment. Chapter 5 Climate Change You recognise at the start of this section that tackling the twin climate and nature crises are of key importance to NPF4. You list other relevant NPF4 policies but do not mention biodiversity, trees or soils. This chapter could make stronger links between the two crises and the contribution that nature can make towards climate change via nature-based solutions, eco-system services and blue-green infrastructure. The importance of conserving and restoring natural spaces and

Section	Prompt	Response
		maintaining and improving their biodiversity in general. The interdependence and connections between the two crises could be strengthened in this regard. https://www.nature.scot/climate-change/nature-based-solutions Wind In relation to landscape sensitivity, we would suggest including the renewable energy map of Scotland. This is particularly useful for considering cumulative impacts and providing cross boundary context. Chapter 7 Green Belt We welcome that the Council is committed to carrying out a GB review informed by NPF4 Policy 8. This will be important for assessing potential sites in the future. In relation to GB review there is also some information within the LDP guidance which is useful and includes advice on things to consider, such as undertaking a landscape character assessment. Chapter 13 Site Assessment Methodology The methodology proposed appears to capture most of what was previously discussed. There are just a couple of sections which may benefit from some greater refinement. Prioritisation of Sites (Step 2) In terms of priorities, it appears that an urban site with some form of protection would be preferred for development over a

Section	Prompt	Response
		non-urban, non-protected site. While this may, on the face of it, support the presumption in favour of continuing development in existing built-up areas it doesn't recognise that protected urban sites could have more biodiversity, landscape and /or recreational value than the non-urban site. Such sites can be highly valuable both for nature and the local population. We would suggest that further mechanisms need to be in place to allow for a balanced decision to be reached, fully considering these elements and not purely based on a general location. For Sustainable Places • Given the restrictions NPF4 places on development on peatland, perhaps asking for a justification of how it complies with those restrictions is needed, alongside information on how the habitat will be protected? • Given that sites with hard constraints, such as landscape or environmental designations, would be sifted out under Step 1 as 'Not Preferred' should the questions here focus on the "in proximity/could affect" elements to allow consideration of connectivity with protected areas for developments located outside of them? What [indirect] impacts could there be and how it's proposed to mitigate these? Will the scoring system be subject to further refinement? Will the different categories i.e. Communities, Environment and

Section	Prompt	Response
		Economy be separated the allow for each to be considered separately?
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	All covered above.
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes Yes, subject to the minor matters noted above.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Scottish Water
	Contact Details	Sophie Kennedy (Sophie.day@scottishwater.co.uk)
	Date response provided	14 th May 2026
2. Overall Sufficiency of	Do you consider the Evidence Report to be sufficient, up-to-date and	Yes – sufficient to proceed

Section	Prompt	Response
the Evidence Report	proportionate to inform the proposed Local Development Plan?	
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes – Scottish Water have been engaged throughout the preparation of the Evidence Report and North Lanarkshire have considered Scottish Water's comments, and these are reflected in the Evidence Report.
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	None
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the	Yes. Scottish Water look forward to continuing to work with North Lanarkshire and to supporting the next

Section	Prompt	Response
	agreed evidence base for the Local Development Plan?	stages of the Local Development Plan.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Strathclyde Partnership for Transport
	Contact Details	Amanda Horn, Amanda.horn@spt.co.uk
	Date response provided	12 05 2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient to proceed Yes – sufficient, subject to minor clarification No – not sufficient Please delete as appropriate. Please note that SPT has only completed an in-depth review of Chapter 10 Sustainable Transport. We are satisfied with the changes made to this latest draft in light of SPT comments on the draft topic paper. We have completed a 'light touch' review of chapters 4,5,6,7,8, 9,11 & 12, and are satisfied that sustainable transport policy is sufficiently integrated into these topics.

Section	Prompt	Response
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes No Please delete as appropriate.
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	1) Chapter 8 page 60 / Bus Infrastructure and Provision SPT would request minor changes to the following sentence: "SPT have advised that bus operators are unlikely to provide information on the levels of demand to allow us to identify the viability of services to ensure they will continue to be provided get any suitable information, however the below map identifies frequency of services and has been provided by SPT." 2) Chapter 8 / Transport – please consider if Clyde Metro should be included here.
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	

Section	Prompt	Response
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes Yes, subject to the minor matters noted above No Please delete as appropriate.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Homes for Scotland
	Contact Details	f.watkins@homesforscotland.com
	Date response provided	27/05/2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification

Section	Prompt	Response
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	The Council does not rule out releasing more greenfield land for any use; however, it is likely that the Council will likely have to allocate greenfield land in the emerging LDP. Between 2018 and 2024 NLC saw a decrease of 8.5% of Vacant and Derelict Land (VDL). This modest decrease, aligned with the inherent difficulties in delivering these sites does not lend well to a brownfield-only Spatial Strategy. Viability matters require to be fully understood in the context that every allocated site will need to be deliverable in the emerging LDP. HFS and our members would be willing to share our knowledge of constraints associated with housing sites that have not been brought forward for development. As set out above, viability and marketability are matters to be considered alongside place making principles in informing the next spatial strategy. It is vital to highlight the need for the Spatial Strategy in the next LDP to consider both sustainable

Section	Prompt	Response
		and marketable locations for new developments. If a sustainable site is not in a marketable location, it is unlikely to be delivered, and both the Local Housing Land Requirement and spatial strategy will not be achieved. Allocating a suitable volume of deliverable land for development will improve housing affordability. The Barker Review of Housing Supply (2004), which was updated in 2024, clearly shows how a lack of land availability has led to a lack of housing supply with consequences for housing affordability: https://www.hbf.co.uk/documents/13441/HBF_Report_-_Beyond_Barker.pdf . Research from Christian Hilber (2015) also shows how house prices would be lower with fewer regulatory restrictions, including those on the allocation of deliverable land: https://cep.lse.ac.uk/pubs/download/EA033.pdf .
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	Strategic Environmental Assessment HFS recognises the importance of the SEA to ensure development is sustainable. The Council state that in the SEA they will weigh up options alongside “economic and social considerations”. It is imperative that the Council take into account the social and economic benefits that homebuilding brings to Scotland which will be discussed further in this response. It is also essential that the material consideration of the national housing emergency, which was announced in May 2024, is considered alongside the Council’s ambition to surpass the MATHLR within the SEA framework. A lack of land supply for housing and a subsequent housing shortfall would be catastrophic socially and economically.

Section	Prompt	Response
		Landscape Designations It is important to recognise that the site selection process must also consider other factors alongside matters relating to biodiversity, including marketability and deliverability. This is particularly important for settlements within an area designated for its landscape quality and where this may affect the location. Considering both marketability and deliverability will ensure development happens in the areas where there is a significant demand for housing, rather than where there is less demand and assist in exceeding the Council's Minimum All Tenure Housing Land Requirement (MATHLR). Biodiversity and Nature Networks Homes for Scotland (HFS) members are fully committed to protecting biodiversity and already consider sustainability as an integral part of their business. Significant investment is often made in incorporating biodiversity improvement measures into new developments, ensuring that any opportunity to enhance biodiversity is seized. This includes strengthening habitat connectivity by providing permeable boundaries to allow safe movement for nature. It is vital that the presence of trees/woodland on sites that are promoted for development do not preclude the site from being considered as suitable of being developed. Indeed, whilst the trees/woodland will improve the amenity and biodiversity value of the development it can also benefit from a management plan. The presence of trees and woodland can be incorporated into the design of any site layout, thus contributing to the creation of quality places and providing an asset for the local community. When selecting sites for allocation within the LDP it is

Section	Prompt	Response
		paramount that all factors are considered in the round in order that a balanced decision can be made on sites that come forward for development. The delivery of high quality blue and green infrastructure (BGI) is a priority for HFS members with significant investment often made in incorporating green spaces into new developments. This includes biodiversity improvement measures such as wildflower meadows and tree planting, helping to make homes more nature friendly and provide assets for the local community. National Planning Framework 4 (NPF4) Policy 20b states <i>“development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported”</i> and should therefore be reflected in the Chapter. Furthermore, home building has the ability to manage, maintain and enhance BGI whilst also creating connections, helping to strengthen habitat connectivity to allow safe movement for nature, with the Topic Paper detailing how improving connectivity is a key priority for North Lanarkshire. Forestry, Woodland and Trees When discussing implications for North Lanarkshire Local Development Plan 2 (NLLDP2) the draft Chapter states new and updated development allocations in the proposed plan will need to take account of existing native woodland areas, areas for potential native woodland expansion or land identified as being suitable for woodland creation and semi-natural ancient woodland by limiting development and allocations on such areas and where possible redirecting development to locations that do not erode a valuable resource.

Section	Prompt	Response
		It is important that the presence of trees/ woodland on sites that are promoted for development do not preclude the site from being considered as suitable of being developed. The presence of trees and woodland can be incorporated into the design of any site layout thus contributing to the creation of quality places and providing an asset for the local community. Trees and woodland can also benefit from management through site factoring arrangements. When selecting sites for allocation within the LDP it is paramount that all factors are considered in the round in order that a balanced decision can be made on sites that come forward for development. Furthermore, one consideration that has not been presented within the Chapter and which we believe is of high importance is marketability, especially as the Chapter mentions redirecting development to locations that do not erode a valuable resource. HFS acknowledges forests, woodland and trees are key assets, particularly those of high nature conservation value, however, tackling the nature crisis and increasing Scotland's woodland cover must be balanced with ensuring Scotland's housing needs are also met as we seek to address Scotland's Housing Emergency. Enabling HFS members to build homes in marketable locations is key to not only ensuring housing targets are met, but that people have access to high quality housing in the areas which they want to live in. Housing proposals in settlements with high value woodland can deliver the Policy outcomes outlined in Policy 6 by expanding woodland through tree planting and both protecting and managing woodland or trees through a suitable management plan. The latter could incorporate biodiversity enhancement measures which may not have otherwise been delivered. This would align with North Lanarkshire's efforts at restoration and protection of forestry and

Section	Prompt	Response
		woodland areas which will continue to be a focus for the Council going forward. It is accepted that the loss of woodland will only be supported where clearly defined public benefits can be demonstrated. HFS notes the range of social and economic benefits which woodland can bring, however, the socio-economic benefits of home building cannot be understated. Our members contribute millions of pounds annually to infrastructure investment across the district. As outlined in the report commissioned by HFS, and published in March 2022, <i>The Social and Economic Benefits of Home Building in Scotland</i>, in 2019 the home building sector supported 79,200 jobs, equivalent to 3.5 jobs for every home built. This was made up of 45,000 direct jobs, 24,750 indirect jobs and 9,450 induced jobs (link: https://homesforscotland.com/download/the-social-and-economic-benefits-of-home-building-in-scotland/). The Chapter notes where woodland is removed, compensatory planting will most likely be expected to be delivered, however, lacks any guidance on the level of compensatory planting that it would consider to be reasonable and if this could be off-site. It is requested that further guidance is provided on the levels of compensatory planting that should be provided. Soils and Peatland Throughout the draft Topic Paper it discusses how the plan will seek to protect and avoid allocations or extensions to settlements that would impact peat and high organic matter rich soils. It is important to note any policy included in NLLDP2 needs to recognise there are tools which can be utilised to minimise the impact of development on peat and high organic

Section	Prompt	Response
		matter rich soils. It would be helpful for the draft Chapter to acknowledge that such risks can be controlled through the preparation of a Construction Environment Management Plan. This document lists controls that will be implemented to avoid said risks. This is something that can be used by Local Planning Authorities (LPAs) when allocating/consenting development and as such provides a degree of control, as should the document not be implemented LPAs can use their enforcement powers. Prime Agricultural Land The draft Chapter states given the limited nature of prime agricultural land within North Lanarkshire it is envisaged that the potential for conflict with development aspirations in most circumstances will also be limited. This is positive, however, the Council will still seek to protect the limited areas of prime agricultural land where possible and any land of a lesser quality that has been identified as culturally or locally important for primary use, as identified by North Lanarkshire Local Development Plan 2 (NLLDP2).
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes, subject to the minor matters noted above

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Homes For Scotland
	Contact Details	L.Knowles@HomesforScotland.com
	Date response provided	4th June 2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – however we suggest the Evidence Report could be improved through including visual representation of vacant and derelict land availabilities in North Lanarkshire.
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further engagement would have been beneficial.	

Section	Prompt	Response
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	Thank you for the opportunity to comment on the Topic Paper on Housing. Homes for Scotland (HFS) provided comments on the draft chapter on 17th April and 27th May and it is positive to see much of this feedback has been incorporated into this version of the paper. Brownfield, Vacant and Derelict Land While it is welcomed that more information has been provided on brownfield, vacant and derelict land, HFS considers the Evidence Report would benefit from visual representations of the scale of these types of land availability over time.
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes

Table 4.10 - Summary of Stakeholder Engagement

SEPA submitted a 'statement of agreement' letter and the content of which is included below:

Thank you for your consultation on the revised chapters of the Evidence Report and latest version of the Strategic Flood Risk Assessment (and related web viewer).

Water environment and flood risk are the two aspects where we can issue a statement of agreement, while we only provide advice for the other aspects.

We are now in a position to issue a **statement of agreement** with regards to the **water environment** and **flood risk**, with the understanding that North Lanarkshire Council (NLC) is committed to address the outstanding issues in relation to flood risk as soon as possible. Please find details and additional comments in the sections below.

Chapter 4 and 5

We have reviewed the updated Chapters 4 and 5 and are satisfied with the revisions for the areas we had requested/recommended changes (see our previous response, dated 28 May 2026, our ref: PCS-20008741).

Water Environment.

- Blue and Green Infrastructure (BGI) and Nature Networks.
- Climate Adaptation & Mitigation.

Flood risk

We have had several meetings and provided advice to NLC in relation to their Strategic Flood Risk Assessment (SFRA). There is only one outstanding issue that NLC is willing to address as soon as possible:

- spatial outputs from the Kilsyth Flood Study to be included in the public web viewer.

The Council is waiting for this information from the consultant, as they only have the Flood Study Report in PDF format. Whilst outputs from this study are several years old, and are due to be reviewed soon, we consider it important that all parties have access to all the information currently available in relation to flood risk. As and when updated outputs become available, we recommend that your SFRA and web viewer are updated accordingly.

We note that our previous comments have been taken into account, especially the request to make sure that it is clear that the information about the sewer network is not available in the public viewer due to the licensing restrictions from Scottish Water.

We note the text box that appears when your web viewer is accessed. It is sensible to confirm the licencing arrangements that are in place - Open Government Licence 3.0. However, several of the data sources listed are not published or shown on the viewer. Whilst not including these outputs is correct and in accordance with data sharing arrangements that are in place, including text that covers what is not available as well as our climate change requirements is slightly confusing. Both of these points would better sit within the text of the SFRA Report.

We also note the changes you have made to your web viewer with regards to how your fluvial and surface water hotspot data is shown. Including it at the resolution of what we assume to be individual properties could result in challenges from property owners. We recommend that the methodology is set out in your SFRA Report so there is clarity as to how these areas were determined. You might wish to consider only showing the outputs at the aggregated polygon scale. We would have no objection to outputs only being shown at this scale. Outputs at this resolution have been provided for Surface Water Cluster Points. It is our understanding that the hotspot analysis was undertaken by, or on behalf of NLC by consultants.

Chapter 13

In relation to Chapter 13 (site assessment methodology), we note that none of the comments we made previously (in response PCS-20008741, dated 28 May 2026) have yet been progressed. However, the site appraisal stage supersedes the gate check process. As this is not relevant for the current stage, we reiterate the comments we made previously and highlight that in cases where flood risk is thought to be a potential constraint, compliance with Policy 22 of National Planning Framework 4 will dictate if the site should be brought forward.

Statements of Agreement / Dispute

- 4.280 All key agencies and relevant infrastructure providers confirmed their agreement with the Evidence Report, with some responses subject to minor amendments. The amendments identified through the sufficiency templates have now been incorporated into the final Evidence Report. There are some exceptions where no change has been made or some minor issues are outstanding, these are reflected below:
- 4.281 NatureScot and SEPA have raised a small number of outstanding queries in relation to the site assessment process. The council will continue to engage with NatureScot and SEPA to address these and ensure ongoing involvement. Engagement with other key agencies and partners will also continue as the site assessment process progresses.
- 4.282 SEPA raised an outstanding issues in regard to the Strategic Flood Risk Assessment (SFRA) and related mapping tool. This is being addressed by the council in collaboration with the consultant preparing the SFRA.
- 4.283 Homes for Scotland (HfS) requested that further guidance is provided on the levels of compensatory planting that should be provided. Due to the varying characteristics of development and sites, which are not considered in an evidence report, compensatory planting would be more appropriately considered on a site-by-site basis. The council will take this on board as we progress to the proposed plan stage.
- 4.284 HfS additionally suggest that Construction Environment Management Plans (CEMPs) are a useful tool for considering the need to minimise impact of development on peat and organic rich soils. CEMPs relate to the detailed management of environmental effects during the construction phase and are typically secured and addressed at the planning application stage. As such, they fall outwith the primary purpose of the Evidence Report, which is to establish the baseline evidence and inform the preparation of the spatial strategy and policy framework. The requirement for, and scope of, CEMPs will be more appropriately considered through the development of policies in the Local Development Plan and applied through development management.
- 4.285 There are not considered to be any outstanding matters of dispute in relation to this chapter, other than those outlined above.

Chapter 5 Climate Change, Energy and Resources

Introduction

- 5.1 This chapter presents the key evidence on climate change, energy and resources relevant to the preparation of NLLDP2. It meets the requirements of Section 15(5)(a), (d) and (e) of the [Town and Country Planning \(Scotland\) Act 1997](#) (Document 094) (as amended), by setting out the area's principal physical and environmental characteristics, the infrastructure that supports it, and how these resources are used.
- 5.2 The chapter summarises current and projected climate impacts, local emissions trends, mitigation and adaptation measures, and the council's climate commitments. It also provides evidence on flooding and flood risk, energy generation and transmission, battery energy storage, heat networks and geothermal potential, energy efficiency, waste management and the circular economy, and the role of mineral and aggregate resources, including updated data from the [2023 Aggregate Minerals Survey for Great Britain](#) (Document 095).
- 5.3 Together, this evidence base informs the spatial strategy, supports policy development, and ensures that NLLDP2 aligns with national requirements, accelerates emissions reduction, and strengthens resilience to climate change across North Lanarkshire.
- 5.4 Climate change is already affecting North Lanarkshire and is projected to result in warmer, drier summers, wetter winters, and an increased frequency of extreme weather events. As a result, climate adaptation is a key consideration for the Proposed Plan.
- 5.5 The evidence highlights a number of interconnected adaptation challenges that must be addressed through development planning. Flood risk remains a significant issue, requiring a continued focus on avoidance, mitigation and the incorporation of sustainable drainage and natural flood management measures. There is also a need to respond to increasing pressures on water environments, infrastructure capacity, and the built environment arising from climate change.
- 5.6 Nature-based solutions will play a critical role in delivering climate resilience. This includes the protection, restoration and enhancement of carbon-rich soils and peatland, woodland and other habitats which contribute to biodiversity, carbon storage and water regulation, and the integration of blue-green infrastructure such as sustainable drainage systems (SuDS), urban greening and riparian corridors. These measures can help manage surface water, reduce flood risk, enhance biodiversity and improve the quality of place.

5.7 The evidence also demonstrates the importance of embedding climate adaptation into the spatial strategy, site selection and development management processes. This includes directing development away from areas at risk of climate impacts, safeguarding natural assets that support resilience, and ensuring new development incorporates climate-resilient design in line with national policy and guidance.

5.8 These approaches align with national guidance, including SEPA's emphasis on natural flood management and catchment-based solutions, and support the delivery of wider climate adaptation objectives.

Summary of Evidence

National Context

5.9 [National Planning Framework 4 \(NPF4\)](#) (Document 009) establishes climate change as a cross-cutting priority for all planning authorities. Policies 1 and 2 require Local Development Plans to give significant weight to the global climate and nature crises and to ensure development minimises greenhouse gas emissions while supporting adaptation to current and future climate impacts.

5.10 Other relevant NPF4 policies include:

- Policy 11 Renewable Energy – supports all forms of renewable energy and expects LDPs to identify opportunities for new generation, including co-location with storage.
- Policy 12 Zero Waste – requires support for the waste hierarchy and identification of suitable waste management infrastructure, aligned with the Circular Economy (Scotland) Act 2024 (Document 016).
- Policy 22 Flood Risk and Water Management – promotes avoidance of flood risk as a first principle and strengthens resilience.
- Policy 33 Minerals – supports sustainable mineral extraction, safeguarding important resources and minimising environmental impacts.

5.11 In 2019, the Scottish Government declared a climate emergency and introduced strengthened statutory emissions reduction targets through the [Climate Change \(Emissions Reduction Targets\) \(Scotland\) Act 2019](#) (Document 096), including net zero by 2045. The Scottish Government's updated [Climate Change Plan \(2018–2032\)](#) (Document 097) sets out the pathway to meeting these targets.

- 5.12 [The Heat in Buildings Strategy \(2021\)](#) (Document 098) sets a national framework for transitioning to zero-emissions heating by 2045.
- 5.13 [The Scottish National Adaptation Plan 2024–2029 \(SNAP3\)](#) (Document 515) sets out Scotland’s strategic approach to preparing for the impacts of climate change. It is structured around a series of outcomes and objectives, including those relevant to the planning system.
- 5.14 Objective NC3: Development Planning highlights the role of Local Development Plans in embedding climate adaptation within spatial strategies and policies. It requires planning authorities to:
- ensure development plans are based on robust evidence of current and future climate risks;
 - spatially direct development away from areas of current and future climate vulnerability, including flood risk and heat impacts;
 - support climate-resilient placemaking, including the integration of blue-green infrastructure, nature-based solutions and sustainable drainage;
 - align development planning with wider adaptation strategies, including flood risk management planning, Local Heat and Energy Efficiency Strategies, and infrastructure planning.
- 5.15 SNAP3 emphasises that the preparation of Local Development Plans is a key delivery mechanism for climate adaptation at the local level. As such, NLLDP2 must embed climate resilience across its spatial strategy, policies and site selection, ensuring that development supports long-term adaptation to a changing climate in line with national objectives.
- 5.16 Climate adaptation is embedded throughout this chapter, reflecting the role of the Local Development Plan as a primary mechanism for delivering the Scottish National Adaptation Plan at the local level.
- 5.17 The National Energy System Operator (NESO), established in 2025, is responsible for preparing Regional Energy Strategic Plans to support coordinated national, regional and local infrastructure planning. The Scottish plan is expected by 2028.
- 5.18 The Scottish Government has also published Planning Guidance for Battery Energy Storage Systems (2025) (Document 099), reflecting the growing role of energy storage in supporting renewable energy deployment.
- 5.19 Historic Environment Scotland’s publication Green Recovery Statement (Document 516) sets out how the historic environment can support a low-carbon, inclusive recovery through reuse

and retrofit of existing assets, place-based investment, skills development and green jobs, positioning heritage as an active contributor to net zero and sustainable placemaking. A Guide to Climate Change Impacts (Document 517) provides an evidence base on the impacts of climate change across different elements of the historic environment and supports future policy and implementation by promoting risk assessment, adaptation planning and proportionate, place-specific responses to unavoidable climate change. These documents both support the aims of NPF4.

North Lanarkshire Context

- 5.20 North Lanarkshire Council declared a climate emergency in June 2019, recognising the need to reduce emissions, build resilience and support a just transition. As a public sector body, the council has statutory responsibilities to mitigate emissions, adapt to climate impacts, and act sustainably.
- 5.21 The council's [Climate Plan: Path to Net Zero \(2045\)](#) (Document 017) sets out the pathway to net zero and identifies key areas for action across buildings, transport and waste. A refreshed Climate Plan is in preparation and will continue to define North Lanarkshire's "Path to Net Zero", aligned with Scotland's carbon budgets.
- 5.22 Greenhouse gas emissions in North Lanarkshire have fallen by around 40% since 2005, with current emissions dominated by transport (42%), domestic energy use (23%) and industry (11%). Corporate emissions have also decreased, with the 2022/23 footprint recorded at 61,909 tCO₂e. Continued progress will require improvements to energy efficiency, expansion of zero-emissions heating, and support for sustainable transport and modal shift.
- 5.23 The council approved its first [Local Heat and Energy Efficiency Strategy \(LHEES\) and Delivery Plan](#) (Document 018) in 2023. The LHEES identifies strategic heat decarbonisation zones, highlights opportunities for heat networks, and maps significant mine-water geothermal potential, particularly in the west and south-west of the authority area. These findings have strong implications for spatial planning, including future heat network delivery and the transition to zero-emissions heating in new development.
- 5.24 North Lanarkshire is already experiencing the impacts of climate change, with projections showing warmer, drier summers; wetter winters; and more frequent extreme weather. Flooding remains a significant challenge. Around 9,000 properties are at risk, and the council works with SEPA through Flood Risk Management Plans, Local Flood Risk Management Plans and targeted flood studies, including in Kilsyth, Airdrie, Motherwell and Cumbernauld.
- 5.25 The council is also seeing rapid growth in Battery Energy Storage System (BESS) proposals, with 25 applications submitted between 2020 and 2025. These applications reflect both national

planning guidance and the area's strong renewable generation base and grid connection points.

5.26 North Lanarkshire supports the transition to electric vehicles, with the area ranked within the top 20% of UK local authorities for public EV charger availability per area.

5.27 [The Plan for North Lanarkshire](#) (Document 023) remains the overarching strategic framework for improving outcomes across the area. Its Transforming Places and Sustainable Futures programmes underpin climate action, including regeneration, sustainable infrastructure, and enhancement of the natural and built environment.

5.28 For NLLDP2, NPF4's policies on Tackling the Climate and Nature Crises and Climate Mitigation and Adaptation apply across all land-use decisions. Significant weight must be given to reducing emissions and strengthening resilience when shaping the spatial strategy, selecting sites and preparing policies.

Climate Change

Climate Plan

5.29 [North Lanarkshire's Path to Net Zero \(2045\)](#) (Document 017) guides the Council's strategic climate change journey, ensuring it meets its statutory duties to:

- Mitigate greenhouse gas emissions
- Adapt to the impacts of climate change
- Act sustainably across all functions

5.30 Scotland's Carbon Budgets, established under the [Climate Change \(Scotland\) Act 2009](#) (Document 100), set legally binding limits on greenhouse gas emissions over successive five-year periods, supporting the national target of achieving Net Zero by 2045. The current targets are:

- First Carbon Budget (2026–2030): 57% reduction from 1990 levels
- Second Carbon Budget (2031–2035): 69% reduction
- Third Carbon Budget (2036–2040): 80% reduction
- Fourth Carbon Budget (2041–2045): 90% reduction

5.31 The Path will support delivery of Scotland's carbon budget framework and align with national targets. The First Carbon Budget, covering the current planning period, will be embedded within the Path. A degree of flexibility will be retained for subsequent periods to reflect any future amendments at national or local level as the transition to Net Zero progresses. Progress will be subject to regular monitoring, reporting and periodic review at both national and local levels.

5.32 The vision for North Lanarkshire is to achieve Net Zero greenhouse gas emissions by 2045, supporting a just transition for communities, businesses and the environment, and enabling a circular, zero-waste economy. The Path adopts an area-wide, place-based and whole-system approach, recognising the Council's role in addressing its own operational emissions whilst also influencing wider emissions across North Lanarkshire.

5.33 Delivery will focus on key thematic areas, including:

- Buildings and energy
- Transport
- Waste and circular economy

These are supported by cross-cutting enablers such as:

- Sustainable procurement
- Climate adaptation and resilience
- Finance and investment

Strategic Framework

5.34 The *Plan for North Lanarkshire* will remain the overarching strategy for the area, encompassing a wide range of activities that contribute to emissions reduction and climate resilience. This is supported by the (Document 027), particularly through priorities such as:

- Transforming Places
- Sustainable Futures

5.35 Together, these frameworks support the ambition to make North Lanarkshire a more sustainable place to Live, learn, work, invest and visit.

Planning Policy Context (NLLDP2 and NPF4)

5.36 National Planning Framework 4 (NPF4) sets out national policy for tackling the global climate and nature crises, including requirements for climate mitigation and adaptation.

5.37 In line with NPF4:

- Significant weight must be given to the climate and nature crises in the assessment of all development proposals
- Development should minimise greenhouse gas emissions
- Development must adapt to current and future climate impacts

These principles apply to all land use decisions and are integral to the preparation and delivery of *NLLDP2*, ensuring that climate considerations are embedded across the planning system and contribute to achieving Net Zero by 2045

North Lanarkshire's Emissions

5.38 Greenhouse gas emissions in North Lanarkshire have reduced by 40% between 2005 and 2022, as shown Figure 5.1 on the next page. In 2022, the three sectors with the highest contributions to total North Lanarkshire emissions were transport (778 ktCO₂e; 42% of the total emissions), domestic consumption (432 ktCO₂e; 23% of total emissions) and industrial activities (209 ktCO₂e; 11% of total emissions), with the remainder attributed to commercial, public sector and agricultural activities.

5.39 For 2022/2023, NLC showed a reduction in our greenhouse gas emissions (by 55,166 tonnes CO₂e since the new baseline of 2015/2016), with a carbon footprint of 61,909 tonnes CO₂e. This equates to 5.3 tonnes of CO₂e emitted into the atmosphere for every person living in the area.

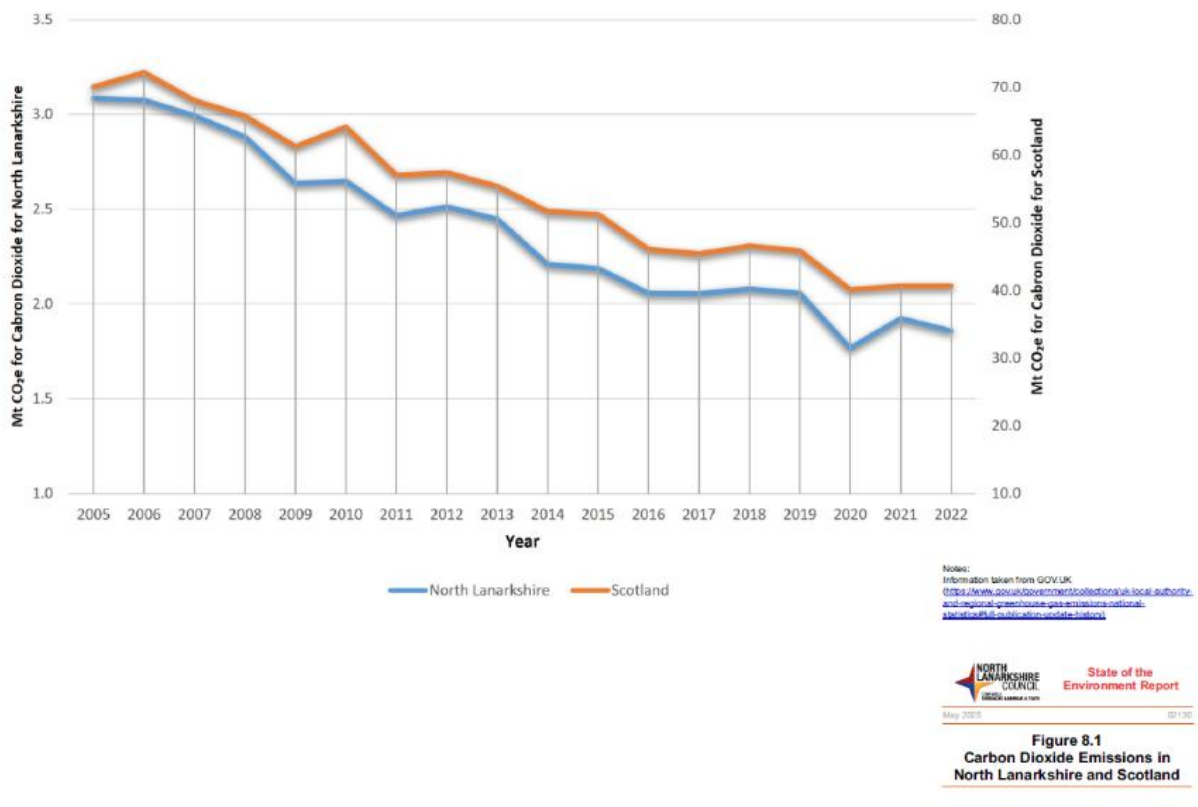


Figure 5.1 - Carbon Dioxide Emissions in North Lanarkshire and Scotland (State of the Environment Report Figure 8.1 Carbon Dioxide Emissions in North Lanarkshire and Scotland) Source: State of the Environment Report

Future Projections and Trends

- 5.40 Climate change projections suggest observed climate trends will continue to intensify in the future. Projected increases in mean annual temperature by the 2080s for Scottish regions range from 1.6oC to 4.5oC, with drier summers and wetter winters as well as more seasonal rainfall.
- 5.41 Climatic factors will present pressures on the environment and natural assets, people and the built environment, infrastructure, economic activity and businesses, flooding, water scarcity, agriculture, migration, conflict and other human crises.

Addressing Climate Change Holistically

- 5.42 Due to interrelations and its overarching nature, mirroring NPF4 climate change and related issues are discussed under multiple topic areas in relation to NLLDP2 and the SEA.

Flooding and Flood Risk

- 5.43 NPF4's glossary defines, for planning purposes, the terms "at risk of flooding" or "in a flood risk area" as land or built form with an annual probability of being flooded of greater than 0.5% that includes an appropriate allowance for future climate change. [SEPA's Future Flood Maps](#) (Document 103) indicate this risk of flooding.
- 5.44 Climate change allowances predict the anticipated change in peak river flow, peak rainfall intensity or sea level rise caused by future climate change. SEPA has published [guidance](#) (Document 104) setting out SEPA's required climate change allowances for each of Scotland's 11 river basin regions. The whole of the North Lanarkshire Council area falls within the Clyde Basin Region. River and surface water flooding are the main sources of flood risk in the North Lanarkshire LDP area.
- 5.45 Flooding affects approximately 9000 properties and businesses within North Lanarkshire and causes disruption to roads and services. The Council have a responsibility under the [Flood Risk Management \(Scotland\) Act 2009 \(2009\) \(FRM\)](#) (Document 092), to exercise "flood risk related functions" with a view to reducing overall flood risk, so as to secure compliance with the European Floods Directive (2007/60/EC).
- 5.46 SEPA has a national responsibility under the FRM Act and leads the national flood risk assessment and identification of Potentially Vulnerable Areas (PVAs). SEPA completed their most recent [National Flood Risk Assessment \(NFRA\)](#) (Document 501) in 2025. The NFRA defined PVAs across Scotland as areas where flood risk is likely and/or significant.

- 5.47 [The SEPA Flood Hazard Maps \(Version 3.0, March 2025\)](#) (Document 105) provide the definitive national source of data on flood hazards and include information on the different likelihoods of river (fluvial), coastal and surface flooding, at different levels of probability. It includes the Future Flood Maps which provide information on how the areas at risk of river or coastal flooding in a 0.5% Annual Exceedance Probability event may flood due to climate change. It also includes a new Surface Water & Small Watercourses Flood Hazard Maps for present day and future climate scenarios. [SEPA's explanatory note](#) (Document 106) provides a fuller technical explanation of the Future Flood Maps.
- 5.48 Scottish Water's [Our Sustainable Future Together – Long-Term Strategy](#) (Document 466) provides the national context for the future planning and delivery of water and wastewater services in Scotland over a 25-year period to 2050. The strategy sets out Scottish Water's approach to climate change mitigation and adaptation, nature-based solutions, water efficiency, sustainable drainage, infrastructure resilience and enabling sustainable economic and housing growth. It can help inform policy on infrastructure capacity, climate resilience, blue-green infrastructure and place-based collaboration with planning authorities and developers. Additionally, Scottish Water's [Surface Water Guidance](#) (Document 467) supports NPF4 Policies 2, 3, 5 and 22 by promoting at-source surface water management through SuDS and blue-green infrastructure, minimising reliance on the public sewer network and reducing flood risk and impacts on the water environment.

Strategic Flood Risk Assessment

- 5.49 A Strategic Flood Risk Assessment (SFRA) (Document 019) has been prepared for the whole of North Lanarkshire. The following is a brief summary of the content of the SFRA.
- 5.50 Most of North Lanarkshire lies within the River Clyde Basin. Notable tributaries to the River Clyde that flow through the LDP area include the River Kelvin and the North and South Calder Waters. Significant man-made watercourses, including the Monkland Canal and the Forth & Clyde Canal also flow through the LDP area. The LDP area also has a rich diversity of waterbodies, including reservoirs, lochs, ponds and wetlands, that offer important ecosystem services to the area.

Flood Risk Management Plans

- 5.51 Flood Risk Management Plans (FRMPs) ensure a coordinated approach to flood risk management and the reduction of flood hazards across Scotland. The FRMPs set out objectives and identify actions for areas where the risk of flooding and benefits of actions are the greatest. Scotland has been divided into 14 Local Plan Districts (LPDs) with an FRMP

prepared for each district. The FRMPs are then used by local authorities to develop complementary Local Flood Risk Management Plans (LFRMPs) which explain in more detail how and when actions in the plan will be delivered. Further details on LFRMPs relevant to North Lanarkshire Council, and their related actions, are covered in Section 9 Flood Risk Management Planning of the draft SFRA v4 (Document 019).

SEPA Flood Hazard Maps

5.52 The SEPA Flood Hazard Maps (Document 105) provide the definitive national source of data on flood hazards and include information on the different likelihoods of river (fluvial), coastal and surface flooding, at different levels of probability. These now include the Future Flood Maps and SEPA's new Surface Water and Small Watercourse Maps, released March 2025.

5.53 The following provides a brief summary of the SEPA Flood Hazard Map for each of the council ward areas:

- **Airdrie** – The North Calder Water, North Burn, Shotts Burn, Brown's Burn, Clattering Burn, Shank Burn, Cameron Burn, Shields Burn, and Avon Water are the main watercourses contributing to flood risk in Airdrie. Surface water flooding is indicated in multiple areas across Airdrie.
- **Bellshill** – Bellshill is at risk of flooding from the River Clyde and the South Calder Water to the south and the North Calder Water and the Shirrel Burn to the north. Localised surface water flooding is known to affect areas such as Orbiston, Hattonrigg and Shirrel.
- **Coatbridge** – The North Calder Water, the Luggie Water and the Luggie Burn, along with smaller watercourses, present a fluvial flooding hazard across the Coatbridge area. Large areas of surface water flood risk are indicated, particularly towards the south of Coatbridge, affecting areas such as Kickshaws, Whifflet, Cambroe, Coathill, and Shawhead.
- **Cumbernauld** – Cumbernauld is at risk of flooding from the Luggie Water, Moss Water, and Board Burn, particularly towards the south of the area. Many places within this area are known to be at risk of surface water flooding.
- **Fortissat** – The main watercourses contributing to flood risk in this area include the South Calder Water, Shotts Burn, Tillan Burn, Auchter Water, Curry Burn, Longore Linn, River Almond, and the How Burn. Small areas of localised surface water flooding are also indicated in places such as Shotts, Allanton, and Hartwood.
- **Kilsyth** – The Garrell Burn, Colzium Burn, and Ebroch Burn are the main watercourses contributing to flood risk in Kilsyth. They are tributaries of the River Kelvin and are prone to

rapid runoff during heavy rainfall. Kilsyth is also identified as one of the areas in North Lanarkshire at greatest risk of surface water flooding, with main areas affected including Queenzieburn, Banton, Croy, Barrwood, Westfield, Balmalloch, and Auchinstarry.

- **Mossend and Holytown** – Fluvial flood risk in this area is indicated from the South Calder Water, Thankerton Burn, and Legbrannock Burn. Surface water hotspots are identified in Holytown, Mossend and Milnwood.
- **Motherwell** – The River Clyde, South Calder Water, and Dalzell Burn are identified as the main watercourses contributing to fluvial flood risk across Motherwell. Many areas are indicated to be at risk of surface water flooding, particularly towards the north and west.
- **Murdostoun** – The South Calder Water and its tributaries run near or through parts of Murdostoun and can contribute to fluvial flooding in the area. Small, localised areas of surface water flood risk are indicated in areas such as Coltness, Cambusnethan, East Grindledyke, Newmains, Morningside and Cleland.
- **Strathkelvin** – Strathkelvin includes areas such as Gartcosh, Glenboig and Moodiesburn, Stepps, Chryston, and Muirhead. Water courses such as the Luggie Water and Bothlin Burn are sources of fluvial flood risk. Multiple areas of surface water flood risk are indicated across the ward.
- **Thorniewood** – There are no major rivers running directly through Thorniewood, however, there are small burns and culverted watercourses, such as the Ravel Burn, which may pose a risk if blocked or overwhelmed during intense periods of rainfall. Surface water flooding hotspots are indicated in areas such as Tannochside, Viewpark, and Calderbraes.
- **Wishaw** – The main watercourses contributing to fluvial flood risk in Wishaw are the River Clyde, Gowkthrapple Burn and Halls Gill. Surface water flooding hotspots are indicated in areas such as Overtown, Gowkthrapple, Netherton, Pather and Wishaw Town Centre.

Climate Change Allowances

5.54 Climate change allowances predict the anticipated change in peak river flow, peak rainfall intensity or sea level rise caused by future climate change. SEPA has published guidance (Document 104) setting out SEPA's climate change allowances for each of Scotland's 11 river basin region. Most of North Lanarkshire lies within the Clyde River Basin Region. Small areas to the north and east of the North Lanarkshire Council area, including part of Cumbernauld, fall within the Forth River Basin Region.

River Basin Region	Type of Allowance	Description of Allowance	Value of Allowance
Clyde	Peak River Flow	Total change to the year 2100	49%
	Peak Rainfall Intensity	Total change to the year 2080	41%
Forth	Peak River Flow	Total change to the year 2100	56%
	Peak Rainfall Intensity	Total change to the year 2080	39%

Table 5.1 – SEPA Climate Change Allowances

Information on Past Flooding Events

5.55 Flooding has occurred many times across the area, with a total of 1093 incidents of flooding having been recorded by the Council between 1996 and 2024. These records have been provided by various sources, including the Council's own records, which include those provided by SEPA's Observed Flood Event (OFE) Database, the public, social media, and archive information. Not every flood incident that has occurred has been recorded, and some of the records are anecdotal or remain incomplete.

5.56 The main sources of flooding are noted to be fluvial, pluvial, and artificial sources, such as sewers. The following is a summary of historic flood events broken down by ward area:

- **Airdrie** – Airdrie has the highest number of recorded flood events across North Lanarkshire, with a total of 230 flood events recorded in Airdrie since 1997. The last recorded flood event took place in October 2023. The most common source of flooding recorded is artificial sources, e.g., sewers (80 events), followed closely by pluvial sources (76 events). 19 events were recorded as fluvial and 4 as groundwater, with the remaining events classified as 'other' or 'no data available'.
- **Bellshill** – There have been 27 recorded flood events in Bellshill, taking place between 1998 and 2011. Artificial sources have been identified as the most common source of flood incidents (11 events), followed by pluvial (7 events) and fluvial (6 events). Groundwater and 'other' sources account for the remaining recorded past flood events.

- **Coatbridge** – A total of 112 historic flood events have been reported in Coatbridge between 1998 and 2020. 33 of these flood events are associated with artificial sources. Pluvial sources are responsible for 29 of the reported flood incidents, while fluvial sources account for 14 of the reported flood events. 28 of the reported flood events have ‘no data available’ regarding the mechanism of flooding.
- **Cumbernauld** – There have been 202 flood events recorded in Cumbernauld between 1996 and 2024. The most common source of flooding recorded is pluvial sources (122 events), while fluvial flood events account for 23 of reported events. 30 reported events have no data available regarding the flooding mechanism. The remaining flood events are due to artificial sources, groundwater, or ‘other’ sources.
- **Fortissat** – There have been 72 recorded flood events across Fortissat between 1997 and 2024. Pluvial flooding is the most common source of flooding (29 events), followed by fluvial and artificial sources (both 17 events). The remaining recorded flood incidents are either associated with groundwater (1 event) or ‘other’ sources (1 event) or have no data regarding flooding mechanisms.
- **Kilsyth** – Between 1997 and 2023, 135 flood events have been recorded in Kilsyth. The most common sources of flooding are fluvial (59 events) and pluvial (47 events), followed by artificial sources (18 events). The remaining past flood incidents have been classified as ‘other’ or have ‘no data available’ regarding the source of flooding.
- **Mossend and Holytown** – A total of 39 flood events have been recorded in Mossend and Holytown between 1997 and 2022. Pluvial flood events are the most commonly reported (16 incidents), followed by fluvial (11 incidents) and artificial sources (7 incidents). There has been 1 reported incident of groundwater flooding, with the remaining flood events classed as ‘other’ or ‘no data available’.
- **Motherwell** – There have been 71 reported flood events across Motherwell between 1997 and 2024. Pluvial flooding and flooding from artificial sources are the most common accounting for 36 and 17 flood events respectively. Fluvial and groundwater flood events are less frequent, accounting for 5 and 1 of the reported events respectively. An additional 13 recorded flood events are either linked to ‘other’ sources of flooding or have ‘no data available’.
- **Murdostoun** – There have been 34 reports of flooding across Murdostoun between 1997 and 2021. Pluvial flooding is the most common, accounting for over half of all recorded flood

events (22 incidents). 4 incidents of fluvial flooding and 2 incidents of flooding from artificial sources have been reported. A further 6 cases of flooding either linked to 'other' sources of flooding or have 'no data available' have been reported.

- **Strathkelvin** – A total of 92 flood events across Strathkelvin have been reported between 1998 and 2023. Pluvial flooding is the most common, accounting for 50 of all reported incidents. Fluvial and artificial sources of flooding are less common, accounting for 13 and 8 of the reported events respectively. An additional 20 recorded flood events are either linked to 'other' sources of flooding or have 'no data available'.
- **Thorniewood** – Thorniewood has the least amount of reported flood events, with a total of 11 incidents occurring between 1999 and 2019. Pluvial flooding is associated with 9 of these past events, with the remaining two events having 'no data available' regarding the flooding source.
- **Wishaw** – There have been 68 recorded flood events in Wishaw between 1998 and 2021. Pluvial flooding accounts for 47 of these recorded incidents. Fluvial and artificial sources of flooding are less common, accounting for 11 and 1 of the reported events respectively. The remaining 9 flood events are either linked to 'other' sources of flooding or have 'no data available'.

5.57 The SFRA (Document 019) sets out actions to be taken forward for each area, to investigate, and manage flood risk in a sustainable way. Identifying areas at risk from flooding will allow for future flood protection and alleviation schemes to be planned and prioritized accordingly.

Flood Defences and Schemes

5.58 Within North Lanarkshire Council, there are no known flood defence schemes which were promoted through relevant flood risk management legislation. However, there is a planned flood risk reduction scheme to reduce the risk of river flooding in Kilsyth currently in development, following a flood study completed in 2022.

Council Flood Studies

5.59 A flood study is a technical investigation into the flood behaviour in an area that helps to identify options for future mitigation of flood risk. Table 5.2 below lists the flood studies within North Lanarkshire Council that have been conducted, are ongoing, or are programmed under a LFRMP to be undertaken in the future.

Study	PVA Reference	Target Area Reference	Timescale
Kilsyth Flood Study	02/11/04 (River Kelvin)	79 (Kilsyth)	Completed January 2022
Cumbernauld Flood Study (Existing Flood Defences)	02/11/07 (Luggie Water Catchment)	60 (Cumbernauld)	Before 2028
Airdrie Flood Study	02/11/09 (Coatbridge and Airdrie)	102 (Airdrie)	Before 2028
Motherwell Flood Study	02/11/11 (Clyde Catchment – Motherwell to Larkhall)	86 (Motherwell)	Before 2028
Allanton Flood Study	02/11/13 (Shotts)	169 (Allanton)	Before 2028

Table 5.2 – Council Flood Studies

Surface Water Management Plans

5.60 To meet actions in the first cycle of FRMPs and LFRMPs, North Lanarkshire Council commissioned a Strategic Flood Risk Assessment, examining fluvial and surface water flood risk for the Council area. The assessment identifies hotspot areas that are critically at risk of surface water flooding and adopts a ranking methodology to support the prioritisation of actions under the LFRMP. The assessment identified the following areas in Table 5.3 to be at greatest risk of surface water flooding, and therefore most likely to benefit from a surface water management plan (SWMP):

Study	PVA Reference	Target Area Reference	Timescale
Kilsyth Surface Water Management Plan	02/11/04 (River Kelvin)	79 (Kilsyth)	Before 2028
Cumbernauld Surface Water Management Plan	02/11/07 (Luggie Water Catchment)	60 (Cumbernauld)	Before 2028
Airdrie Surface Water Management Plan	02/11/09 (Coatbridge and Airdrie)	102 (Airdrie)	Before 2028
Holytown and New Stevenston Surface Water Management Plan	02/11/11 (Clyde catchment – Motherwell to Larkhall)	10 (Holytown and Stevenston)	Before 2028
Motherwell Surface Water Management Plan	02/11/11 (Clyde catchment – Motherwell to Larkhall)	86 (Motherwell)	Before 2028
Wishaw North Surface Water Management Plan	02/11/14 (North of Wishaw)	94001 (Wishaw North)	Before 2028

Table 5.3 – Council Surface Water Management Plans

Gap Analysis

5.61 The draft SFRA (Document 019) sets out the evidence gaps that have been identified and are summarised below, along with an action to address these during the later stages of LDP2 preparation. It is important to acknowledge that this SFRA is a snapshot of the information that is available at the time of writing. As and when new or updated flood risk information becomes available, the SFRA will be reviewed and updated accordingly.

SEPA Flood Hazard Maps

5.62 The SEPA Flood Hazard Maps (Document 105) do not account for flood defences, hydraulic structures, culverts, or bridges that are present, which presents a limitation in terms of the accuracy of mapping outputs. The maps are therefore best suited to high-level use, rather than informing decisions for specific sites.

5.63 Both the Fluvial and Coastal Future Flood Maps include a climate change allowance informed by the [UK Climate Change Projections 2009 \(UKCP09\)](#) (Document 107). The climate change allowances applied to the more recently updated Surface Water and Small Watercourse Future Flood Maps have been informed by the [UK Climate Projections 2018 \(UKCP18\)](#) (Document 108).

5.64 The Future Flood Maps may underestimate the future fluvial flood risk in the area due to applying smaller climate change allowances than those reported for the Clyde and Forth river basin districts in SEPA's Climate Change Allowances for Flood Risk Assessment in Land Use Planning (Document 104).

Action

5.65 A site-specific FRA will be required in candidate sites known to be at risk of flooding. The site-specific FRA will need to follow the requirements set out in [North Lanarkshire Council's Flooding and Drainage Supplementary Guidance](#) (Document 109). The guidance states that an FRA is required in the following instances:

- Developments located within a medium to high-risk flooding area (SEPA 1 in 200-year/0.5% AEP flood map);
- Developments located close to a watercourse or open water;
- Developments on sites with a known history of flooding; and
- Development which will potentially lead to increased flood risk upstream or downstream.

Furthermore, FRAs should use the relevant allowances set out in the latest version of SEPA's Climate Change Allowances for Flood Risk Assessment in Land Use Planning (see Table 5.3) (Document 104).

Climate Change Allowances

5.66 Climate change allowances identified in the SEPA Future Flood Maps (Document 103) are not up to date with the allowances identified within the SEPA Climate Change Allowances for Flood Risk Assessment in Land Use Planning (Document 104) and therefore may underestimate flood risk in the area.

Action

5.67 The council will utilise climate change allowances specified in the latest version of SEPA's guidance when considering site-specific FRAs.

Natural Flood Management Maps

5.68 The NFM maps are of strategic nature and therefore are not suitable for site-specific assessments but can be used to show areas where there are opportunities for alteration or restoration of natural features to help manage flood risk at a catchment scale.

Action

5.69 Opportunities for NFM will be identified through a combination of other tools such as local knowledge, site-specific FRAs, flood studies, river basin management plans, strategic environmental assessments etc.

Flood Defences and Schemes

5.70 The Broadwood Loch Flood Prevention Scheme was designed and built in 1994, under the [Flood Prevention \(Scotland\) 1961 Act](#) (Document 110), to alleviate flooding from the Moss Water. The level of protection, including appropriate allowance for climate change, offered to candidate sites near the scheme will need to be determined

Action

5.71 If new development is to be supported near an existing or planned flood defence scheme, a detailed assessment of the scheme will be required to determine if areas protected by the scheme are free from flooding up to the 0.5% AEP plus climate change flood event, as per NPF4 Policy 22 requirements. This will also require a site-specific FRA. North Lanarkshire Council will manage the data on its flood defences in the absence of the SFDAD database.

Potentially Vulnerable Areas

5.72 There may be actions identified for specific PVAs that are not completed within the necessary timescales for being accounted for in the production of LDP2. This may be due to constraints, such as a lack of secured funding to progress works, or NLC not being the lead on the project.

Action

5.73 Site-specific FRAs will be required in the circumstances described in the action for SEPA Flood Hazard Maps (Document 105).

Council Flood Studies

5.74 Section 10 provides a list of Council flood studies. The completion of flood studies is dependent on Council funding and some of these may not have been commenced or finalised within the timescale of LDP2 preparation.

Action

5.75 Site-specific FRAs will be required in the circumstances described in the action for SEPA Flood Hazard Maps (Document 105).

Surface Water Management Plans

5.76 Section 11 provides a list of specific surface water flooding hotspots that have been identified for further detailed study through a SWMP. The completion of SWMPs is dependent on Council funding and some of these may not have been commenced or finalised within the timescale of LDP2 preparation.

Action

5.77 Site-specific FRAs will be required in the circumstances described in the action for SEPA Flood Hazard Maps (Document 105).

Flood Risk Prioritisation Strategy

5.78 The draft SFRA (Document 019) sets out the Flood Risk Prioritisation Strategy (FRPS) for North Lanarkshire prepared by consultants. The strategy references the [National Flood Risk Assessment \(NFRA\)](#) (Document 111) lead by SEPA and its responsibility to identify Potentially Vulnerable Areas across Scotland where flood risk is likely and/or significant.

5.79 Currently there are 12 PVAs which fall entirely or partially within the North Lanarkshire Councils (NLC) administrative boundaries, which will potentially reduce to 10 community PVA's, as part of ongoing consultation being undertaken by SEPA. The majority of communities identified as target areas within the 2018 PVA's have been proposed as PVAs for 2024. Each

PVA forms part of the [Clyde and Lomond Local Flood Risk Management Plan3 \(CaLLFRMP\)](#) (Document 112), which sets out target areas and actions to be undertaken by North Lanarkshire within 6 year cycles.

5.80 The PVAs set out the potential flood risk to each area, the likely cause of flooding, potential economic cost of flooding, and sets out a series of actions required to be completed as part of the FRM Act. It is the role of the council to prioritise these actions. However, it is acknowledged that the PVAs only cover 82% of North Lanarkshire and that flooding may affect other communities outside of the PVAs.

5.81 The FRPS identifies the communities and areas which are worst affected by flood risk. It sets out actions to be taken forward for each flood risk area, to investigate, and manage flood risk in a sustainable way. As part of this assessment the communities and areas have been ranked in order of priority based on the worst flood risk affected areas, considering both river (fluvial) and surface water flooding. Ranking the communities and areas in this way will enable the prioritisation of future actions to the areas of greatest risk. As actions are completed the ranking and prioritisation for each area will change, with the overall aim to reduce and better manage flood risk within North Lanarkshire.

5.82 The FRPS report set out in the draft SFRA v4 provides a summary of the flood risk, which determines the priority areas within North Lanarkshire, and sets out recommendations for further action.

5.83 The FRPS sets out recommendations for all flood risk areas in Appendix C of the document, under the 'Actions proposed before 2028' section in each flood risk area fact sheet, alongside suggested next steps for each flood risk area.

Energy Generation in the North Lanarkshire Area

5.84 Within North Lanarkshire we currently have approximately 256.5(MW) of operational or consented generating capacity in terms of larger scale wind developments over 0.1(MW) in generating capacity.

5.85 The Renewable Energy Map of Scotland [Renewable energy map of Scotland – SPICe Spotlight | Solas air SPICe](#) (Document 518) provides a national overview of operational, consented, and proposed renewable energy developments across technologies and may help to inform consideration of cumulative impacts (including those on landscapes and natural assets). The council will also continue to monitor consents granted by the [Scottish Government - Energy Consents Unit](#) (Document 519) as part of its consideration of potential future land use implications.

Wind

- 5.86 Within the North Lanarkshire Council area, the primary source of renewable energy generation has come from wind energy developments. Several developments, including at Blacklaw Windfarm (located within South Lanarkshire, North Lanarkshire and West Lothian council areas), which make a significant contribution to meeting the Government's targets. North Lanarkshire has attempted to enable additional wind generation developments where possible in line with the requirements of [The Scottish Government Onshore Wind policy statement 2022](#) (Document 113) that requires local authorities to enable wind generation as part of meeting the increased electricity demand that is anticipated. This is further supplemented by the [Onshore Wind Sector Deal](#) (Document 468) sets out commitments from the Scottish Government and the onshore wind industry to deliver upon our collective ambition of 20 GW of onshore wind in Scotland by 2030 whilst delivering maximum benefit to Scotland, with considerations for LDPs. As part of the Onshore Wind Sector Deal, BVG Associates has produced an analysis of the onshore wind development pipeline for [2023–2030](#) (Document 469) including new, extended and repowered projects, their anticipated consent routes, geographic distribution and potential capacity, with six-monthly updates to support resource planning and provide useful context for LDP preparation. The updating of this has been on hold since 2024, however the council will continue to monitor its progress.
- 5.87 There are numerous wind farms and individual wind turbines in North Lanarkshire. The largest houses 25 turbines within the southeast corner of the NLC boundary. Most large turbine developments are on the east side of the NLC area. Whilst there are already a large number of consented and operational wind turbine developments present within North Lanarkshire, we will continue to assess applications and their impact both individually and cumulatively in terms of their overall benefits in the drive to net zero.
- 5.88 The council is currently preparing a landscape sensitivity study relating to renewable energy development to inform the spatial strategy for NLLDP2. Landscape sensitivity studies are specific to development typologies, and the study is required to consider landscape sensitivity to wind energy, but also other forms of renewable energy development, in particular battery storage and solar. The study will consider these forms of development in the context of existing renewable energy development and other baseline considerations. The assessment will focus on sensitivity to different typologies of development, and may identify opportunities and constraints to development, including siting and design guidance.
- 5.89 The new study will replace the council's [Landscape Capacity Study for Wind Turbine development Background Report \(November 2018\)](#) (Document 114).

Solar Photovoltaics (PV)

5.90 It is recognised that North Lanarkshire has the potential for significant growth in this renewable energy generation sector. Whilst we have had relatively little in the way of large-scale applications, the recent consultation from the Scottish Government for the 75MW scheme at land at Cleland (inclusive of a 25MW Battery Energy Storage Facility) suggests that there is potential to consider more developments of this type provided that the impacts can be minimised.

5.91 The council has utilized solar/PV on all its new council house stock as part of a suite of energy efficiency measures to increase the overall energy efficiency of such properties. It is envisaged that Solar/PV will remain a viable option for domestic properties, and since the revision of the permitted development rights, many of these systems can be installed without planning permission.

Hydro

5.92 NPF4 identifies pumped hydro storage as a National Development. At the time of writing, there are no pump hydro storage facilities located in North Lanarkshire.

5.93 Scottish Water is actively using hydro turbines at various locations across Scotland to generate renewable energy. These schemes, installed at treatment works and other assets, help offset the company's energy consumption and export surplus electricity to the national grid. They have been actively installing hydro schemes since 2010 and currently have turbines at over 28 locations. While there are currently no hydro schemes in North Lanarkshire, this should be a consideration for any potential future schemes to support the path to net zero via the Local Development Plan.

Heat Pumps and Deep Geothermal Energy

5.94 There are several examples of commercial heat pump projects across North Lanarkshire, including air source heat pump installation and ground source heat pump system. A ground source heat pump system has been approved for a social rent tenure housing development in Motherwell and is in development.

5.95 The Strathclyde Watersports Centre is being redeveloped into a low-carbon health hub, aiming to reduce carbon emissions by 90%. This involves using a heat pump to draw energy from the loch and solar panels on the roof to generate green energy.

5.96 Deep geothermal energy is an energy source with potential where there is a legacy of mining. North Lanarkshire Council has an extensive history of mining across the region. There have been no commercial/large-scale geothermal proposals to date, although a heat network

feasibility study is being undertaken in the Coatbridge and Airdrie area, which may include exploring options for heat from mines.

Landfill Gas

5.97 North Lanarkshire Council utilises landfill gas, particularly methane, to generate electricity at the Greengairs Power Station, located at one of the largest landfill sites in Scotland. The station produces 3.8 MW of power, enough to supply around 2000 homes. Landfill gas is collected from 60 wells across the site, filtered, and then used to power engines that drive power generation. The electricity is then fed into the national power grid.

Energy from Waste

5.98 In Scotland, incinerators are equipped with technology that allows them to recover energy from waste—a process known as Energy from Waste (EfW). This energy can be used to generate electricity, provide heating, or support combined heat and power (CHP) systems. In 2019, bioenergy and EfW together produced 8.1% of Scotland's renewable electricity, generating around 2,472 gigawatt hours (GWh).

5.99 North Lanarkshire has two main facilities related to energy from waste: an FCC Environment EfW plant under construction at Greengairs (Drumgray) and a Viridor Materials Recovery Facility at Bargeddie. The Drumgray facility, when complete, will be capable treating 300,000 tonnes of residual household and business waste per year, enough to export circa 25.5MW of electricity and the potential to supply 40MW of heat to local homes and businesses.

5.100 Additionally, Deerdynes Bioresources Centre near Cumbernauld diverts waste from landfill and transforms it into renewable sources of energy. Operations at Deerdynes have saved 96,695m³ of carbon and generated 38 GWh of green electricity – that's the equivalent of powering over 10,000 average UK homes.

5.101 As of 31 December 2025, the landfilling of biodegradable waste in Scotland was banned supporting Scottish Government's strategy to transition to a circular economy and reduce waste-related greenhouse gas emissions on its path to net zero.

5.102 The Bargeddie facility will process waste to produce refuse-derived fuel, which is then sent to Dunbar for energy recovery.

5.103 NPF4 is supportive of new EfW proposals under limited circumstances where a national or local need has been sufficiently demonstrated (e.g. in terms of capacity need or carbon benefits) as part of a strategic approach to residual waste management and subject to specific criteria such as being connected to a heat network.

Hydrogen

- 5.104 Hydrogen could be an important contributor towards lowering greenhouse gas emissions and to minimise our impacts on the climate. Hydrogen provides a sustainable alternative to burning fossil fuels and can be used to decarbonise many parts of our economy, including industry, transport, power and heat. Hydrogen is a rapidly evolving field and the Scottish Government reaffirmed its commitment to hydrogen through the [2022 Hydrogen Action Plan](#) (Document 115) and set out an ambition of 5 GW of renewable and low-carbon hydrogen production by 2030 and 25 GW by 2045.
- 5.105 Green hydrogen is produced by splitting water using renewable electricity while blue hydrogen is produced from fossil fuels plus carbon capture. Therefore, both production routes are deemed as low carbon in UK and Scottish legislation. Increased availability of hydrogen for heat will have positive implications for the suitability of hybrid heat pump systems, which may be cost effective solution.
- 1.106 Currently hydrogen is an underdeveloped fuel and is associated with high costs. The future of hydrogen prices is uncertain but may become competitive with other energy sources in the coming decades. However, without Government incentives prices for green hydrogen are unlikely to be lower cost than using direct electrical heating or heat pumps as hydrogen system efficiency is lower than using electrified heating.
- 5.107 Hydrogen may be appropriate in certain areas where there is local supply or where industrial demand creates economies of scale. The UK Government is establishing large-scale hydrogen trials for heating and assessing the potential to blend hydrogen into the gas grid, with a final policy decision to be taken in 2026. Transported through the gas grid hydrogen could help decarbonise commercial premises and make a contribution to decarbonising home energy use however this unlikely to deliver substantial emissions savings before the late 2020s at the earliest.
- 5.108 The Scottish Governments Hydrogen Action Plan proposes a regional approach, with Regional Hydrogen Energy Hubs (geographic locations where hydrogen producers are co-located with multiple users and potential exporters). Glasgow is identified as one of the potential locations for Regional Hydrogen Hubs (No8) and Grangemouth (No9). Given the location and proximity of North Lanarkshire to both of these proposed regional hubs it is envisaged that there may be potential for benefits given our distance and excellent transport links to both.

Energy: Use, Transmission and Storage

Battery Storage

- 5.109 Battery Energy Storage Systems are expected to play an important role in the energy transition, allowing the storage of electrical energy from renewables for later use, and helping to balance grid load. Battery storage energy plants allow excess energy to be stored and released during peak demand, or when renewable sources are not generating enough energy to meet demand. Battery Storage schemes require a connection to the electricity grid and normally will be sited within close proximity to an existing power plant or sub-station with spare capacity or brought forward alongside renewable energy infrastructure.
- 5.110 The Scottish Government has recently published [Planning Guidance: Battery Energy Storage Systems](#) (Document 099). The guidance recognises that BESS remains an evolving sector, with few currently operational sites and the potential for change of battery technologies likely in the future. It therefore encourages a proportionate, positive and collaborative approach between applicants and decision-makers with a strong emphasis on appropriate site selection and effective pre-application engagement.
- 5.111 North Lanarkshire has seen a recent rise in such applications, between 2020 and 2025, 25 applications for BESS developments were made at 14 sites across North Lanarkshire.
- 5.112 The benefits of co-locating them near existing renewable energy generating sources can be seen by the approval of the BESS adjacent to the existing Blacklaw windfarm and the proposals to co-locate a BESS as part of the 75MW solar PV scheme at land at Cleland.

Electricity

- 5.113 Scottish Power Energy Networks (SPEN) have produced an interactive indicative map showing the main areas of constraint in terms of grid supply point and primary substations. Heat map distribution data for each substation and circuit can be viewed on the [SPEN Open Data Portal](#) (Document 117). It is noted that there are a number of Grid Supply Point constraints identified in areas such as Cumbernauld, Coatbridge and Wishaw as well as a larger number of Primary Substation and EHV Circuit Constraints identified in those areas as well as surrounding areas such as Kilsyth, Greenfaulds, Airdrie, Gartsherrie, Bellshill, Chapelhall, Newhouse, Newarthill, Carfin, Motherwell, Shotts, Allanton, Wishaw and Overtown.
- 5.114 It is clear from the above constraints identified the Council will need to engage with SPEN at an early stage to identify the grid improvements that are required to accommodate the electrical supply needs for existing and planned development outlined in the proposed plan. It will be key to ensure that the programmed delivery of sites aligns with the investment plans of SPEN,

ensuring sites are feasible for delivery. Furthermore, given the greater electricity generation and consumption on new-build properties, due to electrification of heat and transport, and the provision of EV charging and heat pumps rather than gas boilers will also need to be factored into calculations. Under the Building (Scotland) Amendment Regulations 2023 (New Build Heat Standard), any new buildings applying for a building warrant from 1st April 2024 must use a 'zero direct emissions heating system', such as a heat pump or heat network.

Electric Vehicles and Charging Points

5.115 As of the beginning of April 2024, there were 59,670 public electric vehicle charging devices available in the UK. North Lanarkshire is continuing to support the delivery of Electric Vehicle (EV) charging across North Lanarkshire with 272 Electric Vehicle (EV) chargers available at dedicated hubs across Lanarkshire as of December 2025. The charging hubs are installed at locations which best suited the needs of the local community to help them make the switch to EV and are available across sites including train stations, libraries, community centres and country parks. North Lanarkshire is in the top 20% of UK local authorities in terms of total EV charger devices per area and total public 50kW and above (126) and just outside the top 20% (78.8%) for devices per 100,000 people. More EV charging points are being made available and much of this increasing capacity is now being installed at new housing and commercial developments. [The Council's Draft Local Transport Strategy](#) (Document 408) seeks to increase the number of public facing EV charging points across North Lanarkshire owned by the Council.

Heat Networks

5.116 North Lanarkshire Council approved its first [Local Heat and Energy Efficiency Strategy \(LHEES\)](#) and its supporting [Delivery Plan](#) (Documents 018 and 118) on 7 December 2023. The Strategy sets out the council's long-term plan for decarbonising heat in buildings across North Lanarkshire, improving energy efficiency, and reducing fuel poverty. It also identified strategic zones for interventions such as heat networks and heat pumps.

5.117 From a spatial planning perspective, a key consideration is the identification of potential strategic heat network zones. These zones will have long-term implications for future development proposals, particularly in terms of enabling connections to heat networks and achieving the critical mass needed to support their viability. Additionally, the decarbonisation of the housing stock, including the retrofitting of renewable and low-carbon energy systems, also carries spatial planning implications, primarily through the planning and consenting process.

5.118 Many parts of North Lanarkshire have mine workings at a range of depths and there is potential for heat to be extracted from mine water. The LHEES records the mine water geothermal potential in heat network areas, showing the majority of resource areas in the

southwest and west of NLC borders. There also are geothermal resources at depth (40-60m BGL) in the southeast and east of NLC borders.

- 5.119 The current high costs of drilling restrict the use of geothermal energy to areas with certain geological settings. As technologies improve and new extraction methods are developed, more areas should become economically viable for geothermal exploitation. When it comes to the viability of geothermal energy, the LHEES considers heat pumps as the most suitable heating system, though other low carbon heating technologies are not to be ruled out at this stage.
- 5.120 Geothermal heat pumps extract heat from the air or ground using electricity. Where electricity generation is being delivered through renewables (the electricity grid is aiming to be carbon neutral by 2035), the main source of heat can be considered low carbon.
- 5.121 NPF4 notes that mine water, solar and onshore support for offshore renewables, including development that makes use of existing infrastructure at strategic hubs, all provide opportunities for decarbonisation.
- 5.122 The council is assessing the potential for heat network zones in the areas identified with heat network potential. There are different levels of potential viability. The zones include 6% of the domestic and 11% of the non-domestic properties in North Lanarkshire. The areas in Motherwell, Coatbridge and Cumbernauld offer the best combination of initial viability, potential future expansion and diversity of heat loads. The Drumgray Energy Recovery Centre, under construction, could be connected to potential heat network zones in Cumbernauld, Airdrie and Coatbridge. Options for the Motherwell network include heat pumps sourcing heat from the River Clyde, mine water geothermal energy for heat generation, or air.
- 5.123 A funding application was made to the Heat Network Support Unit in Quarter 1 2025, for a feasibility study into the opportunity for a heat network in Airdrie and Coatbridge. Whilst this was not successful, recommendations from the Heat Network Support Unit have been taken on board and will be incorporated into a further submission when the next funding window opens again in Quarter 1 2026.
- 5.124 The next focus area would be in Cumbernauld to align with our capital investment programme and reach out to potential external stakeholders to gauge interest in connecting to any potential network as part of the town's regeneration and Masterplan.
- 5.125 Another potential opportunity not identified within the LHEES could be related to the development of potential AI Data Centres and Growth Zones, which are being proposed.

Gas Infrastructure

5.126 Within North Lanarkshire 90% of the domestic properties have access to the gas network, which is 7% higher than the national average of Scotland which is 83%. The conversion of the gas network to accommodate the delivery of hydrogen will require a long term coordinated commitment of investment by the UK Government (as this is a reserved matter) to cover gas transmission and distribution, the production of low carbon hydrogen, and the replacement or adjustment of existing consumer and industrial equipment. As noted above the geographical location of North Lanarkshire between the proposed Glasgow and Grangemouth regional hydrogen hubs may offer additional opportunities for North Lanarkshire in this regard.

Biomethane

5.127 Biomethane, also known as renewable natural gas, is a gaseous fuel produced from the anaerobic digestion of organic material. Anaerobic digestion is an industrial process which replicates the behaviour of a cow's stomach, in that material is digested in an oxygen free (anaerobic) environment (hence the first part of the technology's name).

5.128 [Biomethane](#) (Document 507) can help reduce emissions, use the existing gas network to transport it and avoid the need for consumers to replace their existing gas appliances with alternative low carbon technology.

5.129 The Department for Energy Security & Net Zero set out the national governments thinking on a future biomethane policy framework to incentivise continued growth in biomethane production within the [Future Policy Framework for Biomethane Production – 'a Call for Evidence'](#) (Document 508). The Scottish Governments [Draft Bioenergy Policy Statement](#) (Document 509) further supports this, and both documents outline the key strategic objectives and principles for the development of this as a sustainable energy source.

5.130 [Biomethane is central to how SGN \(Scotia Gas Networks\) plans to move towards a net-zero carbon gas network](#) (Document 510), because it allows them to decarbonise heat and gas supply without replacing the whole infrastructure.

5.131 The key benefits for SGN:

(a) Direct carbon reduction (core net-zero benefit)

- Biomethane is a renewable, low-carbon gas made from waste
- It replaces fossil natural gas in the network, lowering emissions from heating (a major carbon source)

(b) Increasing biomethane in SGNs network is a major way to cut carbon emissions on the path to net zero. As this is a “Drop-in” fuel (no major infrastructure changes)

- Biomethane is chemically similar to natural gas, so it:
- Works in existing pipes
- Works in existing boilers and appliances
- It can be injected straight into the gas grid

This is a huge advantage as it allows decarbonisation without costly system replacement or disruption to customers

(c) Uses existing gas network (protects SGN assets)

- SGN already operates a large gas network (millions of homes)
- Biomethane allows them to repurpose this infrastructure instead of abandoning it

As a result, this reduces transition costs, avoids stranded assets and supports a practical transition to net zero

5.132 Within North Lanarkshire Energen Biogas Ltd at 3a Dunnswood Road, Wardpark South Industrial Estate, Cumbernauld are a renewable energy and waste processing company operating a biogas (anaerobic digestion) plant where the company produce energy from renewable power from waste.

5.133 Energen Biogas operates a large anaerobic digestion (AD) facility, which takes in food and organic waste, and the plant can process around 120,000 tonnes of food waste per year and converts it into useful outputs where they produce:

- Biogas which is used to generate electricity and renewable gas
- Electricity which is exported to the grid for homes and businesses
- Biomethane (renewable gas) which is injected into the gas network
- Biofertiliser which is a nutrient-rich fertiliser to be used by farmers

A benefit of the facility is that it produces around 2 MW of renewable gas which helps to cut greenhouse gas emissions and is a good example of a circular business

5.134 The [site is operated as part of Bio Capital](#), (Document 511) a UK renewable energy company specialising in converting food waste into energy.

Fuel Poverty

5.135 In Scotland, a household is considered to be in fuel poverty if they need to spend more than 10% of their adjusted net income (after housing costs) on fuel to maintain a satisfactory heating

regime, and their remaining income is not sufficient to maintain an acceptable standard of living. Areas with limited access to the gas grid are more likely to suffer from fuel poverty.

5.136 The Scottish Government has set a statutory target within the [Fuel Poverty Act 2019](#) (Document 119) to eradicate fuel poverty, aiming to ensure that fewer than 5% of households are fuel poor by 2040.

5.137 According to figures published by the Scottish Government in 2021, 24% of Scottish households were estimated to be in fuel poverty, with the North Lanarkshire Council area slightly lower at 20%. 12% of Scottish households were also estimated to be in extreme fuel poverty, compared to 7% in the North Lanarkshire Council area.

5.138 The LHEES (Document 018) aims to reduce fuel poverty by:

- Prioritising cost-effective energy efficiency improvements (e.g., loft insulation)
- Transitioning homes to more efficient heating (especially heat pumps), as this can significantly reduce electricity consumption compared to direct electric heating
- Using spatial analysis to identify “delivery areas” where interventions can have the greatest impact
- Recognising that for some households, particularly those not currently heating their homes adequately, insulation improvements may be more beneficial than heating system changes alone

5.139 [The Local Housing Strategy 2026–2028](#) (Document 022) places a clear and explicit emphasis on reducing fuel poverty across North Lanarkshire. The strategy commits to improving the quality and energy efficiency of homes as a central mechanism for lowering household energy costs, stating that these actions will “*help reduce fuel poverty*”. This focus is reinforced through its strategic priorities, which include targeted measures to assist households most at risk, ensuring they have access to advice, information and support, and promoting cleaner, more efficient heating systems to reduce ongoing energy expenditure. The Council’s formal reporting further embeds this commitment, identifying the need to “*tackle climate change and fuel poverty*” as one of the seven core outcomes underpinning the strategy’s delivery over the 2021–2026 period.

Waste Management Facilities

National Context

5.140 Zero Waste Plan (2010) (Document 120): This vision describes a Scotland where resource use is minimised, valuable resources are not disposed of in landfills, and most waste is sorted

into separate streams for reprocessing, leaving only limited amounts of waste to go to residual waste treatment, including energy from waste facilities.

5.141 The principle of the waste hierarchy as set out in the European Waste Framework Directive (Document 122) is central to this vision. The hierarchy identifies the prevention of waste as the highest priority, followed by reuse, recycling, recovery of other value (e.g., energy), with disposal as the least desirable option.

5.142 [Waste \(Scotland\) Regulations 2012](#) (Document 121): The Waste (Scotland) regulations were passed by the Scottish Parliament on 9 May 2012. They address both domestic and commercial/industrial waste. The Waste (Scotland) Regulations 2012 have three key action points:

- The Scottish Government will introduce progressive bans on the types of materials that may be disposed of in landfill to ensure that no resources with a value for reuse or recycling are sent to landfill by 2020 (this has been delayed to 1st January 2026)
- The Scottish Government will introduce regulations to drive separate collection and treatment of a range of resources in order to maximise their reuse and recycling value, and generate market supply
- The Scottish Government will introduce regulatory measures to support the delivery of landfill bans, by ensuring energy from waste treatment is only used to recover value from resources that cannot offer greater environmental and economic benefits through reuse or recycling

5.143 The regulations also set out the requirement for businesses to collect dry mixed waste separately (glass, paper and cardboard, plastic and metal). Businesses that create 5kg or more of food waste per week must have separate collections for it.

5.144 [Circular Economy Strategy for Scotland \(2026\)](#) (Document 123): Making Things Last, A Circular Economy Strategy for Scotland was launched in 2016 and sets out priorities for moving towards a more circular economy – which means keeping products and materials in high value states for as long as possible.

5.145 A circular economy is designed to reduce the demand for raw materials in products, to encourage reuse, and repair by designing products and materials to last as long as possible and recycle waste and energy to maximise the value of any waste that is generated in line with the waste hierarchy:



Figure 5.2 – Waste Hierarchy

5.146 The transition to a more circular economy would reduce and minimise demand for new resources whilst maximising the reuse, recycling and recovery of resources, rather than treating them as waste and ultimately would benefit:

- The environment – by cutting waste production and carbon emissions
- The economy – by improving efficiency and productivity and opening new markets
- Communities – through more, lower cost options to access goods

5.147 Scottish Government Waste Targets 2025 and Beyond: The Scottish Government is committed to moving towards a circular economy and addressing the climate emergency. They have set five ambitious waste and recycling targets, that span the waste hierarchy, to drive progress towards these goals:

- 15% reduction of all waste by 2025, against 2011 levels
- 33% reduction of food waste by 2025, based on 2013 baseline
- Minimum of 60% recycling of household waste by 2020
- Minimum of 70% recycling of all waste by 2025
- Maximum 5% of all waste to landfill by 2025, and a ban on all biodegradable waste going to landfill by 2025

Despite the significant strides Scotland has made, the Scottish Government acknowledges that they are not on track to meet their ambitious waste and recycling targets (Figure 5.3).

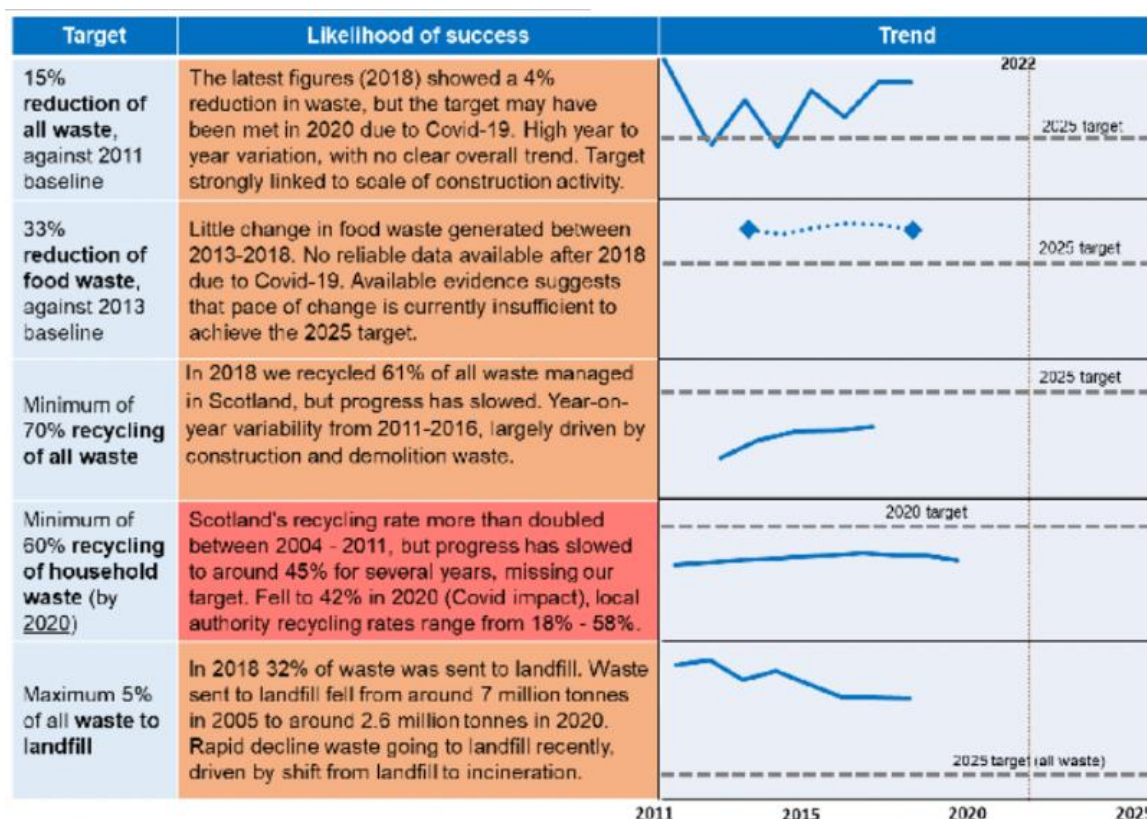


Figure 5.3 - Progress towards Scotland's 2025 waste and recycling targets since 2011. Key: Red indicates a missed target; orange indicates a target at risk. Source: Delivering Scotland's Circular Economy – Route Map to 2025 and beyond (May 2022)

5.148 The Circular Economy Route Map is a strategic plan to achieve Scotland's zero waste and circular economy ambitions, and to contribute to wider net zero ambitions, including the major policy interventions and milestones required to achieve this ambition. The proposed priorities of the route map are to:

- Encourage sustainable consumption and production practices, which involve reducing the use of single-use items, advocating for thoughtful product design and management, and integrating reuse as a mainstream practice.
- Minimise food waste generated by households and businesses through effective management and reduction strategies.
- Enhance recycling efforts within households and businesses by implementing more effective recycling practices.
- Incorporate circular construction methods, which may involve encouraging the renovation of buildings through incentivisation measures.

- Reduce and minimise the environmental impact of waste disposal for materials that cannot be repurposed or recycled.
- Enhance data collection and analysis capabilities, promote sustainable procurement practices, and bolster skills development and training initiatives.

The route map is partnered with the [Circular Economy \(Scotland\) Act 2024](#) (Document 016).

5.149 To minimise the impact of the disposal of waste Scottish Government propose to develop a Residual Waste Plan by 2027; it will aim to ensure that the management of residual waste meets net zero targets. There has also been a review of the role of incineration (Stop, Sort, Burn, Bury? – Report May 2022) in Scotland’s waste hierarchy which recommends that no further planning permission is granted to incineration infrastructure unless balanced by a close of capacity. The approved NPF4 policy 12 supports this position by not supporting energy from waste proposals except under very limited circumstances.

5.150 Scotland’s Generation of Waste From All Sources (WFAS): The waste generated in Scotland is divided into three categories:

- commercial and industrial waste;
- construction and demolition waste; and
- household waste.

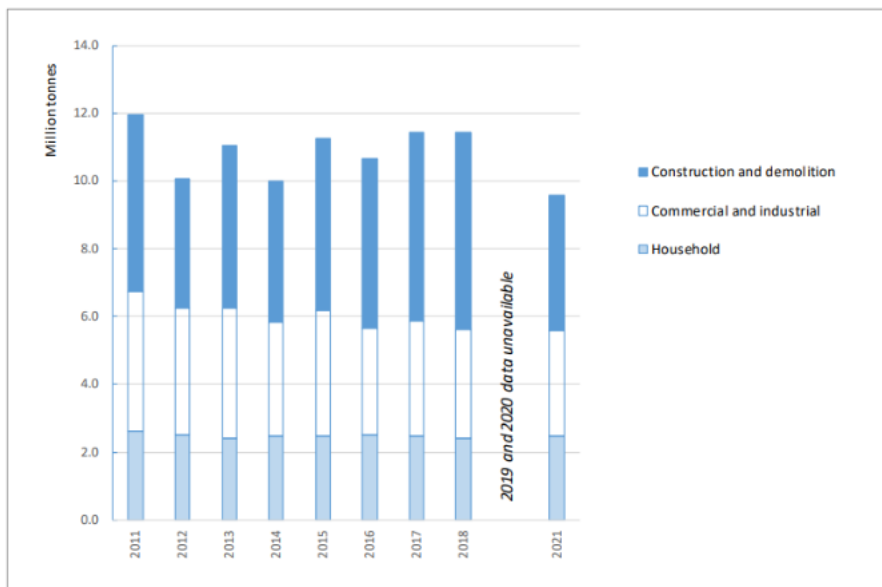


Figure 5.4 - Scottish WFAS generated by source 2011-2021

Source: [SEPA Waste from all sources - Summary Data 2021](#)

Year	Household	Commercial and industrial	Construction and demolition	Total waste generated
2011	2,606,759	4,156,052	5,195,676	11,958,486
2012	2,500,995	3,764,847	3,796,997	10,062,839
2013	2,412,651	3,857,040	4,789,809	11,059,501
2014	2,459,557	3,369,844	4,172,782	10,002,184
2015	2,468,777	3,714,681	5,092,646	11,276,104
2016	2,498,975	3,154,992	5,027,759	10,681,726
2017	2,460,830	3,399,736	5,592,888	11,453,454
2018	2,405,251	3,236,534	5,808,681	11,450,466
<i>2019 and 2020 data unavailable</i>				
2021	2,483,304	3,259,301	4,007,471	9,750,076

Table 5.4 - Scottish WFAS generated by source 2011-2021 (tonnes)

Source: [SEPA Waste from all sources - Summary Data 2021](#)

5.151 Commercial and industrial waste includes waste from the following sources:

- Agriculture, forestry and Fishing
- Commerce
- Manufacture of chemicals, plastics and pharmaceuticals
- Manufacture of food and beverage products
- Manufacture of wood products
- Mining and quarrying
- Other manufacturing
- Power industry
- Waste management, and
- Water Industry

5.152 Excluding construction and demolition waste from the data reveals a general decrease in waste generation in Scotland since 2011. However, trends suggest that meeting Scotland's 15% waste reduction target will largely depend on the management of construction and demolition waste. The approved NPF4 policy on waste prioritises the reduction and reuse of materials in construction.

5.153 Figure 5.4 illustrates that construction and demolition activities contribute approximately 50% of the waste generated in Scotland. However, the volume of this waste fluctuates annually

based on the activity level of the construction industry and the implementation of large-scale regional projects. Since waste from construction and demolition is only reported at the national level, data specific to North Lanarkshire is not available.

- 5.154 In 2021, the largest waste category generated in Scotland was soils, amounting to 2.50 million tonnes, representing 25.6% of all waste generated. This was followed by household and similar wastes at 2.27 million tonnes (23.3%), and mineral waste from construction and demolition at 1.24 million tonnes (12.7%) (refer to Figure 5.5 below). However, the generation of soils decreased by 1.79 million tonnes (41.8%) from 2018, while mineral waste from construction and demolition decreased by 35,000 tonnes (2.7%).
- 5.155 Since 2011 well over 90% of all construction and demolition waste has been recycled and in 2018 the figure was up to 99.7% and whilst dropping to 89.4% in 2021 (SEPA Waste from all sources – summary data 2018) is still above the target of the re-use and recycling of 70% (by weight) of construction and demolition waste by 2020, which was set in Article 11(2)(b) of the revised [EU Waste Framework Directive](#) (Document 122), has been met nationally.
- 5.156 Construction and demolition waste comprises a diverse range of materials, including wood, brick, glass, and plastic, each with varying potential for reuse and recycling. Certain materials, like plastic, can be recycled using household processes, while others, such as bricks, can be effectively reused. However, some materials are broken down and ultimately landfilled. Notably, waste reduction has been observed in the wood waste category, which is increasingly directed to biomass plants or reused, rather than being disposed of in landfills. Zero Waste Scotland has developed a guide titled ["Maximising Reuse of Materials On Site."](#) (Document 124) focusing on strategies for reusing and recycling construction materials directly at construction sites.

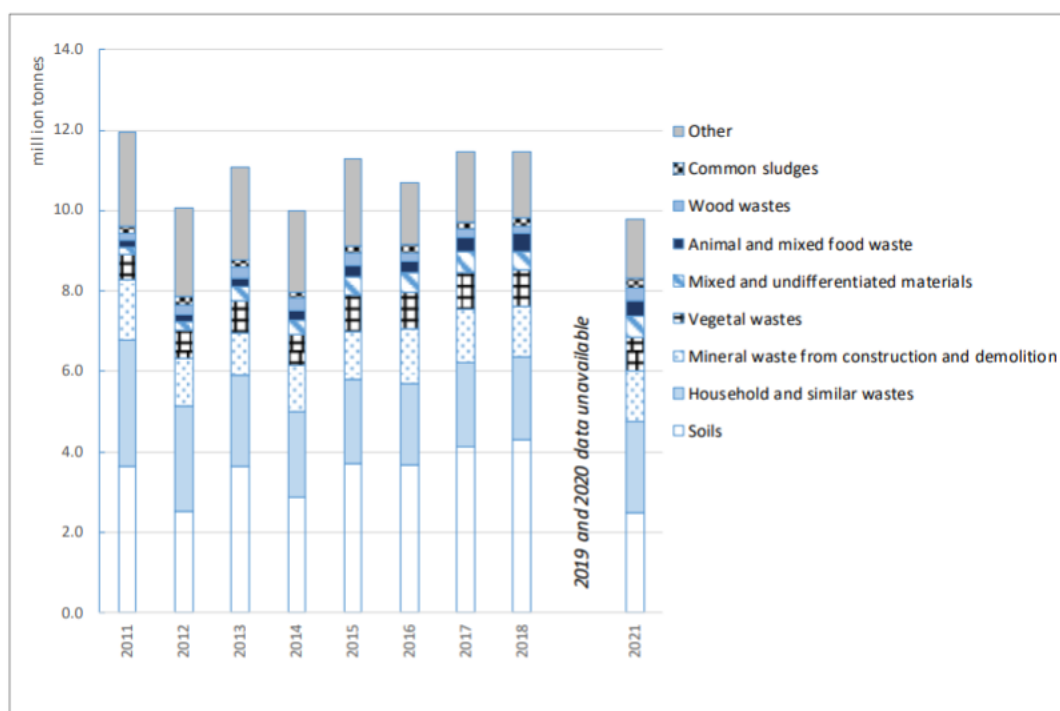


Figure 5.5 Scottish WFAS generated by waste category 2011-2021

Source: [SEPA Waste from all sources - Summary Data 2021](#)

North Lanarkshire Waste Context

5.157 The waste reduction targets set by the Scottish Government include a 15% decrease in all waste generated compared to a 2011 baseline by 2025. Waste arisings, as defined by SEPA, refers to the quantity of waste produced within a specific area over a given timeframe. However, it may not be feasible to directly measure this target for North Lanarkshire due to limited data availability, particularly regarding certain waste types like construction and demolition, which are only reported at the national level. Nonetheless, data on household and business waste generated in North Lanarkshire is accessible through SEPA, with the latest figures available for household waste from 2022 and for business waste from 2021.

Local Authority	Year	Generated (tonnes)
North Lanarkshire	2011	160,246
	2012	155,837
	2013	152,725
	2014	150,309
	2015	155,937
	2016	160,914
	2017	156,813
	2018	146,175
	2019	149,977
	2020	156,612
	2021	161,070
	2022	146,546

Table 5.5 North Lanarkshire Household Waste Generated 2011 - 2022

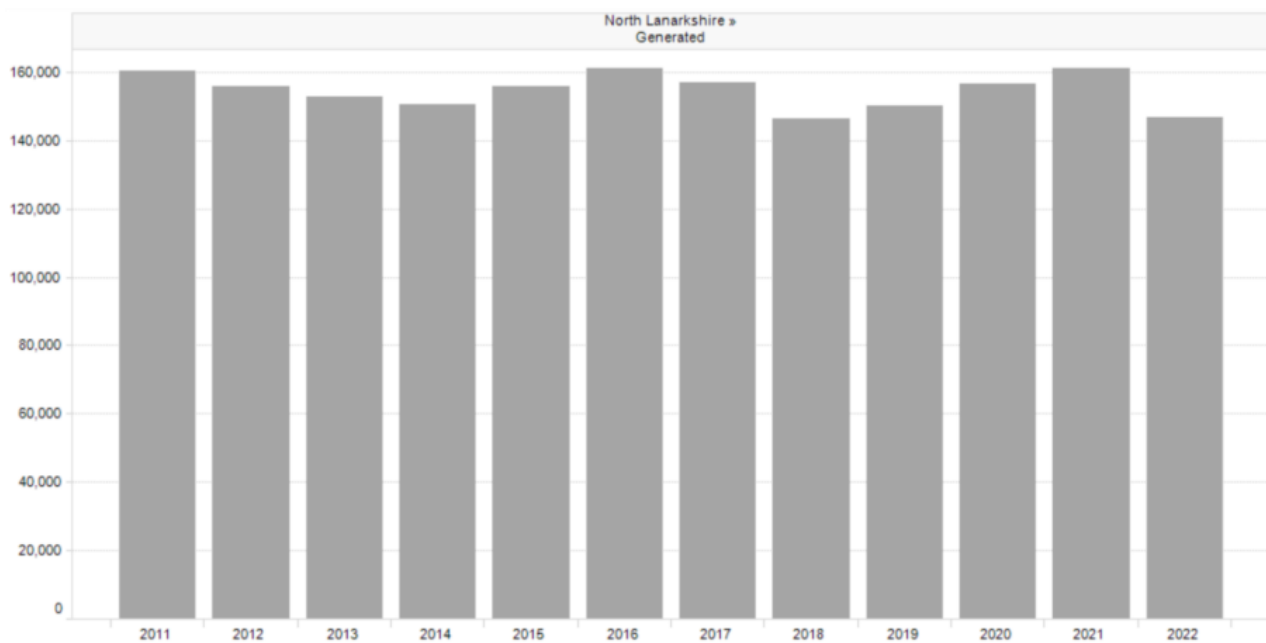


Figure 5.6 North Lanarkshire Household Waste Generated

Source: [SEPA - Household Waste Data 2011 - 2022](#)

5.158 Figure 5.6 indicates that in terms of household waste the totals have fluctuated downward but then upward over the period 2011 to 2022 which whilst showing a reduction of approximately 15% in the 2022 compared to the 2011 total there is no downward trend to indicate that this reduction will be maintained in line with the 15% reduction target set by the Scottish Government.

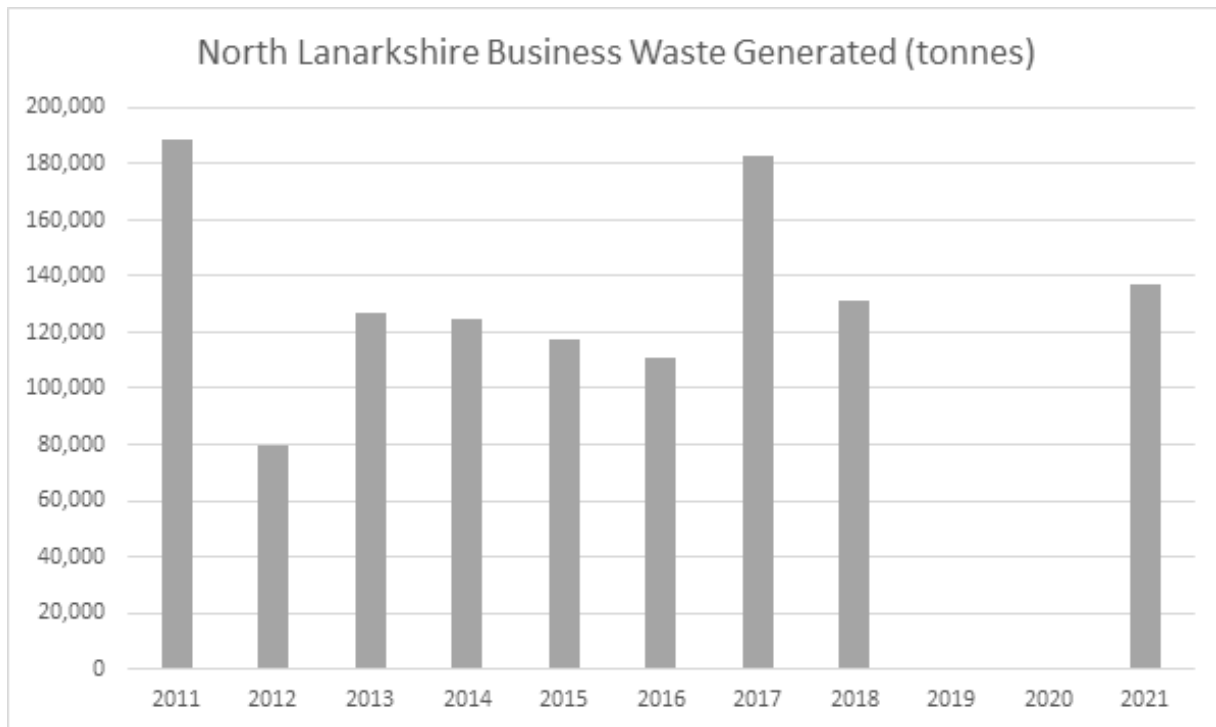


Figure 5.7 North Lanarkshire Business Waste Generated

Source: [Business waste data | Scottish Environment Protection Agency \(SEPA\)](#)

5.159 Figure 5.7 shows business waste which having had a sharp reduction in 2012 have risen and steadily fluctuated – including a sharp rise to almost 2011 levels in 2017 which appears to be an outlier in terms of the general reduction in waste from business within North Lanarkshire.

5.160 Figure 5.8 illustrates the primary sources of business waste in North Lanarkshire, highlighting a substantial volume of animal and mixed food waste, metallic wastes and household and similar wastes which make up 88,377 tonnes or 64.5% of business waste generated within North Lanarkshire. Top of Form

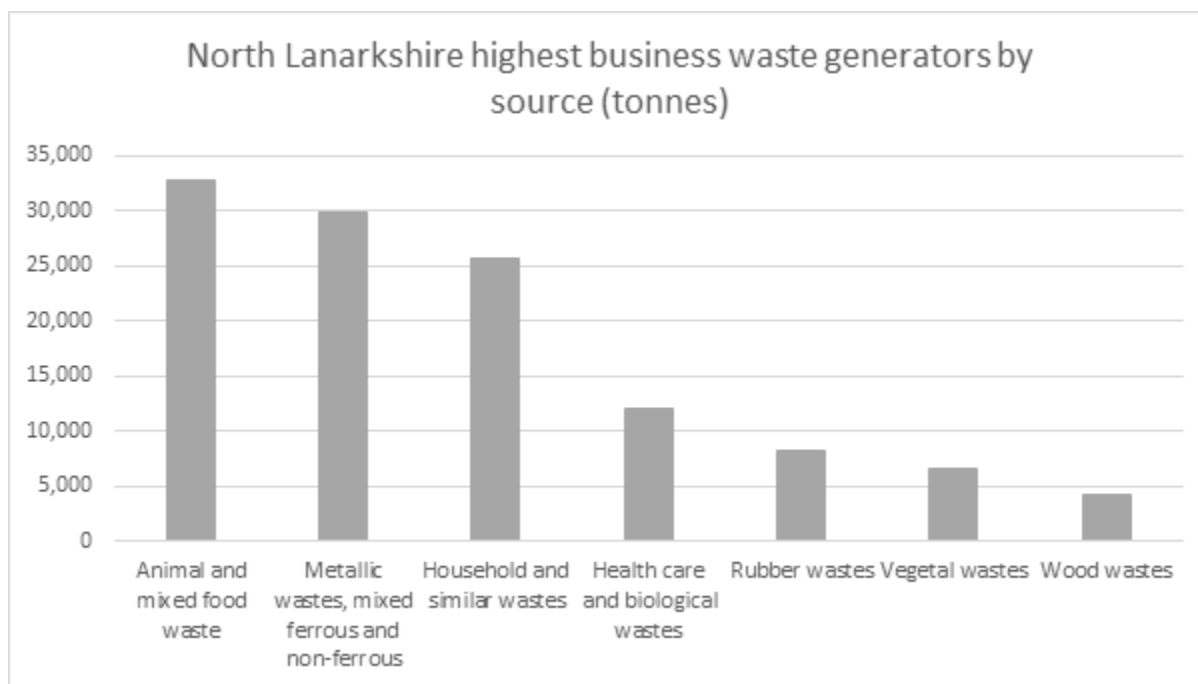


Figure 5.8 - North Lanarkshire Highest Business Waste Generators

Source: [SEPA 2021 Business Waste Tables by local Authority Area](#)

5.161 Waste Management – Landfill and Recycling North Lanarkshire and National Comparison: In terms of North Lanarkshire no business waste is landfilled as this is treated under the [Clyde Valley Residual Waste Contract](#) (Document 125) and is sent to the EDF plant. Household kerbside residual waste is also treated under the same CVRW contract however household residual waste is sent to landfill through another waste disposal contract with limited recovery of recyclable materials. Information from SEPA on household waste noted in Figures 5.9 and 5.10 which show that the amount of waste being sent to landfill has been reducing in the period of 2011 to 2022. Whilst in North Lanarkshire the amount of waste going to landfill has also decreased over this period but with a sharp drop in 2019 and 2020 and nominal increases in 2021 and 2022. North Lanarkshire over the period of 2011 to 2022 has dropped waste going to landfill by approximately 70% in that period. If you compare with Figure 5.6 above whilst the generation of waste has remained fairly consistent, the amount of waste going to landfill has significantly decreased within this period.

5.162 In terms of recycling Figure 5.11 below shows that the amount waste recycled within North Lanarkshire has also remained fairly consistent within the period of 2011 to 2022. It is noted that the Scottish Government target for household recycling to reach 60% of the total waste disposal has not been achieved by North Lanarkshire which currently sits at around approximately 42% in terms of household waste.

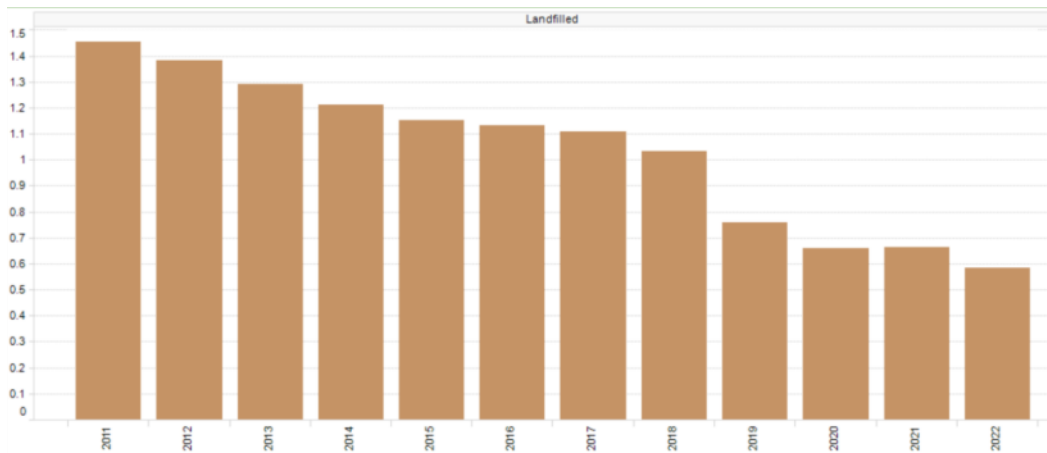


Figure 5.9 - Scottish Household Waste – Landfilled (million tonnes) 2011 - 2022

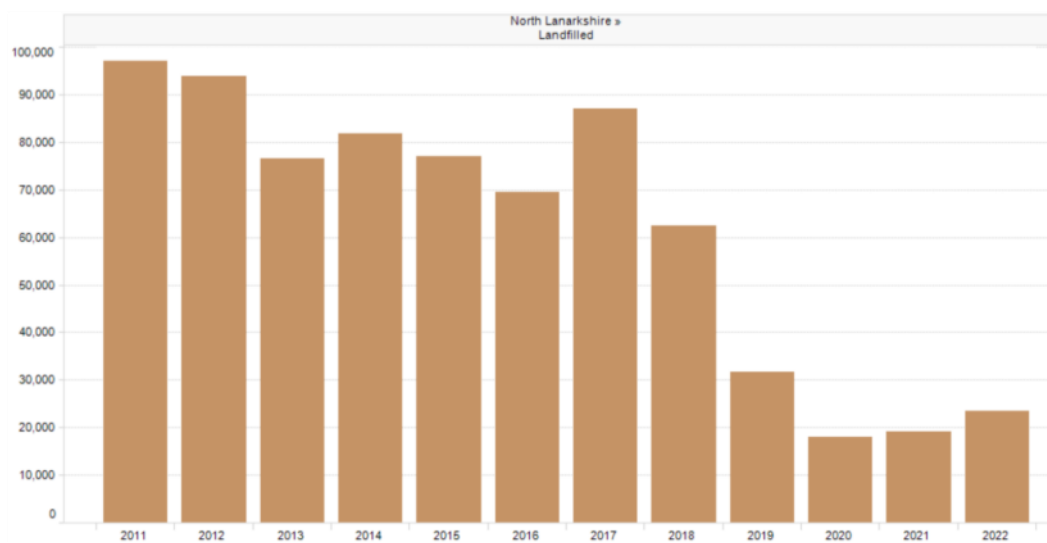


Figure 5.10 - North Lanarkshire Household Waste – Landfilled (tonnes) 2011 - 2022

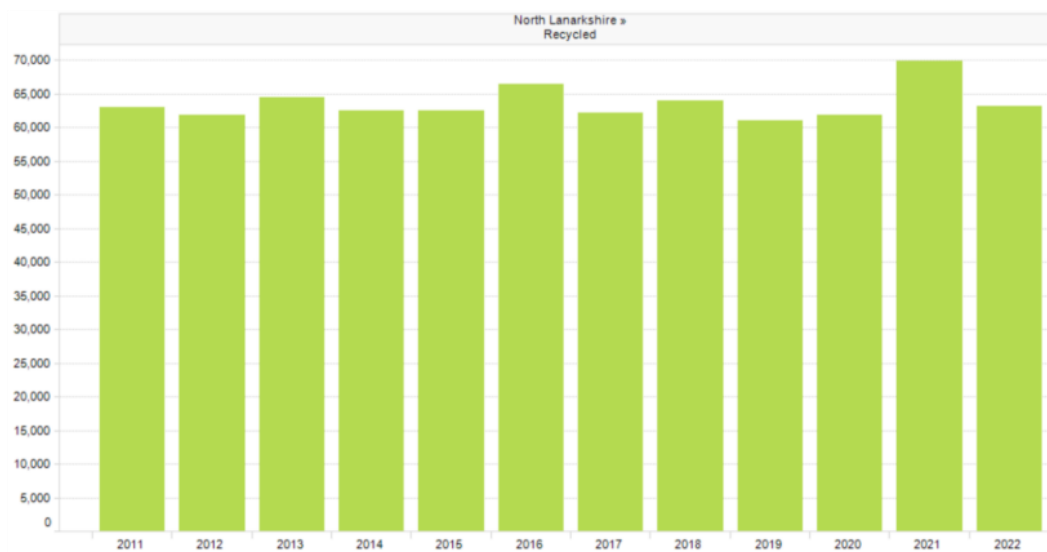
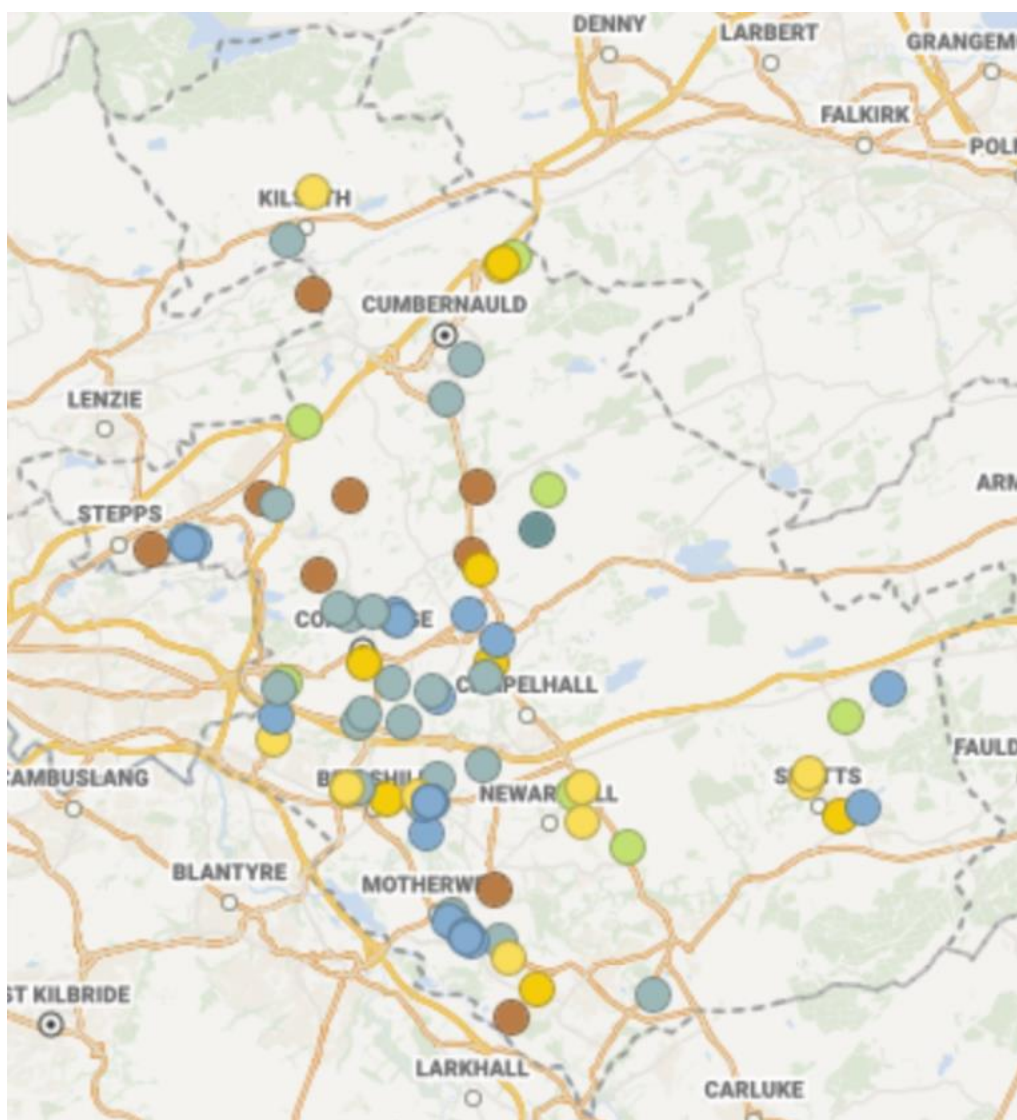


Figure 5.11 - North Lanarkshire Household Waste – Recycled (tonnes) 2011 - 2022

Sources: [SEPA - Household Waste](#)

Waste Management Infrastructure



Color by:
Site Type

- Civic amenity / recycling centre
- Incineration or co-incineration
- Landfill
- Metal recycler
- Multiple activity site
- Other treatment
- Transfer station

Map 5.1 - North Lanarkshire Household Waste Sites

Source: [SEPA Waste Sites and Capacity Tool](#)

5.163 Various waste management facilities in North Lanarkshire operate across different tiers of the waste management hierarchy, ranging from landfill sites to civic amenity / recycling centres. Map 5.1 above provides an overview of the locations and categories of waste management sites in the region. Detail on the capacity of these waste sites and their operational status is available in the SEPA Waste Sites Capacity Tool for North Lanarkshire 2022 data from SEPA. The table below shows the 2022 SEPA list of operational waste facilities within North Lanarkshire with details of the operator, site address, their waste capacity and waste types:

Operator Organisation	Site Name and or Address	Waste Capacity (annual) on permit (tonnes)	Waste Type
FCC WASTE SERVICES (UK) LIMITED	Greengairs Landfill, Meikle, Drumgray Road, Airdrie, ML6 7TD	1,300,000	Household / Commercial / Industrial / Special asbestos / Inert
REIGART CONTRACTS LIMITED	16 Hornock Road, Gartgill, Coatbridge, ML5 2QJ	730,150	Household / Commercial / Industrial / Other special / Special asbestos / Inert
REIGART CONTRACTS LIMITED	Drumcavel Quarry, Mount Ellen, Gartcosh	657,000	Commercial
PATERSONS OF GREENOAKHILL LIMITED	Beltmoss Quarry, Tak-Ma-Doon Road, Kilsyth, G65 0RS	450,000	Industrial / Inert
VIRIDOR DUNBAR WASTE SERVICES LIMITED	Bargeddie MRF, Langmuir Way, Glasgow	394,000	Household / Commercial
SIBELCO GREEN SOLUTIONS UK LIMITED	Newhouse Glass Recycling Facility, 5 Dalhousie Business Park, Mossband Farm,	210,000	Commercial

Operator Organisation	Site Name and or Address	Waste Capacity (annual) on permit (tonnes)	Waste Type
	Motherwell Road, Newhouse, ML1 5ST		
ENERGEN BIOGAS LIMITED	2 Dunnswood Road, Wardpark South, Cumbernauld, G67 3EN	121,135	Household / Commercial / Industrial
NORTHBURN OILS LIMITED	Northburn Road, Coatbridge, ML5 2HY	107,905	Other special
HENDERSON KERR LIMITED	Kirklee Road, Mossend, Bellshill, ML4 2QW	102,750	Household / Commercial / Industrial / Other special
DIVERSE INVESTMENT SCOTLAND T/A NEW TOWN SKIP	22 Albert Street, Motherwell, ML1 1PR	100,000	Household / Commercial / Industrial
TIMBERPAK LIMITED	Unit 11, Belgrave Street, Bellshill Industrial Estate, Bellshill, ML4 3NP	100,000	Commercial
HENRY WASTE MANAGEMENT LIMITED	Coltswood Road, Coatbridge, ML5 2AA	74,000	Household / Commercial / Industrial
DOW GROUP LIMITED	23 Lenziemill Road, Cumbernauld, G67 2TY	70,000	Household / Commercial / Industrial
UK RUBBER LIMITED	Dalzell Works, Park Street, Motherwell	62,050	Commercial

Operator Organisation	Site Name and or Address	Waste Capacity (annual) on permit (tonnes)	Waste Type
MULBERRY WASTE (SCOTLAND) LIMITED	Bredisholm Refinery, Tannochside Works, Aitkenhead Road, Uddingston, G71 5PN	51,732	Commercial / Industrial / Other special
OLLECO	4-6 Palacecraig Street, Coatbridge, ML5 4RY	40,100	Commercial
CAMERON DALZIEL SKIP HIRE LIMITED	21B Meadow Road, Motherwell, ML1 1QB	31,000	Commercial
NORTH LANARKSHIRE COUNCIL	Wardpark Court, Wardpark, Cumbernauld, G67 1DZ	22,510	Household / Commercial
NORTH LANARKSHIRE COUNCIL	Land south of Unit K, Stobcross Street, Coatbridge, ML5 1BE	22,500	Household / Commercial / Industrial / Other special
NORTH LANARKSHIRE COUNCIL	14-17 Netherdale Road, Netherton Industrial Estate, Wishaw, ML2 0JG	22,500	Household / Commercial / Industrial / Other special
SCRL LIMITED	South Wardpark Court, Cumbernauld, Glasgow, G67 3EH	16,000	Household / Commercial / Industrial / Other special
NORTH LANARKSHIRE COUNCIL	Lady Ann Crescent, Airdrie	12,500	Household / Commercial / Industrial
NORTH LANARKSHIRE COUNCIL	Reema Road, Bellshill, ML4 1RR	12,500	Household / Commercial / Industrial

Operator Organisation	Site Name and or Address	Waste Capacity (annual) on permit (tonnes)	Waste Type
DALTONS DEMOLITIONS LIMITED	Atlas Works, Carlisle Road, Airdrie, ML6 8AB	12,000	Household / Commercial / Industrial / Special asbestos
HEALTHCARE ENVIRONMENTAL SERVICES LIMITED	Hassockrigg Ecopark, Shotts Road, Shotts, ML7 5TQ	10,000	Household / Commercial / Other special
NORTH LANARKSHIRE COUNCIL	Foundry Road, Shotts	7,500	Household
AUTORECYCLING LIMITED	Cardean Road, Mossend Goods Yard, Bellshill	5,000	Household / Commercial / Industrial / Other special
STRATHCLYDE ALLOYS PROCESSES	323 Orbiston Street, Motherwell, ML1 1QN	5,000	Commercial
EUROJAPS SCOTLAND LIMITED	Unit B, Northburn Road, Northburn Industrial Estate, Coatbridge	5,000	Household / Commercial
MUIRHEAD AUTOPARTS LIMITED	Unit 2, Woodhead Industrial Estate, Muirhead	4,999	Household / Commercial / Industrial / Other special
MURFITTS INDUSTRIES LIMITED	Condor Glen, Holytown	4,200	Commercial
PRO TYRE RECYCLING LIMITED	Unit 14, Centre Space 5, 1 Calderhead Road, Shotts, ML7 4EQ	3,432	Industrial

Operator Organisation	Site Name and or Address	Waste Capacity (annual) on permit (tonnes)	Waste Type
RENTOKIL INITIAL UK LIMITED	Units 4 & 5, M8 Interlink, Coatbridge, ML5 4RP	2,500	Commercial / Other special
DHL SUPPLY CHAIN LIMITED	Logistics Depot, 10 Woodrow, Mossend, Eurocentral, ML1 4YQ	2,499	Commercial
RENAULT SPARES	Stable Road, Shotts, ML7 5DR	2,000	Household / Commercial / Industrial
EASDALE ENVIRONMENTAL DEVELOPMENTS LIMITED	6A Mid Road, Balirlinn Industrial Estate, Cumbernauld	1,397	Commercial / Other special
BELLSHILL AUTOBREAKERS	Yard 4, Cardean Road, Mossend, ML4 1EF	999	Household / Commercial / Industrial / Other special
STEWART METALS LIMITED	Station Road, Muirhead, Glasgow, G69 9EZ	880	Household / Commercial / Industrial / Other special
SCOTTISH WATER	Deerdykes Composting & Organics Recycling Facility, Old Quarry Road, Cumbernauld, G68 9NB		Household / Commercial / Industrial
ON-SITE PROJECT SERVICES LIMITED	6-10 Janetsmith Street, Etna Industrial Estate, Wishaw, North Lanarkshire, ML2 7XJ		

Operator Organisation	Site Name and or Address	Waste Capacity (annual) on permit (tonnes)	Waste Type
IMPACT RECYCLING LIMITED	Building 1, 100 Inchinnan Road, Bellshill, ML4 3JA		Commercial

Figure 5.6 - SEPA Licenced Sites and Capacity Table 2022

Source: [SEPA Waste Sites and Capacity Tool](#)

5.164 The changes in legislation and advancements in waste collection and processing methodologies will necessitate a shift in the approach to waste collection, management, and processing. Anticipated demands for new waste management infrastructure are expected to primarily revolve around waste processing, aligning with the transition towards a circular economy and the impending landfill ban. This processing may entail activities such as material sorting for external transport or varying degrees of on-site processing to render materials reusable.

5.165 SEPA has developed a Calculation methodology for waste management infrastructure capacity estimates (2020) to support Scottish Governments Circular Economy Strategy (Document 123).

5.166 The methodology assesses the quantity of waste currently landfilled and determines how waste will be managed in 2025 given the targets for recycling 70% and landfilling no more than 5% of the waste from all sources, and the ban on sending biodegradable waste to landfill by 2025.

5.167 The additional capacity required is presented regionally and the allocation is based on the proportion of waste generated in the specified area in relation to total waste generated in Scotland and three types of additional capacity are presented:

- Tonnes of additional capacity
- Additional capacity needed to manage source segregated waste
- Additional capacity needed to manage unsorted waste

5.168 Energy from Waste: Incinerating waste instead of landfilling helps reduce methane emissions, but the combustion process generates pollutants such as hydrochloric acid and sulphur dioxide. These are removed through flue-gas scrubbing and bag filters, producing air pollution control

(APC) residues or “fly ash.” Incineration still leaves behind bottom ash and APC residuals, which currently have limited recycling options and therefore require either recycling routes or landfill disposal. As a result, these outputs must be accounted for within the 5% landfill exception. To minimise the amount of residual waste produced, stronger waste-collection controls are needed to prevent biodegradable and recyclable materials from entering the incineration stream.

5.169 It should be noted that NPF4 does not support additional incineration infrastructure however, North Lanarkshire Council are the lead authority of a consortium of five local authorities - East Dunbartonshire, East Renfrewshire, North Ayrshire, North Lanarkshire and Renfrewshire councils - to deliver improved recycling and residual waste treatment.

5.170 Following a competitive tendering process, the council agreed a £700 million, 25-year contract with Viridor Waste Management in May 2016. The contract will deliver long-term, sustainable waste management of 190,000 tonnes of residual household waste annually. The rubbish being treated through the contract is residual household waste, which cannot be recycled and would otherwise be sent to landfill. The contract began on 7 January 2020 and will help the partner councils comply with the Scottish Government Zero Waste Plan (Document 120) and Waste (Scotland) Regulations 2012 (Document 121). The waste is treated at Bargeddie, removing plastics and metals, to produce a refuse-derived fuel. This is transported to Dunbar ERF where it is burned at high temperatures, under carefully controlled conditions, to produce 258GWh of low carbon electricity - enough power for the equivalent of 70,656 homes.

Biodegradable Waste

5.171 By 2028, a complete ban will be enforced on depositing biodegradable municipal waste into landfills, as mandated by the Waste (Scotland) Regulations 2012 (2019 revision) (Document 121). Municipal waste, managed by local authorities, must instead undergo recycling, composting, incineration, reuse, or other recovery methods. This regulation effectively eliminates landfill disposal for all municipal waste due to the challenge of ensuring proper waste sorting. Notably, the amount of biodegradable waste sent to Scottish landfills has been steadily decreasing, with previous reduction targets successfully achieved, as depicted in Figure 5.12 below.

5.172 In addition, the Scottish Government also intends to extend the ban on landfilling biodegradable waste to non-municipal wastes which will likely require both additional and alternative waste infrastructure to be provided either nationally, within the GCV area or within North Lanarkshire specifically.

5.173 In terms of North Lanarkshire since 2012 we have offered householders kerbside food waste collection in 2017 this moved to a comingled food and garden collection. Businesses, including schools are offered food waste collection service. There is currently no statutory requirements to collect garden waste, however NLC have provided this service for over 20 years.

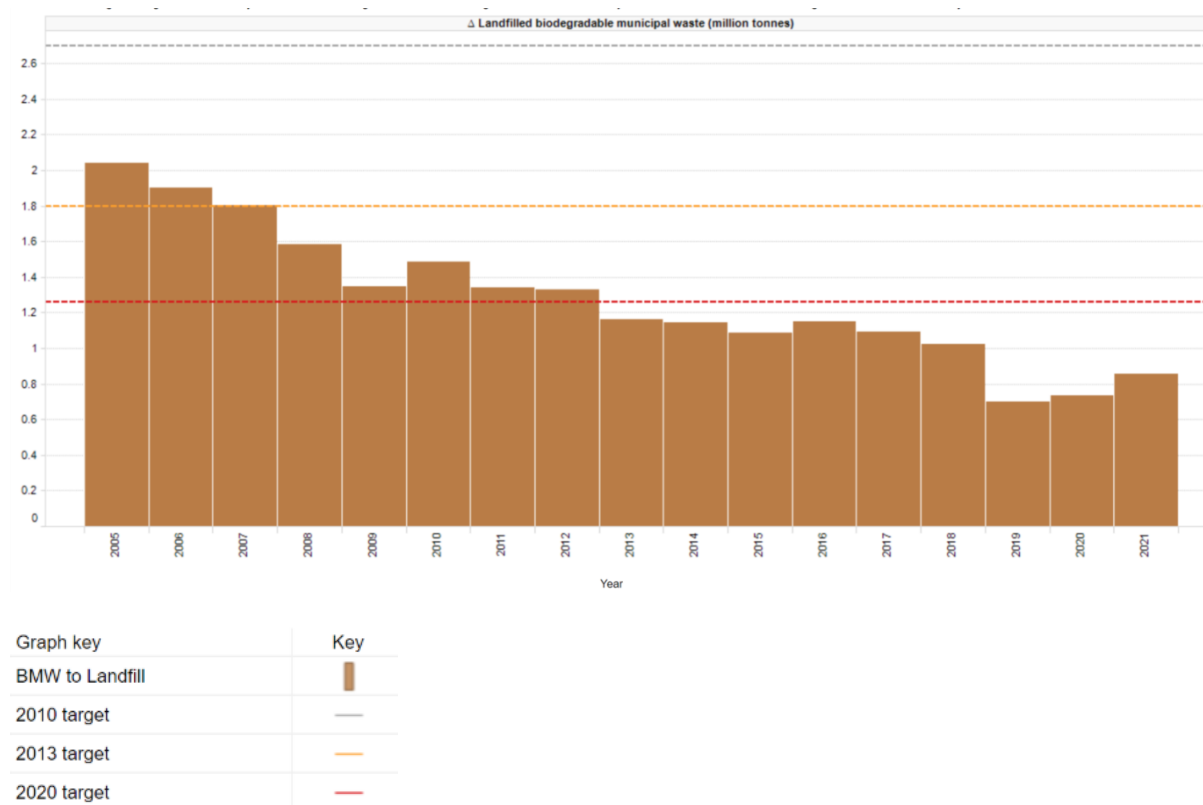


Figure 5.12 - Landfilled Biodegradable municipal waste (million tonnes)

Source: [SEPA Waste from All Sources](#)

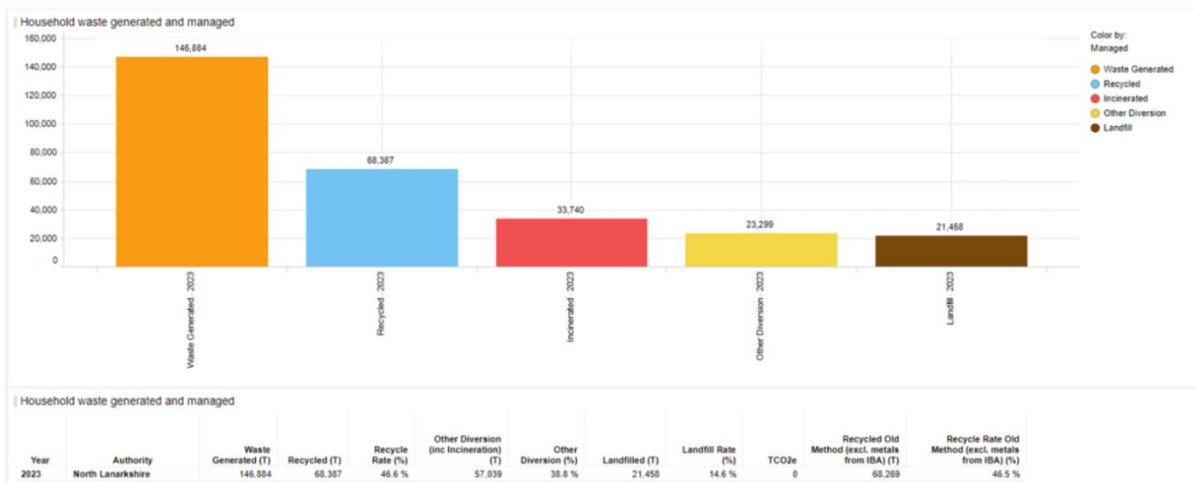


Figure 5.13 - Breakdown 2023 North Lanarkshire Council Waste and How it was Treated.

Source: T McNally NLC Waste and Fleet Resources - Performance and Compliance

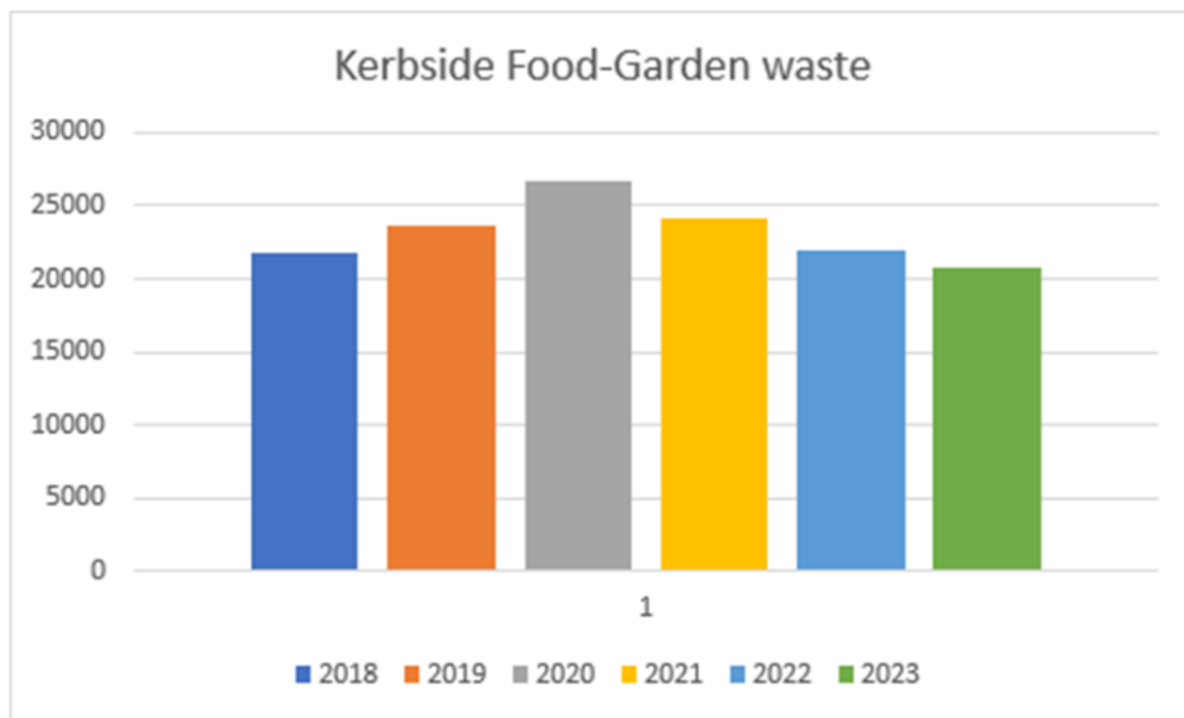


Figure 5.14 - Kerbside Food & Garden Waste (tonnes) 2018-2023

Source: T McNally NLC Waste and Fleet Resources - Performance and Compliance



Figure 5.15 - Trade Food Waste (tonnes) 2018-2023

Source: T McNally NLC Waste and Fleet Resources - Performance and Compliance

5.174 Persistent Organic Pollutants (POPs): Persistent Organic Pollutants (POPs) represent a significant focal point within the waste management sector presently. POPs are substances commonly found in flame retardants used in sofas and other soft furnishings. When these materials deteriorate, there's a risk of POPs escaping, accumulating in the environment, and causing pollution. In both Scotland and the rest of the UK, Waste Upholstered Domestic Seating (WUDS), such as sofas and soft furnishings, that cannot be reused, must be directed for incineration. Effective from February 1st, 2024, SEPA will initiate enforcement measures against the landfill disposal of these items. Additionally, DEFRA is presently examining the presence of POPs in construction and demolition waste; however, the results of this examination will not be known for several years. POPs are covered by the Stockholm Convention and implemented in the UK by the [POPs Regulations 2007](#) (Document 127) which SEPA enforce in Scotland. It is envisaged that the principal impact of POPs in land use terms will be the required extra storage capacity needed within waste facilities to segregate such items. In terms of North Lanarkshire as well as dedicated areas within our Household Waste Recycling Centres (HWRC's), there is an impact on how we collect these items from households who request a special uplift service. The service has introduced separate collections for these items as they can't be collected in our Refuse Collection Vehicles (RCV's)

as they must remain complete and intact to comply with guidance. New disposal contract arrangements have been put in place to accommodate this new waste stream at an increased cost to the local authority. This process has had significant costs in terms of budget and resources.

Scotland's Deposit Return Scheme (DRS)

5.175 Scotland's Deposit and Return Scheme (DRS), established under the 2020 Regulations, was designed to place a refundable 20p deposit on single-use drinks containers. Although originally planned for 2022, the scheme has been delayed multiple times and is now expected to be launched in 2027.

Food Waste

5.176 In 2014, Scottish households threw away around 600,000 tonnes of food and drink waste.

This meant that, as a nation, we also wasted the resources that went into producing, transporting and buying that food. When food waste ends up in landfill, it produces methane gas that is many times more damaging to the environment than carbon dioxide. It also means that we are losing a potentially valuable resource that could be redistributed to humans, recycled as animal feeds, or even converted to fuel and energy.

5.177 In 2016 the Scottish Government set a target to reduce per capita food waste in Scotland by 33% (from 2013 levels) by 2025. This target was the first of its kind in Europe and recognised the critical role of food waste reduction in the fight against climate change and the transition to a more circular, resource efficient economy and to that end in 2019 the Scottish Government published the [Food Waste Reduction Action Plan](#) (Document 129) however it is recognised that progress was not at the scale and speed required, partly as a consequence of Covid-19 and the approach has recently been subject to further review.

5.178 [Scotland's Circular Economy and Waste Route Map to 2030 Consultation \(January 2024\)](#)

(Document 130) sets out four strategic aims, which reflect the span of the waste hierarchy:

1. Reduce and reuse
2. Modernise recycling
3. Decarbonise disposal
4. Strengthen the circular economy.

- 5.179 In terms of priority action 1 reduction of food waste is a main objective and based on the review of the 2019 Food Waste Reduction Action Plan it is considered that that we need to reset our approach to tackling food waste.
- 5.180 Scotland is committed to achieving the UN's Sustainable Development Goal to halve food waste by 2030. The Scottish Government published a new Scottish food waste estimate, showing how much food waste was disposed of by households and businesses across different sectors in 2021. This provides a comparison with the 2013 baseline, noting that the 2021 estimate may be impacted by the ongoing implications of the Covid pandemic. The latest data shows the scale of the problem has increased in Scotland over the past decade, and it is highly likely we will fall short in meeting our 2025 target. Part of the challenge is consistent and regular measuring of food waste, rather than estimation: without understanding the volume and source of waste, it is difficult to know where to focus action and resources to make real impact.
- 5.181 It is envisaged that these proposals will have a significant impact on waste policy going forward in the next 5 to 10 years and as such significant impacts on Council resources given the requirements to comply with the changes.

Coal, Onshore Gas and Peat

- 5.182 [The Local Development Planning Guidance](#) (Document 002) outlines that where relevant, plans should consider if those areas identified as being Development High Risk by the Coal Authority, from former coal mining, are suitable for proposed future development. It further outlines the importance of any suggested mitigation measures introduced to minimise the risk to human health, such as that from mine gas release are fit for purpose.
- 5.183 Most of the North Lanarkshire area sits within a Coal Mining Reporting Area (as identified by the Coal Authority), with a significant area also within a Development High Risk Area, with surface mining (past and current) and past and probable shallow coal mine workings covering significant areas sourced from The Mining Remediation Authority [Interactive Map Viewer](#) (Document 131)
- 5.184 Coal production in the UK has seen a steep decline and there have been no operational coal mines in Scotland since 2002. As with the rest of the Central Belt, North Lanarkshire has valuable mineral reserves other than coal, including rocks used for aggregate. Open-cast mining is also on the decline as there are more favourable sustainable alternatives. NPF4 outlines that development proposals for the sustainable extraction of minerals will only be supported where they satisfy certain criteria.
- 5.185 The council is assessing possibilities for sustainably supporting heat networks and one option may be energy from mine water geothermal energy for heat generation. Mine water geothermal

energy offers a sustainable and renewable energy source while also providing beneficial use for abandoned mine infrastructure.

- 5.186 Existing [North Lanarkshire Supplementary Planning Guidance 11 Minerals](#) (Document 078) sets out considerations relating to assessment of planning applications for minerals including coal and unconventional fossil fuels. While there is acknowledgment that minerals operations can make a contribution to the economy, as well as other benefits, there should be a balance to limit any damage or disturbance to communities and the environment when considering the social, economic and environmental benefits. SPG11 states that the effects that any such development would have on the environment and on communities will be assessed.
- 5.187 NPF4 Policy 33 Minerals states that development proposals that seek to explore, develop, and produce fossil fuels (excluding unconventional oil and gas) will not be supported other than in exceptional circumstances. The policy goes on further to state that the Scottish Government does not support the development of unconventional oil and gas in Scotland.
- 5.188 SPG 11, whilst still relevant, will require to be updated to ensure that it is up to date in reflection of any changes in advice from the Coal Authority and Scottish Government. This will include strengthening of the guidance so that it corresponds with the Scottish Government's position of not supporting development of unconventional oil and gas and that proposals to explore, develop, and produce fossil fuels (excluding unconventional oil and gas) will not be supported other than in exceptional circumstances.

Aggregates

- 5.189 Aggregates are the raw materials that are used in the construction industry. Primary aggregates in Scotland include sand, gravel and crushed rock (igneous rock, sandstone and limestone) and are taken from pits and quarries. [The 2023 Aggregate Minerals Survey for Great Britain](#) (Document 020) report states that, 'aggregates are needed for the construction of transport and renewable energy infrastructure, housing and other buildings that are a vital part of the Scottish Government's infrastructure investment plans for the future.'
- 5.190 Although AMS2023 does not report figures for each individual local authority, it provides detailed sub-regional data for West Central Scotland, the aggregates market area that includes North Lanarkshire (as well as East Dunbartonshire, West Dunbartonshire, Glasgow City, East Renfrewshire, Renfrewshire, Inverclyde and South Lanarkshire). The findings can be directly interpreted to understand how aggregate supply affects the preparation of NLLDP2.
- 5.191 The AM2023 survey results can be used:
- to inform all stakeholders of the current state of aggregates supply;

- to monitor and develop planning policies for the supply of aggregates in England, Wales and Scotland;
- by planning authorities to monitor the supply of aggregates in the local area; and
- as a source of contextual data with respect to planning applications for the extraction of aggregates.

Quarry Sites

5.192 The following Quarry Sites are listed in the current [North Lanarkshire Local Development Plan 2022](#) (Document 005). A review of these indicates their status below:

1. Riskend Quarry - Active
2. Tomfyne Farm – Inactive (planning application for 350,000 tonnes per annum of hard rock over a 21-year period but status is still pending consideration).
3. Hillend Quarry - Active
4. Cairneyhill Quarry – Active
5. Duntilland Quarry - Active
6. Blairhill Quarry - Dormant
7. Tams Loup Quarry – Active

These Quarry Sites are shown on the Inset Map on this link - [NLLDP Map Book \(2022\)](#) (Document 520)

Supply

5.193 Below is a summary table for West Central Scotland aggregates supply:

Table B1: Sand & Gravel – Scotland Sub-Regions

Region	Permitted Reserves (Mt)	Sales 2023 (Mt)
East Scotland	14.6	0.92
West Central	11.2	0.78
North Scotland	9.4	0.65
South Scotland	6.8	0.54

Table 5.7 – Sand & Gravel – Scotland Sub-Regions Source: *Aggregate Minerals Survey 2023, Appendix B – Regional Sales and Reserves*

Table B2: Crushed Rock – Scotland Sub-Regions

Region	Permitted Reserves (Mt)	Sales 2023 (Mt)
East Scotland	145	6.2
West Central	112	4.9
North Scotland	98	3.8
South Scotland	76	2.7

Table 5.8 – Crushed Rock – Scotland Sub-Regions

Material	Permitted Reserves (Mt)	Annual Sales (Mt)	Estimated Years of Supply
Sand & Gravel	11.2	0.78	~14 years
Crushed Rock	112	4.9	~23 years

Table 5.9 – Material Supply – Scotland Sub-Regions

- 5.194 NPF4 seeks to ensure that LDPs support a landbank of construction aggregates of at least 10-years at all times in the relevant market areas, whilst promoting sustainable resource management, safeguarding important workable mineral resources, which are of economic or conservation value, and take steps to ensure these are not sterilised by other types of development.
- 5.195 The Aggregate Minerals Survey 2023 indicates that West Central Scotland, including North Lanarkshire, has very limited land-won sand and gravel production and permitted reserves. Consumption within the region exceeds local sales, with supply therefore reliant on imports from other parts of Scotland. This pattern reflects long-standing constraints on resources within the Central Belt and confirms that West Central Scotland is not self-sufficient in sand and gravel. Cross-boundary supply and the safeguarding of import routes remain essential to meeting ongoing development needs.
- 5.196 West Central Scotland currently maintains an estimated 14 years of supply for sand & gravel and 23 years for crushed rock, based on permitted reserves and 2023 sales data. This exceeds the NPF4 requirement for a minimum 10-year landbank, indicating no immediate need for new permissions. However, sand & gravel is closer to the threshold, so medium-term safeguarding and monitoring remain important.

5.197 NPF4 requires mineral safeguarding. For North Lanarkshire, this means:

- Avoiding sterilisation of key sand & gravel resources, which have a more limited long-term supply.
- Ensuring mineral safeguarding areas in the current LDP (Document 005) remain protected unless justified otherwise.

5.198 The council attempted to undertake its own review of minerals workings and reserves in the area prior to the publication of the AMS2023 (Document 020). Quarry operators were invited to complete a confidential survey to provide information on existing workings within North Lanarkshire as well as extraction rates and reserves to help supplement our understanding. However, despite efforts to collate responses, only one return was made. The AMS2023 has largely provided the evidence required for the region when it was subsequently published in 2025.

Summary of Implications for the Proposed Plan

Spatial Strategy Implications

5.199 Climate & Emissions

- Significant weight must be given to the climate and nature crises in all spatial decisions (NPF4 Policies 1 & 2).
- Spatial choices must reduce emissions from travel, buildings and land use, supporting compact, well-connected settlement patterns.
- Support sensitive retrofit, appropriate energy efficiency improvements and measures to improve resilience of historic assets to climate impacts.
- Growth should prioritise locations where zero-carbon heat, energy efficiency, and sustainable transport can be delivered at scale.

5.200 Energy Infrastructure

- Identify and support strategic heat network zones and safeguard routes required for future expansion.
- Prioritise development in areas with clear zero-emissions heat potential, especially where mine-water geothermal resource is identified by LHEES (Document 018).

- Ensure the spatial strategy aligns with grid capacity constraints and engage early with SP Energy Networks to avoid undeliverable site allocations.

5.201 Climate Resilience

- Avoid areas of known flood risk, including SEPA's Future Flood Maps (Document 103) and locations identified in the SFRA (Document 019).
- Allocate land in areas resilient to future climatic conditions (heat stress, drainage capacity, water scarcity and extreme weather events).
- Incorporate nature-based solutions and blue-green infrastructure as part of place-making requirements.

5.202 Waste & Circular Economy

- Direct new waste management infrastructure to appropriate, well-located sites that support the circular economy and comply with NPF4 Policy 12.
- Support infrastructure required to meet the biodegradable waste landfill ban by 2028 and the wider Circular Economy (Scotland) Act 2024 (Document 016).
- Ensure the spatial strategy supports access to recycling, re-use facilities and local circular economy hubs.

5.203 Minerals

- Maintain a minimum 10-year landbank for aggregates across the West Central Scotland market area (AMS2023) (Document 020).
- Safeguard key sand & gravel resources (closer to threshold supply) and prevent sterilisation from incompatible development.

Development Management Policy Implications

5.204 Climate Mitigation & Adaptation Policies

- Require all development to demonstrate emissions minimisation and climate resilience in line with NPF4 Policies 1 & 2.
- Strengthen requirements for site-specific climate adaptation measures including SUDS, drainage, shading, and urban greening.

5.205 Energy & Heat

- Embed policy expectations that new development:
 - uses zero-direct-emissions heating
 - supports or connects to heat networks where viable
 - aligns with LHEES (Document 018) heat zones
 - future-proofs against later connection to district heat.

5.206 Battery Energy Storage Systems (BESS)

- Incorporate the 2025 BESS Planning Guidance (Document 099): proportionate assessment, safety, site design, and co-location principles.
- Expect high-quality siting, landscape integration and cumulative impact assessment.

5.207 Renewable Energy

- Update policy to reflect landscape sensitivity study outputs (wind, solar, BESS, and co-located energy).
- Support additional renewables where impacts can be managed, especially on previously developed land.

5.208 Waste

- Support infrastructure enabling the circular economy, including sorting, re-use, reprocessing and residual waste management.
- Ensure development contributes to improved waste reduction, recycling and segregation.

5.209 Minerals

- Reinforce safeguarding policies for mineral resources and ensure new development does not sterilise viable deposits.
- Require high standards of restoration and after-use for quarry sites.

Site Selection Implications

5.210 Climate & Environment

- Avoid allocating sites:
 - within fluvial or surface-water flood risk areas

- on land susceptible to future flood scenarios under climate change allowances
- on peat, carbon-rich soils or priority peatland habitat (NPF4 Policy 5)
- Require evidence-based climate impact assessments for candidate sites.

5.211 Energy Infrastructure

- Assess each potential allocation for:
 - proximity to heat network zones
 - geothermal potential
 - electric grid capacity constraints
 - potential for co-location with renewables or storage.

5.212 Waste & Circular Economy

- Identify suitable locations for new waste-processing infrastructure required under the 2024 Circular Economy Act (Document 016).
- Consider impacts of Deposit Return Scheme (from 2027) on council facilities, storage space and associated operational needs.

5.213 Accessibility & EV Infrastructure

- Ensure developments can support EV charging, including neighbourhood hubs, in line with the Local Transport Strategy.
- Prioritise development where active travel and public transport accessibility minimise transport emissions.

5.214 Minerals

- Do not allocate development on safeguarded mineral deposits unless justified and mitigation is demonstrated.
- Understand cumulative effects where allocations lie close to operating quarries.

Infrastructure Requirements

5.215 Electricity Grid

- Development phasing must be aligned with SPEN investment plans due to widespread grid capacity constraints in areas including:
Cumbernauld, Coatbridge, Wishaw, Airdrie, Bellshill, Motherwell and Shotts.

5.216 Heat Networks

- Strategic heat network corridors and anchor loads should be embedded in the plan and site requirements.

5.217 Blue/Green Infrastructure

- Ensure allocations can accommodate new or enhanced blue-green infrastructure, naturalised SUDS, and natural flood management measures.

5.218 Waste & Energy from Waste

- Recognise the role of the Drumgray Facility, Bargeddie MRF, Deerdykes Bioresources Centre and future residual waste capacity.
- Ensure any new EfW proposals meet the stringent NPF4 need-test criteria.

5.219 Water Infrastructure

- New developments requiring a private water supply, under NPF4 Policy 22, will need to be designed/sited in a way that incorporates climate resilience.

Implementation, Monitoring & Delivery Implications

5.220 Establish monitoring indicators for:

- emissions trends
- renewable generation capacity
- heat network delivery
- waste arisings and recycling rates
- progress towards the 10-year aggregates landbank.

5.221 Strengthen cross-service and cross-boundary collaboration (GCR, SPEN, Scottish Water, NatureScot, SEPA, NHS, transport partners).

5.222 Ensure developer obligations consider climate, energy and waste infrastructure needs.

5.223 Provide clear guidance (and potentially Supplementary Guidance) for:

- BESS
- heat network zones
- climate-resilient design
- renewable energy siting
- waste and circular economy facilities.

Summary of Stakeholder Engagement

Topic Paper Responses

5.224 The primary starting point for gathering the evidence base was the preparation of Topic Papers. Where possible, the Council identified and assessed evidence across topic areas aligned with the policies set out in NPF4 and the Scottish Government's Local Development Planning Guidance.

5.225 Between May 2024 and January 2025, five batches of Topic Papers were published on a rolling basis. Each batch was issued for a six-week consultation period and circulated to a wide range of stakeholders, including elected members, key agencies, infrastructure providers, community groups and Community Boards. The papers were also made available online and promoted through social media and GovDelivery to maximise accessibility and engagement.

5.226 A summary of comments received, and the council's responses are provided in Appendix 1: Consultation & Engagement Summary of the Evidence Report. These will be taken into consideration as we prepare the proposed plan.

5.227 Further correspondence has been ongoing since the Topic Paper consultations, and a Sufficiency Template was completed by all key agencies and relevant infrastructure providers to confirm that they were satisfied with the evidence as presented within this report.

Summary of Place Survey outputs

5.228 To further support the preparation of NLLDP2, the council undertook a 'Tell Us About Your Place Survey' to gather the views of the wider public including adults, young people and children. This was focused on the places where people live, work and spend time. A summary

of the adults, young people and children responses which relate to this Chapter are provided below. Further analysis will be undertaken, and the results will be taken into consideration as we prepare the proposed plan:

Adults Summary
Adult respondents highlighted strong concern about environmental sustainability and climate-related impacts, including pollution, poor air quality and the effects of development on natural systems. There is clear support for sustainable development, reduced emissions and better integration of green infrastructure to help address climate change. Flooding and drainage issues were frequently raised, with residents reporting localised problems and calling for improved infrastructure, maintenance and long-term resilience measures. These concerns reinforce the need to carefully consider flood risk and climate adaptation in site selection and design. There is also strong awareness of the importance of managing resources more sustainably, including reducing waste, tackling litter and improving recycling. Respondents supported better environmental management and more responsible use of land and infrastructure. Overall, feedback supports the need to embed climate mitigation and adaptation in planning, including reducing emissions, improving resilience to flooding and extreme weather, and promoting more sustainable use of resources and infrastructure
Young People Summary
Young people expressed strong support for protecting the environment, with concerns about pollution, litter and the impact of development on green spaces and local environments. There is a clear desire for cleaner, greener places and better environmental stewardship, including more bins and improved waste management. Climate-related issues are reflected in concerns about flooding, poor drainage and poorly maintained natural areas, alongside calls for improved upkeep of paths, green spaces and local infrastructure to better manage environmental impacts. Young people also highlighted the importance of sustainable transport, noting that limited and unreliable public transport increases reliance on cars and restricts access to opportunities, undermining more environmentally sustainable travel choices.

Overall, feedback emphasises the need to improve environmental quality, support sustainable travel, and better manage resources and infrastructure to respond to climate change and create more sustainable places for future generations.
Children Summary
Children showed clear awareness of environmental issues, with concerns about litter, dog fouling, pollution and poor maintenance of local areas, alongside strong calls for cleaner spaces, more bins and better waste management.
There is also evidence of climate-related concerns, including flooding, drainage problems and the usability of parks in wet weather, highlighting the need for better infrastructure and resilient design.
Children highlighted the importance of safe, sustainable movement, raising issues with traffic, unsafe walking routes and limited transport options, which can lead to increased reliance on cars and limit independent travel.
Overall, feedback emphasises the need to improve environmental quality, manage waste more effectively, and design places that are safer, more resilient and better adapted to climate impacts.

Table 5.10 - Summary of Place Survey Outputs

Key Groups Consultation Summary

5.229 Engagement with key groups has been an integral part of the evidence-gathering process for the preparation of the Local Development Plan. A range of methods were used to ensure broad and inclusive participation, including Topic Paper consultations and the “Tell Us About Your Place” Survey, both of which were widely publicised via the Council’s website, social media platforms, and Gov Delivery contacts.

5.230 The public at large were encouraged to participate through these channels, with responses captured and analysed as part of the wider consultation exercises. Further detail on this engagement is set out in the Engagement and Consultation Summary.

5.231 Targeted efforts were made to engage children and young people. The Place Survey was distributed to parents and carers of all school children, and dedicated sessions were held with high school pupils and the Youth Parliament. These sessions aimed to both inform participants about the Local Development Plan and encourage their input. While awareness of the planning system was found to be limited among young people, the majority of those engaged participated in the survey. The council recognises the need to improve understanding of

planning among younger audiences and will continue to raise awareness of its relevance to their future.

5.232 Engagement with disabled people was undertaken through established forums such as the Access Panel and the Voice of Experience group. Presentations were provided on the emerging plan and the supporting evidence base, alongside promotion of the consultation exercises. While no specific concerns were raised during these sessions, participants were signposted to formal consultation channels, and any responses they submitted have been included in the overall analysis. Wider outreach was also supported through collaboration with community networks to maximise accessibility.

5.233 Specific engagement was carried out with Gypsies and Travellers in partnership with MECOPP. These discussions highlighted important issues including barriers to accessing suitable sites and services, challenges in engaging with the planning system, and the need for improved evidence, cross-boundary collaboration, and greater cultural awareness. These insights will inform the preparation of the Proposed Plan and ongoing evidence development.

5.234 Community Councils were also actively involved in the process. Consultation materials were distributed widely, and sessions were held to provide information on both the Local Development Plan and the preparation of Local Place Plans. Additional engagement took place through Community Boards, ensuring broad geographic coverage. A number of Community Councils have progressed Local Place Plans, with three currently registered (Gartcosh, Chryston, and Stepps), and others in development. The content of these plans will be taken into account in preparing the Proposed Plan.

5.235 Further detail on all engagement activities, including participation levels and feedback received, is provided within Appendix 1: Consultation & Engagement Summary.

Key Agency/Key Infrastructure – Sufficiency Templates

5.236 All key agencies and relevant infrastructure providers were invited to complete sufficiency templates to confirm their agreement with, or identify any issues relating to, the Evidence Report. The following section sets out the completed templates received in relation to this chapter. A full set of all completed templates have been included in Appendix 1: Consultation & Engagement Summary.

Completed Key Agency/Key Infrastructure Sufficiency Templates

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Historic Environment Scotland
	Contact Details	Cailee.mellen@hes.scot
	Date response provided	22/05/2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	We are broadly content with the evidence supplied regarding the Antonine Wall World Heritage Site, scheduled monuments, listed buildings, inventory sites (gardens and designed landscapes and historic battlefields), conservation areas, and sites of archaeological interest. We welcome that it is anticipated that future policies will be in line with current council policies and the relevant respective NPF4 policies. However, in terms of implications of the plan for the historic environment, we find the evidence report to be quite high level and

Section	Prompt	Response
		lacking in detail. The links between the proposed plan and implications for the historic environment should be clearly explained and should expand beyond the safeguarding of designated assets. It may be useful to consider separating the historic environment into its own chapter, distinct from the natural environment, in order to present these matters more clearly. In its current format, implications for the historic environment appear often conflated with or secondary to those presented for the natural environment. Our comments on specific aspects of the evidence report are presented below. While we welcome that the protection of assets and their settings is reiterated throughout, the evidence report should also thoroughly consider what opportunities from and enhancements to the historic environment can be presented in the plan. In other words, the historic environment should not always be considered as a barrier to potential development. For instance, the opportunities around retrofitting and adapting empty or other historic buildings and the positive implications this may have from climate, zero waste, and/or circular economy perspectives as well as the contribution our heritage can make for regeneration and placemaking. We note that this is referenced in the discussion of the Town Centre Action Plans and the re-use of civic buildings and

Section	Prompt	Response
		the preservation of well-defined town centres, but this approach could also be applied more widely. The link between natural preservation and the enhancement of historic assets is also well established. I would draw attention to previous comments and resources we shared on the nature topic papers produced in 2024, which highlighted a report produced by Historic England that illustrates how heritage assets can be beneficial for biodiversity and natural places. <u>Spatial Strategy Implications</u> We note that the only reference to the historic environment in this section is related to tourism and the visitor economy, but it should also be reflected in other subsections. Designated heritage assets and their settings should be included in the list of sensitive environmental assets. Conservation areas or other historic settlement patterns (defined town centres, etc) could also be included under landscape and place. The retrofit and re-use of existing historic buildings (particularly those on the BARR) would be sustainable opportunities for development and this could be reflected under 'Prioritise sustainable locations for growth.' <u>Climate and Nature Crisis Implications</u> As noted above, there are both positive and negative interactions between the climate crisis and the historic environment, which

Section	Prompt	Response
		should be clearly explained in the evidence report. We welcome that the re-use of existing buildings is referenced in this section, but the benefits of this (especially toward net zero targets) could be expanded upon. In contrast, potential negative effects could also arise; for example from improper adaptations to traditional buildings in order to facilitate the transition to net zero or potential physical or setting impacts from the development of energy generation, transmission and storage facilities. Building resilience of heritage assets against climate change should also be considered as part of the plan and reflected in the evidence report, as there can be specific impacts from climate change unique to the historic environment and these can also vary between types of assets. Our guides to Climate Change Impact and Climate Change Adaptation for Traditional Buildings would be useful references, as they provide an outline of the main issues that climate change poses for the historic environment and the action that can be taken to counter them, as well as an overview of measures that can be taken to adapt buildings to meet the challenges of climate change. <u>Delivery and Implementation Implications</u> Historic Environment Scotland should be included in the list of partnership

Section	Prompt	Response
		stakeholders that will be consulted to deliver historic environment-related outcomes.
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes, subject to the minor matters noted above

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	NatureScot
	Contact Details	Diane Beveridge
	Date response provided	18.5.26
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification /amendments Please delete as appropriate.

Section	Prompt	Response
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes The authority has previously consulted with us on individual draft topic papers, met with us and other key agencies on several occasions via Teams and held in person discussion days on their proposed site selection process.
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	Although there is mention of them in the main text some key documents don't appear to be in the Spreadsheet of Evidence Sources, in particular: Sitelink and The Carbon & Peatland Map 2016. You may also find these useful: https://www.nature.scot/doc/advising-peatland-carbon-rich-soils-and-priority-peatland-habitats-development-management https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-soils Habitat Map of Scotland – NatureScot https://opendata.nature.scot/datasets/snh::habitat-map-of-scotland/explore 30x30 https://www.nature.scot/doc/30-30-framework

Section	Prompt	Response
		Chapter 4: Natural & Built Environment Landscape Character You explain that land use character and landscape character are not the same, some further explanation of this may be useful here. It would be useful if a map of the LCT's could be included. Landscape Designations Under Natural Environment Assets, while NatureScot's Sitelink system (https://sitelink.nature.scot/home) lists 11 SSSIs as being within North Lanarkshire, this is based on North Lanarkshire being the 'primary' local authority area (i.e. the area that all or most of the site lies in). There are, however additional SSSIs which have another Council identified as the 'primary' local authority but which nonetheless lie partly within North Lanarkshire (Garrion Gill and Hamilton Low Parks). As such, there are 13 SSSIs wholly or partly within North Lanarkshire. Also, if SPAs are listed here, for consistency SACs should also be listed. NLLPAB Protected Species There is, or at least was recently, also a great-crested newt population at Drumshangie Moss, near Airdrie. This has been subject to pressure from development. The Council should hold ecological survey information for the area associated with development proposals at Stirling Rd, Stand.

Section	Prompt	Response
		Nature Designations Garrion Gill is part of the Clyde Valley Woods Special Area of Conservation, thus there are 4 SACs wholly or partly within NLC. Along with details of their condition information is available via Sitelink on the pressures affecting statutory protected areas (SPA's SACs and SSSIs). It would be useful to review this information to identifying issues of relevance to the preparation of the LDP in terms of ensuring sites are protected from further impacts and opportunities for restoration are highlighted. Woodland Cover Could you put a hectareage on the area of woodland which has been subject to NLC management and identify what type of woodland this work has taken place in? This will allow a comparison with total woodland cover. 30 x 30 Designated Sites Achieving 30 x 30 will be reliant on the identification of 'Nature30' sites outside of existing traditional protected areas. Although it may involve the designation of a few new statutory protected areas this will involve identifying lots of new non statutory areas to be managed for wildlife (https://www.nature.scot/professional-advice/protected-areas-and-species/30-30-and-nature-networks/30-30-explained). It would be useful to consider the implications of this for the LDP. Carbon & Peatland Mapping The Carbon & Peatland Map 2016 is a predictive tool which provides an indication of the likely presence of peat on each

Section	Prompt	Response
		individually mapped area, at a coarse scale, rather than an accurate representation of where peat definitely occurs. It is particularly useful as a tool to use in the site selection process for development to screen where areas of peatland are likely to occur and where detailed peat survey is therefore likely to be required (https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/soils/carbon-and-peatland-2016-map). We would suggest that it would be useful to consider that settlement expansion is not the only potential development impact that could affect designated sites – e.g. renewables. In general, we would welcome a more explicit commitment to the mitigation hierarchy in this chapter, ensuring that avoidance of impacts is the default position and support for restoration and protection measures across all the natural environment. Chapter 5 Climate Change You recognise at the start of this section that tackling the twin climate and nature crises are of key importance to NPF4. You list other relevant NPF4 policies but do not mention biodiversity, trees or soils. This chapter could make stronger links between the two crises and the contribution that nature can make towards climate change via nature-based solutions, eco-system services and blue-green infrastructure. The importance of conserving and restoring natural spaces and maintaining and improving their biodiversity in general. The interdependence and connections between the two crises could be strengthened in this regard. https://www.nature.scot/climate-change/nature-based-solutions

Section	Prompt	Response
		Wind In relation to landscape sensitivity, we would suggest including the renewable energy map of Scotland. This is particularly useful for considering cumulative impacts and providing cross boundary context. Chapter 7 Green Belt We welcome that the Council is committed to carrying out a GB review informed by NPF4 Policy 8. This will be important for assessing potential sites in the future. In relation to GB review there is also some information within the LDP guidance which is useful and includes advice on things to consider, such as undertaking a landscape character assessment. Chapter 13 Site Assessment Methodology The methodology proposed appears to capture most of what was previously discussed. There are just a couple of sections which may benefit from some greater refinement. Prioritisation of Sites (Step 2) In terms of priorities, it appears that an urban site with some form of protection would be preferred for development over a non-urban, non-protected site. While this may, on the face of it, support the presumption in favour of continuing development in existing built-up areas it doesn't recognise that protected urban sites could have more biodiversity, landscape and /or recreational value than the non-urban site. Such sites can be highly valuable both for nature and the local population. We would suggest that further mechanisms need to be in place to allow for a balanced decision to be reached, fully considering these elements and not purely based on a general location.

Section	Prompt	Response
		For Sustainable Places - Given the restrictions NPF4 places on development on peatland, perhaps asking for a justification of how it complies with those restrictions is needed, alongside information on how the habitat will be protected? - Given that sites with hard constraints, such as landscape or environmental designations, would be sifted out under Step 1 as 'Not Preferred' should the questions here focus on the "in proximity/could affect" elements to allow consideration of connectivity with protected areas for developments located outside of them? What [indirect] impacts there could be and how it's proposed to mitigate these? Will the scoring system be subject to further refinement? Will the different categories i.e. Communities, Environment and Economy be separated the allow for each to be considered separately?
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	All covered above.
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes Yes, subject to the minor matters noted above.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Scottish Water
	Contact Details	Sophie Kennedy (Sophie.day@scottishwater.co.uk)
	Date response provided	14 th May 2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient to proceed
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes – Scottish Water have been engaged throughout the preparation of the Evidence Report and North Lanarkshire have considered Scottish Water's comments, and these are reflected in the Evidence Report.
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	None

5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes. Scottish Water look forward to continuing to work with North Lanarkshire and to supporting the next stages of the Local Development Plan.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	SGN
	Contact Details	Colin Thomson, Anthony Duffy
	Date response provided	21/05/2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes

Section	Prompt	Response
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	Chapter 5, page 19, Gas Infrastructure Within North Lanarkshire 90% of the domestic properties have access to the gas network, which is 7% higher than the national average of Scotland which is 83%. The conversion of the gas network to accommodate the delivery of hydrogen will require a long term coordinated commitment of investment by the Scottish Government in order to cover gas transmission and distribution, the production of low carbon hydrogen, and the replacement or adjustment of existing consumer and industrial equipment. As noted above the geographical location of North Lanarkshire between the proposed Glasgow and Grangemouth regional hydrogen hubs may offer additional opportunities for North Lanarkshire in this regard. Investment in the gas network is a reserved matter for UK Government. Chapter 5, Biomethane A section on the use of biomethane in the gas network, such as that being produced at Dunnswood Road in Cumbernauld, should be included. Biomethane can help reduce emissions, use the existing gas network to transport it and avoid the need for consumers to replace their

Section	Prompt	Response
		existing gas appliances with alternative low carbon technology. Useful links below: Biomethane Future of Gas SGN The Green Gas Taskforce What is biomethane? Future policy framework for biomethane production: call for evidence Draft Bioenergy Policy Statement Chapter 8, page 25, Heat Networks using gas In paragraph 3, last sentence add biomethane – ‘However, this position could change in the future with the transition to 100% hydrogen or biomethane.’ <u>Chapter 8 Strategic Infrastructure</u> The below changes add clarity to the evidence, removes misinterpretations and makes the text more concise Please remove/add Capacity Check ¶1.1 “which factored all sites with current building warrants.”

Section	Prompt	Response
		¶1.2 “As no connections can be made to high pressure gas mains” ¶1.2 “upstream” ¶1.4 remove all duplication ¶1.5 it would likely lead to a requirement for reinforcement as the sites became live, dependant on capacity available in that area, network reinforcement may be required. If reinforcement was required, this would be designed reactively upon receiving the connection request. reinforcement would be reactive, with options ex In the event of this happening, options would be explored, with any actual reinforcement being carried out carried out reactively to increasing demand conditions. New Build Heat Standard (NBHS) ¶1.9 industrial/commercial use and as specified development Heat Networks using gas ¶1.2 there is a requirement to connections which come forward as Connected System Exit Point requests to SGN. SGN have advised they would then be responsible for the infrastructure up to a central boiler for a Heat Network which distributes hot water to properties where either they lay the connection to a site or adopt the infrastructure after it has been laid by a third party for the

Section	Prompt	Response
		infrastructure to a central boiler, anything beyond this would be the responsibility of the developer, an off-take would be taken from SGNs network, with the infrastructure beyond this the responsibility of the developer. Conclusion ¶.1 While the evidence identifies and SGN have advised, that under current network conditions, there is generally available capacity available on their network
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	None
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes, subject to the minor matters noted above

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Strathclyde Partnership for Transport
	Contact Details	Amanda Horn, Amanda.horn@spt.co.uk
	Date response provided	12 05 2026

Section	Prompt	Response
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient to proceed Yes – sufficient, subject to minor clarification No – not sufficient Please delete as appropriate. Please note that SPT has only completed an in-depth review of Chapter 10 Sustainable Transport. We are satisfied with the changes made to this latest draft in light of SPT comments on the draft topic paper. We have completed a 'light touch' review of chapters 4,5,6,7,8, 9,11 & 12, and are satisfied that sustainable transport policy is sufficiently integrated into these topics.
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes No Please delete as appropriate.
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	1) Chapter 8 page 60 / Bus Infrastructure and Provision SPT would request minor changes to the following sentence: "SPT have advised that bus operators are unlikely to provide information on the levels of service demand to allow us to identify the viability of services to ensure they will continue to be provided get any suitable information, however the below map identifies frequency of services and has been provided by SPT." 2) Chapter 8 / Transport – please consider if Clyde Metro should be included here.

Section	Prompt	Response
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes Yes, subject to the minor matters noted above No Please delete as appropriate.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Homes for Scotland
	Contact Details	f.watkins@homesforscotland.com
	Date response provided	27/05/2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes

Section	Prompt	Response
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	Flood Risk and Management Opportunities for Compensatory Storage / Blue and Green Infrastructure HFS are aware that SEPA are open to exploring work with Local Planning Authorities (LPAs) to look at whether compensatory storage can be provided to the same volume in the same catchment to allow a site to be developed. It is therefore suggested that, as part of a strategic approach, the Council working with SEPA and landowners identify opportunities for compensatory flood storage. This is paramount given new Local Development Plans (LDPs) will be created applying an Infrastructure First approach. New residential development presents the opportunity to implement these measures as HFS members consider sustainability as an integral part of their business and are fully committed to implementing high-quality blue and green infrastructure into new developments, ensuring that flood risk is minimised. By overlaying existing housing allocations and call for ideas housing proposals with flood extents there may be opportunities for homebuilders to be part of a flood

Section	Prompt	Response
		mitigation solution through incorporating or delivering compensatory storage within or on adjacent land to housing proposals. This approach may be of particular benefit where; to achieve 20-minute neighbourhoods or deliver development on brownfield sites, land that is initially identified as not to be used for development could be developable, if alternative land is used for sustainable flood management. The maintenance and associated programming of flood storage and any associated planting would be undertaken by a factor and agreed through planning conditions. Whilst SEPA's Flood Hazard Maps and the Strategic Flood Risk Assessment will provide a steer on areas that are at risk of flooding there may be opportunities to incorporate mitigation or flood resilience into development proposals. As noted above alternative compensatory flood storage may allow areas identified as being at risk of flooding to be developed. Incorporating flood depth on public GIS mapping will assist in identifying areas that could potentially be brought forward for housing, subject to mitigation, particularly if a more pragmatic approach is adopted. SEPA Flood Maps and Guidance Recently updated SEPA flood maps and guidance makes a number of housing sites undevelopable, some of which were being built in phases. Later phases can no longer proceed. The ClimateXChange (CxC) recently undertook research which suggests a more pragmatic approach to flood modelling with options based on potential scenarios. Whilst SEPA's response to this research is awaited it may allow sites that are currently undevelopable to be brought forward and reduce the need for protracted discussions on applications such as 23/03962/FUL which had to be considered by Scottish Ministers'. The CxC in its report titled 'Using future climate scenarios to support today's decision making' prepared for the Scottish Government suggests that decision makers should adapt to a 2°C global temperature rise and prepare for a 4°C rise. This scenario-based assessment is based upon

Section	Prompt	Response
		relative certainty that we are on a path towards a 2°C global temperature rise over the next 40 or so years, but beyond that it is more difficult to predict, hence the need to prepare for a potential a 4°C rise by 2100. Preparation can take the form of design mitigation and management for the worst-case flood risk scenarios that can be incorporated into new developments. This pragmatic approach is completely at odds with SEPA's current guidance, detailed above, which is used to inform their assessment of planning applications. This states: <i>"The future flood maps have been developed using projections from a high emissions scenario where little or no action is taken to avoid dangerous levels of climate change, with greenhouse gases continuing to rise and leading to a greater global temperature increase."</i> This complete risk mitigation approach has led to objections being lodged by SEPA against developments that otherwise meet all aspects of NPF4 - redevelopment of brownfield sites in sustainable town centres to provide new homes in town centres and in some instances for sites that are being promoted by local authorities themselves with public funding for their delivery. SEPA uses a 95th percentile measurement (i.e. in 95% of instances flooding will not occur) for its high emissions scenario. This equates to a 5.5°C global temperature rise by 2100 and is detailed in Table 3 p.25 of the CxC Report. This figure is being used to formally object to new housing developments in the middle of existing residential areas where steps will already need to be taken by Councils as the Flood Prevention Authority to manage flood risk moving forward - as set out in the Scottish Governments National Flood Resilience Strategy. National Planning Framework 4 The glossary to NPF4 (p.149) states,

Section	Prompt	Response
		<i>‘...An appropriate allowance for climate change should be taken from the latest available guidance and evidence available for application in Scotland.’</i> LPAs should also be mindful of the CxC report when preparing their new LDPs and considering proposed development sites. The Council are urged to adopt this scenario-based approach to adapt to a 2°C global temperature rise and prepare for a 4°C rise. The glossary to NPF4 (p.149) states, <i>‘...An appropriate allowance for climate change should be taken from the latest available guidance and evidence available for application in Scotland.’</i> LPAs should be mindful of this when preparing their new LDPs and should also encourage applicants to adopt this scenario-based approach to adapt to a 2°C global temperature rise and prepare for a 4°C rise. Given that several towns and cities were formed around water courses, it is likely, as SEPA maps demonstrate, that a number of brownfield sites will be undevelopable if LPAs base their decision on SEPA’s advice when it objects. There needs to be a more pragmatic approach, especially given the recent CxC research. The Scottish Government published a Chief Planner Letter on 13 October 2025 replacing the letter published in June to improve clarity around NPF4 Policy 22. This letter outlines the roles and responsibilities of SEPA, The Scottish Government and LPAs in the application of NPF4 Policy 22. Construction Environment Management Plans Any policy needs to recognise that there are tools which can be utilised to mitigate existing and future flood risk and erosion. It would be helpful for the schedule to recognise that such risks can be controlled through the preparation of a Construction Environment Management Plan. This

Section	Prompt	Response
		document lists controls that will be implemented to avoid said risks. This is something that can be used by LPAs when allocating/consenting development and as such provides a degree of control, as should the document not be implemented the LPA could use their enforcement powers. Scottish Government National Flood Resilience Strategy In the HFS response to the Scottish Government Flood Resilience Strategy consultation in 2024, it was emphasised that each scenario is different and a flood resilient solution may not always be the most appropriate solution if the principles of the Scottish Government’s Just Transition are applied. HFS supports the principle of flood resilient places and where this is appropriate the home building sector can be an active partner in achieving this. However, as the schedule highlights, each settlement has different flooding issues, and it is HFSs view that a balance needs to be struck between investing in fixing flooding problems and the potential loss of investment, businesses and homes within areas that may be at risk of flooding by the year 2100. The latter may include areas currently protected by existing defence or flood protection schemes. The financial cost of providing or upgrading these requires to be understood and where appropriate the “fixing flooding problems” approach maintained rather than adopting the flood resilient approach detailed in the consultation. Energy Grid Re-Enforcement Planning It should be recognised that any strengthening of the network associated with new build homes can be planned due to the forecast demand being known based on expected new homes energy usage and delivery through housing land audits programming, unlike retrofitting to existing housing stock. The Council and energy providers are urged to work with housing developers to identify opportunities for grid re-enforcement and upgrades associated with new home building that could result in cost

Section	Prompt	Response
		savings for both the developer and SPEN whilst also benefiting the wider community. Heat Network Zones and Building Regulations Heat Network Zones are supported in principle, however, where there are multiple landowners and interests', development is likely to be delayed due to the requirement to form an Energy Services Company (ESCo). Additionally, it is not clear how infrastructure belonging to an ESCo within the potentially adopted road network would be considered by a road authority. Additionally, the recent changes to the Building Regulations combined with the New Build Heat Standard mean that new build homes are more energy efficient and will have less heat demand therefore more homes will be required to connect to a heat network to make the heat network viable. It would be unreasonable to require a development to be designed and constructed to connect to a potential future heat network at a later date. The extent of any safeguard within the adopted road network, private garden ground and homes would be unknown whilst the cost associated with retrofitting a solution is likely to be prohibitive. There is also no guarantee that homeowners will be willing to convert from an existing energy provider to an ESCo. The Council should also consider the Cabinet Secretary for Housing October 2025 Letter regarding SME homebuilders where a proportional approach to planning conditions and a "due consideration is given to the economic viability of proposals as they are progressed is strongly encouraged. Homes for Scotland and Velux's research into SME homebuilders for 2025 evidenced that many SME homebuilders are ceasing to operate and 58% of SMEs estimate that new regulation since 2021 has added more than £20,000 to the cost of building a new home. The introduction, nationally or locally, of further requirements should be avoided to aid development viability.

Section	Prompt	Response
		The implications of the Scottish Government's Climate Change Act – Section 72: fourteenth annual report should also be considered. Section 72 of the Climate Change (Scotland) Act 2009 introduced Section 3F into the Town and Country Planning (Scotland) Act 1997. Section 3F requires local development plans to contain policies that require new buildings to be designed to avoid a specified and rising proportion of greenhouse gas emissions from their use through the installation and operation of low and zero-carbon generating technologies. As of 1 April 2024, the latest national planning policy, heat policy and associated building regulations go much further than what section 3F can achieve. The requirement to include policies within development plans under Section 3F is therefore no longer necessary and as detailed within the Climate Change Act – Section 72: fourteenth annual report work has commenced to repeal Section 3F through Scottish Statutory Instrument 2025/283. The selection of sites must be underpinned by the acknowledgement that more home building is better for the economy. The socio-economic benefits of home building cannot be understated. Our members contribute millions of pounds annually to infrastructure investment across the district and their role as a principal funder of future investments must be fully recognised. As outlined in the report commissioned by Homes for Scotland, and published in March 2022, The Social and Economic Benefits of Home Building in Scotland, in 2019 the home building sector supported 79,200 jobs, equivalent to 3.5 jobs for every home built. This was made up of 45,000 direct jobs, 24,750 indirect jobs and 9,450 induced jobs (link: https://homesforscotland.com/download/the-social-and-economic-benefits-of-home-building-in-scotland/). Care should be taken to ensure that the pipeline of new homes is not delayed through unreasonable requests and associated social and economic benefits disrupted. New homes will contribute to a just transition where the new homes are cheaper to run, and the technology used is likely to be retrofitted in existing homes in the future.

Section	Prompt	Response
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes, subject to the minor matters noted above

Table 5.11 - Summary of Stakeholder Engagement

SEPA submitted a 'statement of agreement' letter and the content of which is included below:

Thank you for your consultation on the revised chapters of the Evidence Report and latest version of the Strategic Flood Risk Assessment (and related web viewer). Water environment and flood risk are the two aspects where we can issue a statement of agreement, while we only provide advice for the other aspects.

We are now in a position to issue a **statement of agreement** with regards to the **water environment** and **flood risk**, with the understanding that North Lanarkshire Council (NLC) is committed to address the outstanding issues in relation to flood risk as soon as possible. Please find details and additional comments in the sections below.

Chapter 4 and 5

We have reviewed the updated Chapters 4 and 5 and are satisfied with the revisions for the areas we had requested/recommended changes (see our previous response, dated 28 May 2026, our ref: PCS-20008741).

- Water Environment.
- Blue and Green Infrastructure (BGI) and Nature Networks.
- Climate Adaptation & Mitigation.

Flood risk

We have had several meetings and provided advice to NLC in relation to their Strategic Flood Risk Assessment (SFRA). There is only one issue outstanding, that NLC is willing to address

as soon as possible:

- spatial outputs from the Kilsyth Flood Study to be included in the public web viewer.

The Council is waiting for this information from the consultant, as they only have the Flood Study Report in PDF format. Whilst outputs from this study are several years old, and are due to be reviewed soon, we consider it important that all parties have access to all the information currently available in relation to flood risk. As and when updated outputs become available, we recommend that your SFRA and web viewer are updated accordingly.

We note that our previous comments have been taken into account, especially the request to make sure that it is clear that the information about the sewer network is not available in the public viewer due to the licensing restrictions from Scottish Water.

We note the text box that appears when your web viewer is accessed. It is sensible to confirm the licencing arrangements that are in place - Open Government Licence 3.0. However, several of the data sources listed are not published or shown on the viewer. Whilst not including these outputs is correct and in accordance with data sharing arrangements that are in place, including text that covers what is not available as well as our climate change requirements is slightly confusing. Both of these points would better sit within the text of the SFRA Report.

We also note the changes you have made to your web viewer with regards to how your fluvial and surface water hotspot data is shown. Including it at the resolution of what we assume to be individual properties could result in challenges from property owners. We recommend that the methodology is set out in your SFRA Report so there is clarity as to how these areas were determined. You might wish to consider only showing the outputs at the aggregated polygon scale. We would have no objection to outputs only being shown at this scale. Outputs at this resolution have been provided for Surface Water Cluster Points. It is our understanding that the hotspot analysis was undertaken by, or on behalf of NLC by consultants.

Chapter 13

In relation to Chapter 13 (site assessment methodology), we note that none of the comments we made previously (in response PCS-20008741, dated 28 May 2026) have yet been progressed. However, the site appraisal stage supersedes the gate check process. As this is not relevant for the current stage, we reiterate the comments we made previously and highlight that in cases where flood risk is thought to be a potential constraint, compliance with Policy 22 of National Planning Framework 4 will dictate if the site should be brought forward.

Statements of Agreement / Dispute

- 5.237 All key agencies and relevant infrastructure providers confirmed their agreement with the Evidence Report, with some responses subject to minor amendments. The amendments identified through the sufficiency templates have now been incorporated into the final Evidence Report.
- 5.238 NatureScot and SEPA have raised a small number of outstanding queries in relation to the site assessment process. The council will continue to engage with NatureScot and SEPA to address these and ensure ongoing involvement. Engagement with other key agencies and partners will also continue as the site assessment process progresses.
- 5.239 There are not considered to be any outstanding matters of dispute in relation to this chapter, other than those outlined above.

Chapter 6 Housing

Introduction

- 6.1 Housing plays a central role in shaping the future of North Lanarkshire, supporting inclusive growth, sustainable communities, and the wellbeing of residents. This chapter brings together the full evidence base required to understand current and future housing need, the performance of the local housing system, and the scale of land required to meet the area's ambitions over the next Local Development Plan (NLLDP2) period. It responds to statutory requirements under the Town and Country Planning (Scotland) Act 1997 and aligns with national policy, including [National Planning Framework 4](#) (NPF4) (Document 009), [Housing to 2040](#) (Document 021), and [The Plan for North Lanarkshire](#) (Document 023).
- 6.2 The chapter provides detailed analysis of the local policy context, including the [Local Housing Strategy 2026–2028](#) (Document 022) and wider strategic plans across homelessness, temporary accommodation, asset management, poverty, transport, digital connectivity and health and social care. Collectively, these documents set the strategic direction for housing delivery and ensure alignment across council services.
- 6.3 A comprehensive Local Housing Market Analysis sets out a clear picture of North Lanarkshire's housing stock, tenure patterns, affordability, house condition and market trends. It highlights the continued high demand for affordable housing, the challenges posed by empty homes, progress in improving house condition, and the role of major programmes such as the Tower Strategy and Re-provisioning Programme.
- 6.4 Population and household projections show a long-term trend of smaller households and an ageing population, both of which will have significant implications for the type, size and location of future homes, particularly specialist and accessible housing. These demographic trends place increased pressure on services and infrastructure and will need to be reflected in the NLLDP2 spatial strategy.
- 6.5 The chapter also sets out the evidence on housing need and demand, including findings from the [Glasgow City Region HNDA3](#) (Document 050), which identifies the estimated need for both market and affordable housing. Specialist needs, including those of older people, disabled people, wheelchair users, Gypsy/Travellers, and those in further education, are also considered, ensuring the plan supports inclusive and equitable housing provision.
- 6.6 The existing [Housing Land Supply and the Housing Land Audit 2025](#) (Document 174) provide an assessment of deliverable housing land, indicating both current capacity and the constraints that influence delivery. This evidence informs the review of the existing supply and shapes the

approach to new land release required to meet the indicative Local Housing Land Requirement (iLHLR).

6.7 The chapter concludes by identifying the scale of additional land that will be required, the need to prioritise brownfield and town-centre locations in line with NPF4's spatial principles, and the importance of an infrastructure-first approach to ensure development is deliverable and sustainable. This evidence will directly inform the selection of preferred sites and settlement strategy in the NLLDP2.

Summary of Evidence

Policy Context

6.8 [NPF4](#) (Document 009) sets out the policy intent and outcomes for housing delivery under Policy 16 Quality Homes and Policy 17 Rural Homes. [Annex E](#) sets out the 10-year minimum all tenure housing land requirement (MATHLR) (Document 152).

6.9 [Housing to 2040](#) (Document 021) sets out the Scottish Government's long-term vision for housing and communities. This framework emphasises sustainability, quality, and inclusive growth, and reinforcing efforts to tackle housing inequalities. Delivering more homes at the heart of great communities is vital to this. Increasing the supply of affordable homes is a key priority, with a commitment to deliver 110,000 affordable homes by 2032 of which at least 70% will be for social rent.

6.10 North Lanarkshire's [The Plan for North Lanarkshire](#) (Document 023) is the council's overarching corporate plan which sets out a clear vision for inclusive growth and to increase prosperity and equality for all North Lanarkshire's people and communities. It is accompanied by a five-year The Plan for North Lanarkshire [Programme of Work](#) (Document 027) which is the main delivery vehicle for achieving this vision.

6.11 North Lanarkshire's [Local Housing Strategy](#) (LHS) (Document 022) sets out the strategic approach to the delivery of housing and housing related services in North Lanarkshire, across all types of housing and includes 4 Strategic Housing Priorities:

1. Provide more homes at the heart of great communities
2. Provide sustainable and high-quality homes
3. Prevent and eradicate homelessness
4. Support independence, health and wellbeing

- 6.12 The LHS is a key corporate strategic document that contributes to the ambition set out in The Plan for North Lanarkshire. It aligns with several other plans and sets out activities which are part of the council's wider The Plan for North Lanarkshire Programme of Work.
- 6.13 This LHS builds on the progress achieved over the course of our last LHS which covered the period 2021-2026 and covers a shorter two-year period to help bring the LHS cycle into alignment with the development of the new NLLDP2 for North Lanarkshire and the GCR Housing Need and Demand Assessment (HNDA) cycle. This LHS is informed by the most recent [Glasgow City Region HNDA3](#) (GCR HNDA3) (Document 050), published in June 2024, albeit it is recognised that within the period between developing and publishing the HNDA there have been some significant developments within housing, with the emergence of a national housing emergency. This LHS forms a bridging strategy between our previous LHS which covers the period 2021-2026 and our next LHS which will cover 2028-2033.
- 6.14 Work is expected to start on preparing the next LHS as we progress the next NLLDP2. We will work with housing colleagues during its development to ensure the output is reflected in NLLDP2.
- 6.15 The legislative foundation for housing policy includes initiatives such as 'More Homes Scotland' and the 'Affordable Housing Supply Programme' which aim to increase the availability of social and affordable homes; the ['Ending Homelessness Together Action Plan'](#) (Document 133) which sets out a commitment to eradicating homelessness, while net zero and energy efficiency policies such as the Fuel Poverty Strategy and proposals for the Heat in Buildings Bill and a new Social Housing Net Zero Standard aim to support energy efficiency and decarbonization efforts in the housing sector. Economic pressures, including inflation, interest rates, and construction costs also shape the housing landscape.

Local Context

- 6.16 The LHS sets out the key factors and challenges which impact on the housing system in North Lanarkshire. Most of these challenges are not new, and some have intensified over the period of the last LHS. These include homelessness, increasing demand for affordable housing, the economy, housing affordability, climate change, wider market issues, house condition, demographic change and poverty.
- 6.17 Housing is an integral part of achieving The Plan for North Lanarkshire's vision, with a key role in driving inclusive economic growth, creating sustainable communities, improving health and wellbeing, addressing child poverty and ending homelessness.
- 6.18 Local key plans with a clear explicit link to this strategy include:

- [Ending Homelessness Together Action Plan](#) (Document 133) – replacing the Rapid Rehousing Transition Plan, setting the direction of travel for preventing and tackling homelessness
- [Temporary Accommodation Strategy](#) (Document 134) – setting out the temporary accommodation future requirements
- [Strategic Housing Investment Plan](#) (SHIP) (Document 135) – a plan for allocating resources to increase affordable housing provision
- [Housing Asset Management Plan](#) (Document 136) – a plan to ensure the long-term sustainability, maintenance and strategic use of council homes
- [NLLDP](#) (Document 005) – the framework for physical development of the local area
- [Local Heat and Energy Efficiency Strategy](#) (Document 018) and [Delivery Plan](#) (Document 118) – a plan to improve the energy efficiency in homes and non-domestic buildings while transitioning to zero-emission heating systems
- [Local Transport Strategy](#) (LTS) (Document 040) – a framework for improving mobility and accessibility - a new ten-year LTS is under development
- [Tackling Poverty Strategy](#) (Document 138) – a plan setting out the actions to tackle poverty in communities adopting a multi-service approach
- [Local Child Poverty Action Report](#) (Document 139) tracking progress made towards reducing poverty and supporting families
- [Children's Services Plan](#) (Document 140) – bringing together how we best deliver services and supports for children, young people and families in North Lanarkshire
- [Health and Social Care Strategic Plan](#) (Document 141), [Strategic Commissioning Plan](#) (Document 142) and [Housing Contribution Statement](#) (Document 143) – a plan setting out how community health, social care and social work functions delegated to the Integration Joint Board will be delivered and a strategic housing statement that sets out how housing will contribute to the health and wellbeing of the people and communities of North Lanarkshire
- [Community Board Area Local Improvement Plans](#) (Document 294)– outlining key priorities for each community board area
- [Digital and IT Strategy](#) (Document 034) – a plan which improves the digital connectivity and accessibility of North Lanarkshire as a place

Local Housing Market Analysis

Housing Stock

- 6.19 There are an estimated 160,847 dwellings in North Lanarkshire. Only 1.2% of dwellings in North Lanarkshire are considered to be empty long term. This is compared to the national level of 1.7%.
- 6.20 Home ownership remains the predominant tenure in North Lanarkshire. Across the authority, 63% of households own their own home. Of those, 37% own their home outright and 25% own it with the help of a loan or mortgage. While overall home ownership levels are similar to national levels (64%), the proportion of owners who own their home outright is marginally lower (36%). There is significant variation in ownership levels across North Lanarkshire, with the highest rates in Moodiesburn (83%) where the income profile is above the North Lanarkshire average and lowest rates in Wishaw (49.2%) where there is the greatest social housing stock.
- 6.21 Almost a third (29.3%) of households in North Lanarkshire rent from a social landlord (22.7% from the council and 6.6% from other social landlords), well above the Scottish average of 22.5%. Cumbernauld has the lowest proportion of social rented stock (3.9%) and high pressure on social housing, indicating a shortfall of affordable housing in the area. Despite higher levels of social stock in other areas such as Coatbridge and Wishaw (17.0% and 15.7%), demand for social housing remains high across North Lanarkshire, with on average 4 people on the waiting list for every let that becomes available.
- 6.22 The average sales price in North Lanarkshire was £174,714. This is nearly 30% lower than the national average sales price for Scotland. In terms of change, there has been a 7.6% increase in house sales prices since March 2024 in North Lanarkshire. This outstrips the national increase of 4.6%.
- 6.23 The volume of sales has also increased over the last year, albeit at a much lower rate to that nationally, with an increase of 6.5% (11.0% increase nationally).

House Condition

- 6.24 The [Scottish House Condition Survey](#) (SHCS) (Document 137) is the primary source of evidence for the condition of Scotland's homes. It should, however, be noted that due to the relatively small sample sizes, the data is presented with a range of estimates. For example, the 2017-2019 survey estimates with 95% confidence that between 8,500 and 17,600 properties in North Lanarkshire are in 'extensive disrepair', giving a 'principal' estimate that 13,000 are. This section draws on these mid-range estimates and due to these limitations, it does not provide any tenure-based analysis.

- 6.25 In 2017-19, any disrepair' was recorded in 72% of properties surveyed compared to five out of every six (84%) in 2010-12. The proportion of properties in the poorest condition (extensive disrepair) fell by more than a third during this period, from 14% in 2010-12 to 9% in 2017-19.
- 6.26 While house condition generally improved across Scotland during the 2010s, North Lanarkshire outperformed the national average, recording a 12% reduction in homes in 'any disrepair' between 2010-12 and 2017-19 compared to a Scottish average of 10%.
- 6.27 The 2015-17 [Scottish House Condition Survey](#) (Document 145) estimates that 1% of homes in both North Lanarkshire and Scotland were below tolerable standard. Due to the small sample size, the 2016-18 and 2017-19 Surveys did not report a Below Tolerable Standard (BTS) figure for North Lanarkshire.
- 6.28 Whilst there is no identified BTS council stock within North Lanarkshire, given the age of our stock, on-going investment will be required to continue to maintain this achievement. BTS is an issue of more significance in the private sector. The council's Private Sector Housing Team and Environmental Health Officers work together to reduce and prevent BTS housing through a combination of information and advice. Engagement with owners and landlords is the main focus of activity to improve standards but enforcement action may also be taken as a last resort.

Empty Homes

- 6.29 [Empty homes](#) have been increasing in North Lanarkshire over the past 10 years (Document 178), with 2,634 properties recorded as empty for 6 months or longer in 2024 compared to 647 in 2014 and 1,885 in 2023. Some of this increase is attributed to a change in council tax recording practices which explains the spike in empty homes in 2018 and 2024. Empty homes of more than 6 months represent 1.6% of all homes in North Lanarkshire, which is below the national level of 6%. Of the 2,634 homes that have been empty for more than 6 months, 81% (2,121) are classified as long-term empty (empty for over 12 months).
- 6.30 In 2023/24, half of empty homes in North Lanarkshire (55.3%) were empty between 2-5 years and 23.7% were empty for 5 years+. In the previous year 2022/23, more than one-third (38.2%) were empty between 2-5 years and 44.1% were empty for 5 years or more.
- 6.31 Bringing empty homes back into use has a huge role to play in tackling the current housing crisis. The council seek to buy back empty homes where it is possible to increase the supply of affordable homes to let. Since 2010, roughly 900 properties have been purchased through this scheme (inclusive of open market purchases and empty homes). Since 2018, we have brought 301 empty homes back into use in the private sector in addition to the empty homes purchased through the buyback scheme.

6.32 Last year, 39.7% of homes purchased through the Empty Homes/ Open Market Purchase Scheme were allocated to homeless households, highlighting the significant contribution the scheme makes to addressing homelessness in North Lanarkshire.

Tower Strategy

6.33 The council's [Tower Strategy](#) (Document 325) and re-provisioning programme sets out the programme of tower demolition and replacement over the next 20-25 years. Demolitions of towers tend to be replaced with lower density development and offer new, high quality and energy efficient housing to meet current and future needs.

6.34 Demolitions arising from North Lanarkshire Council's re-provisioning and regeneration programmes do not generate an additional housing land requirement within the Local Housing Land Requirement. All affected households in re-provisioning sites across North Lanarkshire are re-housed in existing stock through vacant stock (mainly council, but in some instances local Registered Social Landlords (RSL)), empty homes and buy backs being refurbished and re-let as council homes.

6.35 An exception to this rule is the (elderly) residents of Allershaw Tower at Gowkthrapple. Given the tenant demographic, 19 of the households will be given tenancies in new bungalows being built on the site (and will be moved directly into them when complete).

6.36 Demolition and replacement activity is already accounted for within the Glasgow City Region Housing Need and Demand Assessment (GCR HNDA3), which informs both the Minimum All-Tenure Housing Land Requirement (MATHLR) set out in NPF4 and the council's indicative LHLR. The council considers new housing delivered on re-provisioning sites to contribute positively towards meeting the LHLR where it results in a net increase in housing supply.

Housing Completions

6.37 Housing completions between 2014/15 and 2024/25 are shown in Table 6.1 reported annually through the Housing Land Audit at a base date of 31 March.

HLA Period	Number of all-tenure completions
2015/16	993
2016/17	1,082
2017/18	1,137
2018/19	1,140
2019/20	1,217
2020/21	752**
2021/22	943**
2022/23	1,178
2023/24	1,171
2024/25	1,022
Total	10,635 (11,168**)

**Impact of the Covid pandemic.

Table 6.1: All-Tenure Housing Completions by HLA Period

6.38 Table 6.1 above shows that based on the information captured through the [Housing Land Audit](#) (Document 174) monitoring process (on sites of 4 or more units), the average annual completions over the past 10-year period for NLC is 1,064 units per annum. If we apply the 5-year pre-covid average figure (1,114 units) to the covid years, this gives a new average total figure of 1,117 units.

6.39 Whilst using past completions can give an indication of the levels of housing that it is possible to deliver, it does not factor in changes to policy context over the lifetime of the NLLDP2, including the climate and nature emergencies and the national housing emergency which have all been declared since the adoption of NLLDP. This will be considered when setting the final LHLR.

6.40 Figure 6.1 below shows the breakdown of social rent and private completions for the past-10-year period. 73% have been delivered as private homes and 27% have been delivered as social rent homes.

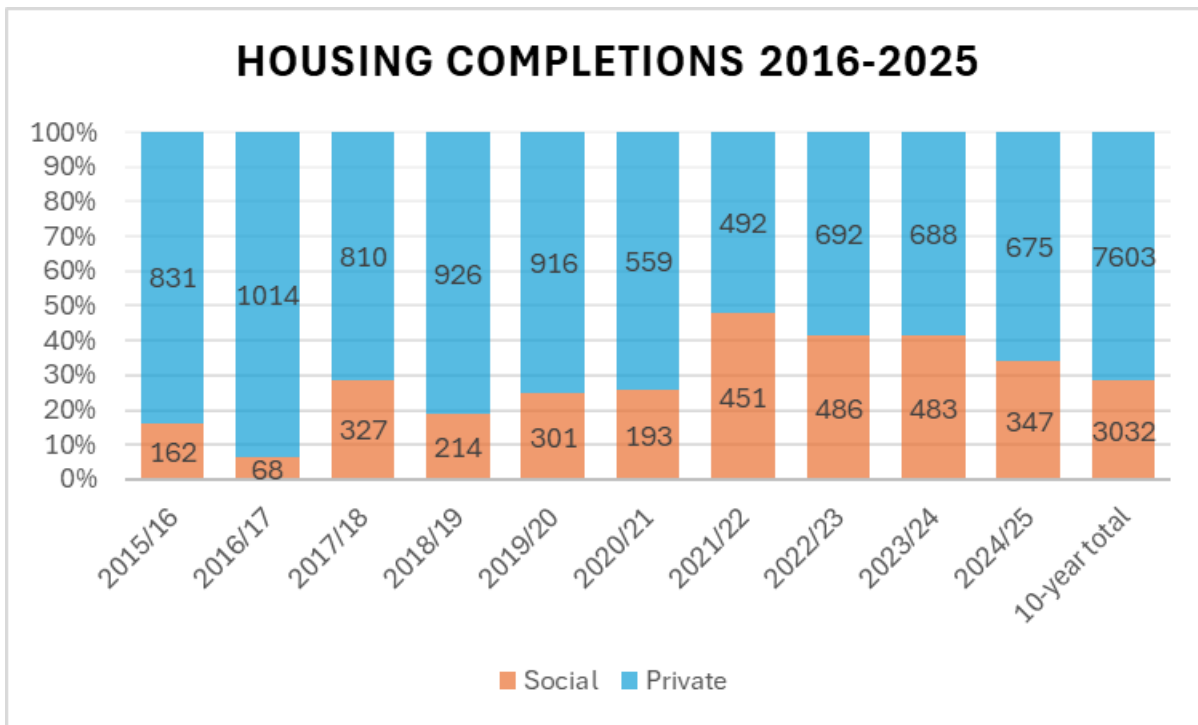


Figure 6.1: Housing Completions 2016-2025

6.41 Figure 6.2 below shows the breakdown of the past 10-years completions by land type. 58% of these homes have been delivered on brownfield and previously used land and 42% have been delivered on land classified as greenfield.

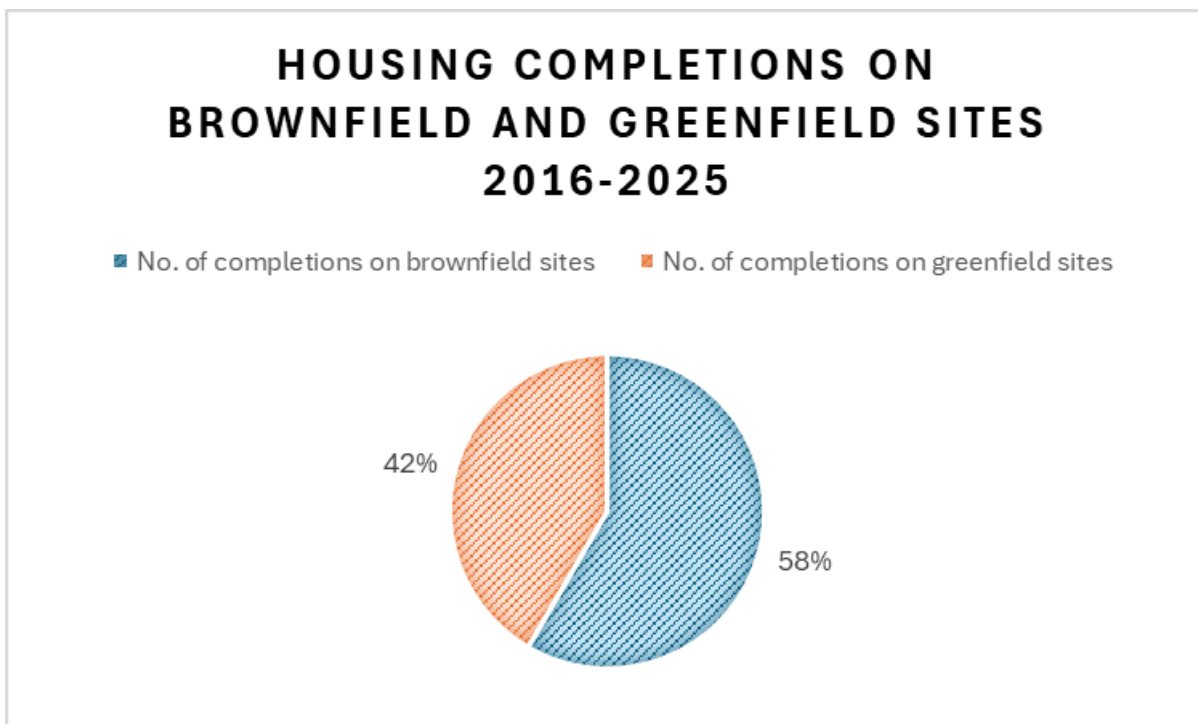


Figure 6.2: Housing Completions on Brownfield and Greenfield Sites 2016-2025

Completions by Housing Sub Market Area 2016-2025

6.42 Total all-tenure housing completions by HSMA are shown in Figure 6.3 below.

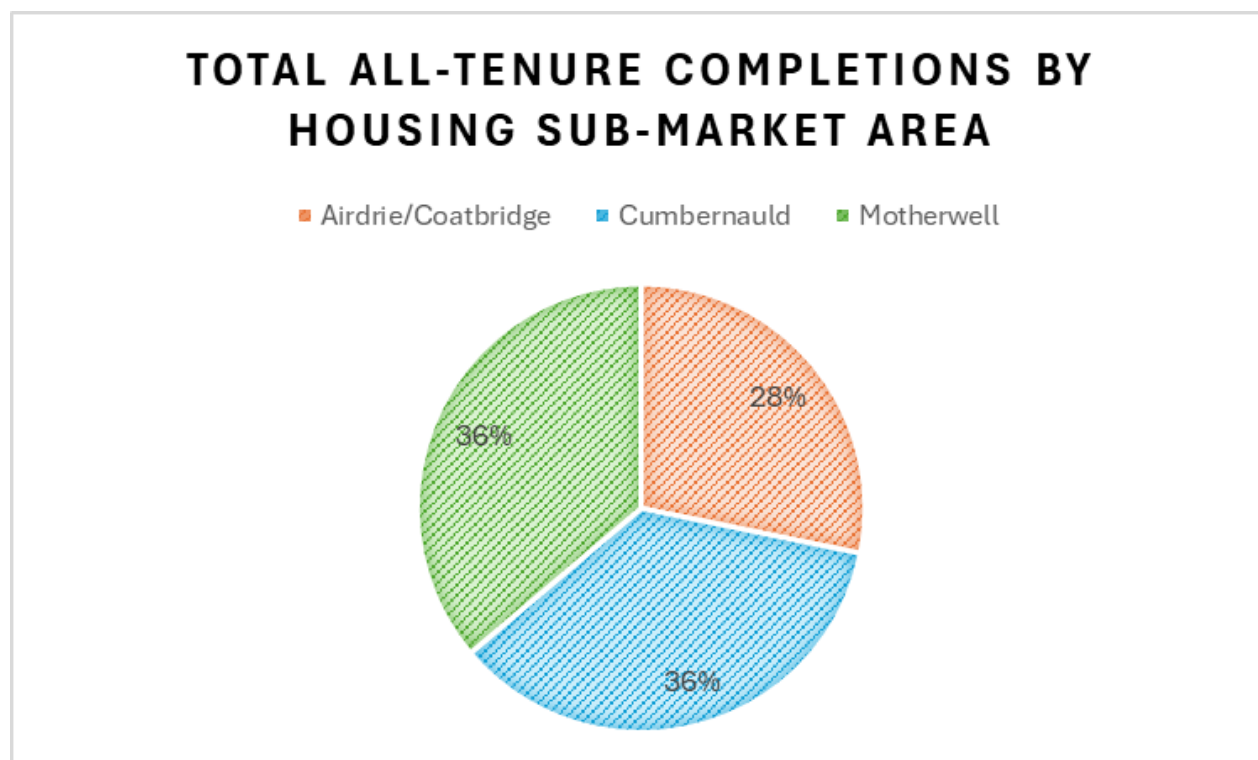


Figure 6.3: Total all-tenure housing completions by HSMA

6.43 Table 6.2 shows the breakdown of completions by land type for each HSMA.

Housing Sub-Market Area	Total greenfield completions	Total brownfield completions	Total all-tenure completions
Airdrie/Coatbridge	1257	1745	3002
Cumbernauld	2260	1525	3785
Motherwell	905	2943	3848
Total	4422	6213	10635

Table 6.2: Breakdown of Completions by Land Type for each HSMA

6.44 Table 6.3 shows the breakdown of completions by tenure for each HSMA.

Housing Sub-Market Area	Social rent completions	Private completions	Total all-tenure completions
Airdrie/Coatbridge	703	2299	3002
Cumbernauld	1147	2638	3785
Motherwell	1182	2666	3848
Total	3032	7603	10635

Table 6.3: Breakdown of Completions by Tenure for each HSMA

Windfall and Small Sites

6.45 The council has not made any allowance for windfall sites or other small sites to meet the housing land requirement in the past. This approach has never been taken as part of the agreed Glasgow City Region (GCR) (formerly Clydeplan) HLA process.

6.46 At present, the Strategic Housing Investment Plan (SHIP) provides an element of windfall which contributes to the housing land supply, as does development proposals that are compatible within NLLDP (Document 005) Placemaking Policy 3 General Urban Area.

6.47 This approach will be assessed as we progress the preparation of NLLDP2 following publication of Scottish Government's [New Housing Land Audit Guidance](#) (Document 146) which states that completions on small sites can contribute towards meeting the Local Housing Land Requirement.

6.48 As part of the 2025 Housing Land Audit process, an analysis of completions on small sites was carried out using completions certificates for a five-year period from 1 April 2020 to 31 March 2025. The total number of completions on small sites during this period was 80 units, giving an average of 16/yr.

6.49 This is not considered to be a significant consideration at this stage, but we will continue to monitor this through the HLA process and we progress NLLDP2.

Self-build

6.50 A [self-build register](#) (Document 179) has been established to record interest in self-build in the area. To date, there are 19 records of interest for self-build, the majority of which are seeking a detached house. The council will consider how NLLDP2 will support this sector of the market,

and if there is a need for a specific policy or a need to identify or allocate sites where self-build could be an option.

Rural Homes

- 6.51 With reference to Section 15(5) of the [Town and Country Planning \(Scotland\) Act 1997](#) (as amended) (Document 094), the rural areas in North Lanarkshire are classified as 'Accessible Rural' and are relatively close to the main towns in the area. [The National Records for Scotland Population Change by Urban Rural area 2011-2021](#) (Document 163) notes that for North Lanarkshire, the category with the greatest population growth over the last decade is Accessible Rural, followed by Large Urban Areas, whilst populations in Other Urban Areas and Accessible Small Towns decreased. No areas for resettlement have been identified to date.
- 6.52 The rise in population growth within accessible rural areas may be linked to housing delivery during that period, particularly Ravenscraig and the Gartcosh/Glenboig Community Growth Area, which both fall within the accessible rural classification but are becoming more urban in nature given the amount of development that is either underway or expected at these locations and their proximity to Glasgow. The Local Housing Strategy (LHS) states that there are no distinctive rural housing or housing related services issues in North Lanarkshire.
- 6.53 Proposals for housing in rural areas and future population growth are shown in NLLDPs Housing Land Supply and the Housing Land Audit which is updated annually. Further opportunities may emerge as part of the NLLDP2 process.
- 6.54 The council recognises that small-scale housing development in rural and accessible rural areas can play an important role in sustaining local services and supporting local living objectives. It is also acknowledged that such development has traditionally been delivered by SME homebuilders, whose capacity has reduced in recent years. This context will be taken into account when considering the scale, distribution and deliverability of rural housing opportunities through NLLDP2.
- 6.55 NLLDP Policy PP 3 General Urban Area allows for housing within the rural settlement envelope. The council proposes to continue to identify appropriate sites inside the rural settlement envelope and, through the assessment of rural settlement boundaries.
- 6.66 Outwith the rural settlement envelope, NPF4 Policy 17 Rural Homes support for rural housing in the context of supporting high quality, affordable and sustainable rural homes in the right location but overall takes a more restrictive approach than NLLDP Policy PP 5 Countryside in terms of what may be acceptable in rural areas. Taking into account any revision to settlement boundaries the need for any tailored 'Countryside' or rural homes policy outwith the settlements will be considered for NLLDP2.

Population and Household Projections

- 6.67 The Local Housing Strategy (LHS) sets out that the population of North Lanarkshire has been steadily increasing for the past 18 years, from 321,180 in 2001 to 342,190 in 2023. Latest population projections suggest that this growth will continue until 2027, although at a much slower rate than previous years (0.3%). After 2027, the population is projected to decline by approximately 1.2% (4,008 people), returning to 2011 levels by 2043. ([NRS Population Projections for Scottish Areas \(2018-based\)](#)) (Document 167).
- 6.68 Despite an overall projected decrease in population, the number of households in North Lanarkshire is projected to increase by 10,447 (7%) over the next 25 years. This is equivalent to 420 new households per year and is the result of decreasing household size. By 2043, the average household size is projected to have decreased by 8% from 2.23 to 2.06 (compared to a 7% decrease across Scotland).
- 6.69 This decline in household size is driven by an ageing population increasingly living alone or in smaller households. At present, over a third of households in North Lanarkshire are single person households and this is expected to increase by a further 14% by 2043.
- 6.70 Between 2018 and 2043, the number of households aged 75 and over is projected to increase by 14,687 (74%). This is in line with the national trend, as is the decrease in younger households. However, North Lanarkshire will see a greater than average decrease in the number of households aged 30 to 59.
- 6.71 The number of single and small adult households is projected to increase by 14% by 2043. Most of this increase is in the 70+ age group, however, this masks a notable decrease in the number of young households forming across all household types.
- 6.72 The 2022 Census in Scotland recorded that the population count for North Lanarkshire Council based on 2022 data was 341,117, which is +1% higher than the 2011 Census. A summary of some of the key findings from the 2022 Census for North Lanarkshire can be found here: [North Lanarkshire - results from the 2022 Census.pdf](#) (Document 11).
- 6.73 Figure 6.4 below shows the population difference from 2011-2022 for each of the council's Community Board boundaries. Notably, Kilsyth, the Northern Corridor, Motherwell and Shotts all experienced population growth, whilst the remaining Community Boards experienced no growth or population decline, particularly Wishaw (-4.2%).

North Lanarkshire Census 2022 - Map visuals

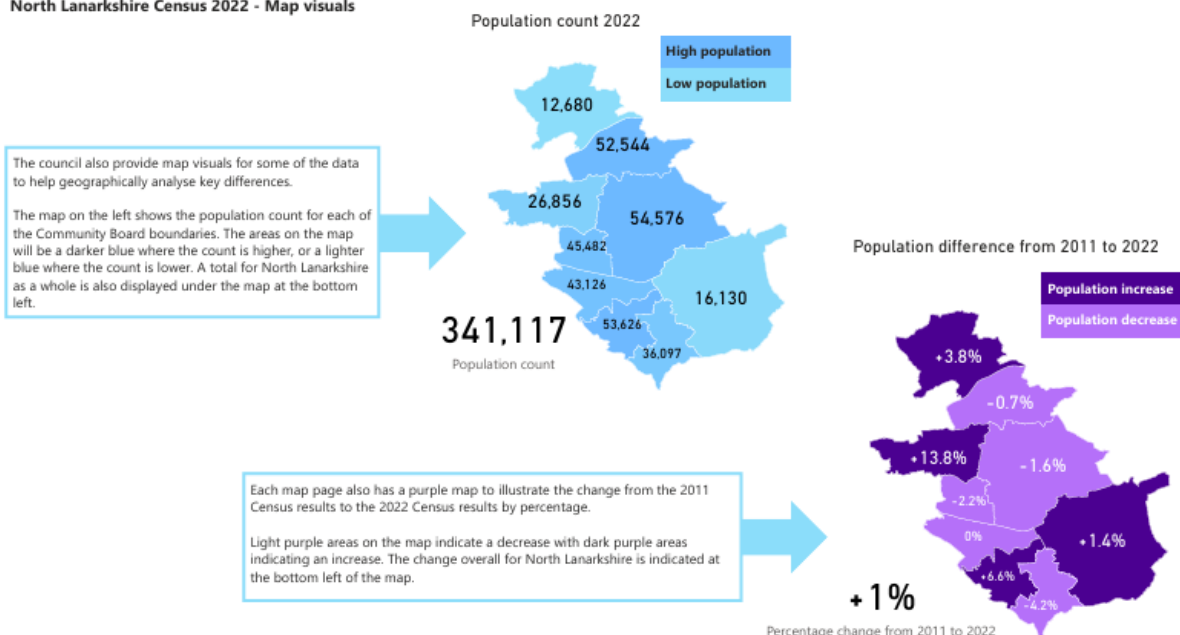


Figure 6.4: Population difference from 2011-2022 for each of the council's Community Board boundaries

Latest Population and Household Projections

- 6.74 National Records of Scotland (NRS) [Subnational Population Projections: 2022 based](#) (published 30 September 2025) (Document 147) projects Scotland's population to grow by 4.4% in the ten years from mid-2022 to mid-2032, and by 6.2% by mid-2047, with in-migration projected to continue being the main driver of population growth.
- 6.75 NRS [Household Projections for Scotland: 2022-based](#) (published 16 December 2025) (Document 148).
- 6.76 The number of households in Scotland is projected to grow by 6.7% in the 10-years from mid-2022 to mid-2032. For North Lanarkshire Council, the number of households is projected to increase from 152,000 in 2022 to 158,000 in 2032, and to 167,000 in 2047 in the principal projection.
- 6.77 It is anticipated that household growth will increase the housing need by circa 6,300 in 2032 and by 11,300 in 2047, with respect to 2022. It is noted that the oldest population accounts for the greatest number of household increase.
- 6.78 NRS [Mid-2024 Population Estimates by Council Area in Scotland](#) (published August 2025) (Document 149).
- 6.79 On 30 June 2024, the population of North Lanarkshire was 344,540. This is an increase of 0.5% from 342,780 in 2023. Over the same period, the population of Scotland increased by

0.7%. Between 2001 and 2024, the population of North Lanarkshire increased by 7.3%. Over the same period, Scotland's population rose by 9.5%.

6.80 Figure 6.5 below shows the NRS 2022-based population estimates project that population growth peaks at circa 342,000 during the period from 2028-2038 which coincidentally follows the next Local Development Plan period. Latest NRS Mid-2024 Population Estimates by Council Area, published August 2025 (Document 149) state that the population for North Lanarkshire on 30 June 2024 was 344,540, suggesting that population growth is rising higher than projected in the 2022 based data.

6.81 Current mid-year estimates (MYE) for North Lanarkshire already show the population ageing trend. A comparison of 2018MYE and 2024MYE (latest available) of relevant age range groups in NLC shows that the two oldest fractions of the population have indeed grown in proportion compared to people in working age (16-65), and under 16.

6.82 Although both population and household numbers in North Lanarkshire continue to have projected growth, we continue to see a sustained trend of lower growth in comparison to Scotland – and importantly the most recent projections for North Lanarkshire projects lower household estimates from a starting position and each time period up until 2041(when it levels out to 2018 projections) than the previous published [2018 projections](#) (Document 167). Growth within this period, albeit overall lower household numbers each year, is on a steeper incline as demonstrated in Figure 6.5 below.

6.83 The NLLDP2 will need to balance the demographic baseline with the economic strategy, regeneration and town centre repopulation ambitions.

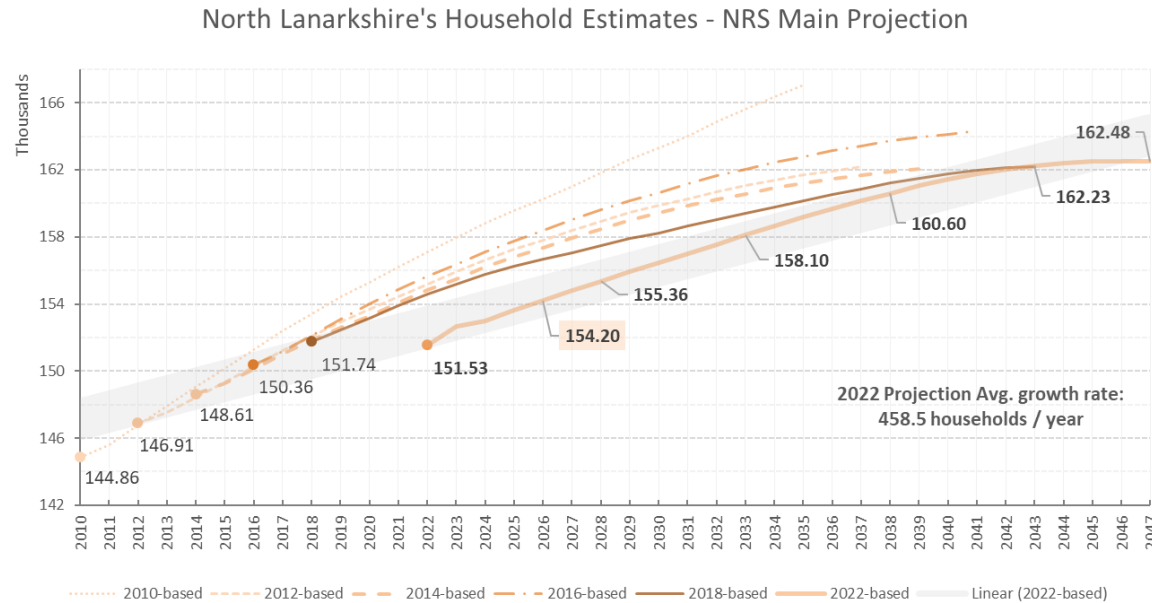


Figure 6.5: NRS Household estimates and main projections for North Lanarkshire up to 2047

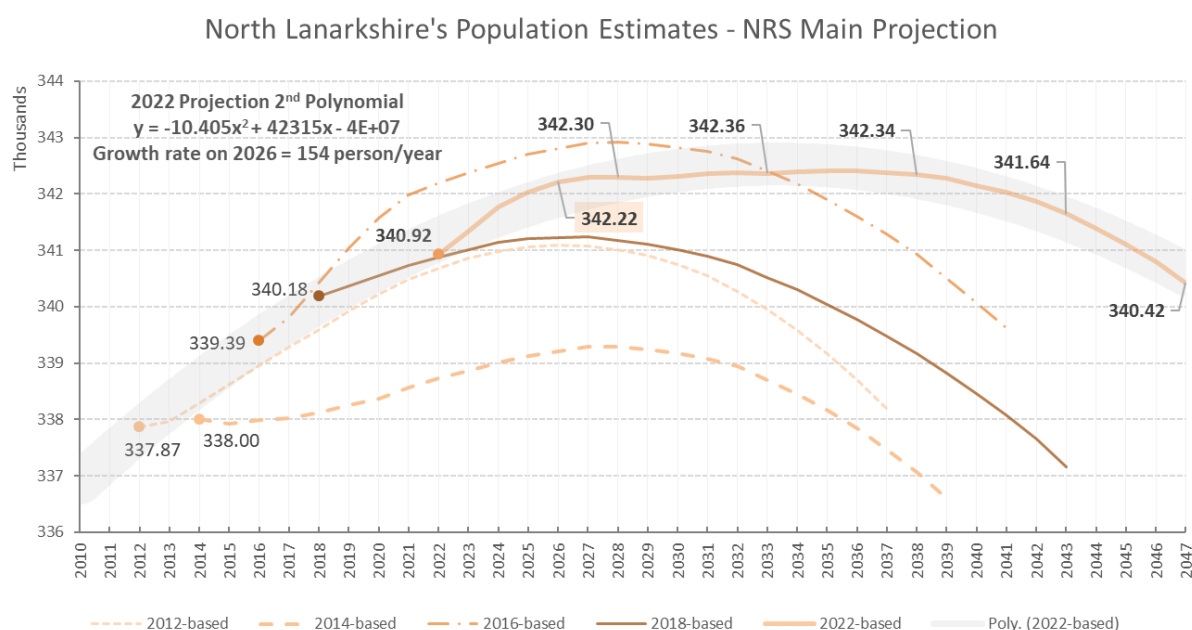


Figure 6.6: NRS Population Estimates projections for North Lanarkshire up to 2047

Housing Need and Demand

Housing Market Area

6.84 North Lanarkshire Council is one of eight authorities that make up the Glasgow City Region functional Housing Market Area (GCRHMA).

6.85 North Lanarkshire is not a discreet housing market area. Cross boundary movements for the private sector are part of the normal functioning of the wider strategic market which operates over the Glasgow City Region.

6.86 Different analytical approaches were developed in GCR HNDA3 to reflect the different geographical frameworks for private and social sector housing. The social sector is based on Local Authority boundaries, which is the geography within which this housing need generally presents and is met. The private sector is based on a Housing Market Area framework which reflects how housing choices are exercised across administrative boundaries.

6.87 GCR HNDA3 notes that a review of the HMA was undertaken and the evidence on self-containment from this analysis supported the conclusion that the Glasgow City Region area was considered to be functioning as a single Housing Market Area, with 92% of house buyers from the GCR area buying in the Glasgow City Region, while 86% of all homes bought in the Glasgow City Region area were bought by buyers from the GCR.

6.88 The North Lanarkshire Council local authority area is covered by three distinct housing sub-market areas (HSMAs): Cumbernauld HSMA, Airdrie and Coatbridge HSMA and Motherwell HSMA.

6.89 Scottish Government Planning Guidance states that there is no requirement for the Local Housing Land Requirement within LDPs to refer to Housing Market Areas. The continuation of Housing Sub-Market Areas will be assessed as part of ongoing work in the preparation of NLLDP2.

Housing Need and Demand 2022 to 2042

6.90 An understanding and assessment of the need and demand for additional homes within the area forms the basis for setting housing supply targets in the local area, and in turn the overall local housing land requirement for the NLLDP2.

6.91 Local authorities are required to develop a Housing Need and Demand Assessment (HNDA), providing an evidence base for housing policy decisions and directing housing investment via Local Housing Strategies and land allocation decisions in the Local Development Plan. A core function of the HNDA is to produce a 'Housing Estimate' of the number of additional homes required. This is the sum of two elements: Existing Needs; and Newly Arising (future) Needs.

6.92 The HNDA carried out for the Glasgow City Region (GCR HNDA3) identifies the housing requirements for each of the 8 local authorities in the area and estimates the need for both affordable and market housing over a 20-year period, adjusted to 19 years to align with NPF4. NLLDP2 is expected to cover the ten-year period between 2028/29 and 2037/38.

6.93 The GCR HNDA3 considered a total of five different scenarios. These are described and explained in Chapter 4 of GCR HNDA3.

6.94 The City Region Housing Market Partnership's preferred scenario was confirmed to be the "Principal Scenario" which is the "Prevailing State of the Scottish Housing Market and Economy". The Principal Scenario is considered against four other economic related Scenarios (attempting to take account of global factors such as Brexit and Covid-19) and modelled through the tool.

6.95 GCR HNDA3 estimates a future housing requirement for between 6,818 to 8,264 additional homes in North Lanarkshire over a period of 19 years. Of this, between 1,800 and 1,950 are required for social rented homes. This equates to between 359 - 435 homes per year, of which between 94 - 103 homes are required for social rent.

Principle Scenario – Prevailing state scenario		
	North Lanarkshire	GCR Combined
Existing need	920	6,350
Newly arising additional	7,344	59,597
Count of newly-forming households	8,264	65,947
Owner occupation	3,272	22,120
Private rent	1,866	13,611
Below market rent	1,194	10,991
Social rent	1,932	19,225
Total additional future housing units	8,264	65,947

Source: GCR HNDA June 2024

Table 6.4: GCR HNDA Housing Estimates

6.96 The council recognises that a broader interpretation of housing need has been advanced through other published research, specifically in reports on existing housing need in North Lanarkshire (Document 166) and [Scotland](#) produced for Homes for Scotland (Document 160). Both documents include consideration of concealed and overcrowded households, households living in unsuitable or unaffordable accommodation, and those recorded on affordable housing waiting lists. This wider evidence is acknowledged as providing important contextual information on housing pressures experienced locally and has been considered as part of the preparation of the Local Housing Strategy 2026-2028 and under 'Considerations of Additional Need' in this Evidence Report.

6.67 For the purposes of establishing the MATHLR and indicative LHRL, the Council has nevertheless relied on the Glasgow City Region HNDA3 as the primary methodological basis, given its robust and credible status as confirmed by the Centre for Housing Market Analysis. Wider indicators of housing need will continue to inform considerations of housing mix, tenure, accessibility and location through the preparation of NLLDP2.

Affordable Housing Need

6.68 The NLLDP includes the continuation of the application of an Affordable Housing Policy (AHP) in Cumbernauld Housing Sub-Market Area, with the potential for this to be applied elsewhere on a case-by-case basis.

6.69 The Local Housing Strategy 2026-2028 notes that analysis of housing pressure suggests that the picture is changing across North Lanarkshire, with increasing pressure generally across all local housing market areas. This may indicate a need to review the current AHP linking to the development of NLLDP2.

- 6.70 National Planning Framework 4 (NPF4) Policy 16(e) states that the affordable housing requirement for private housing developments should be a minimum of 25% unless the LDP sets out circumstances where an alternative level of provision is required, based on evidence. This provides flexibility for planning authorities to justify affordable housing requirements above or below 25%, where supported by local evidence, including consideration of development viability. Should the council proceed to review its Affordable Housing Policy through NLLDP2, this will take account of national policy, local housing need, delivery viability and alternative mechanisms for securing affordable homes where appropriate.
- 6.71 Any proposed changes to affordable housing requirements will be subject to further assessment and consultation as part of the Proposed Plan process to ensure clarity and certainty for all stakeholders.

Mid-Market Rent

- 6.72 Evidence, including from GCR HNDA3 suggests that there may be significant need and demand for intermediate tenure housing, particularly for Mid-Market Rent (MMR). Mid-market rented housing allows social landlords to meet a broader range of housing need and aspiration and its provision, particularly in North Lanarkshire's town centres, and may contribute to a range of strategic housing, regeneration and economic development objectives.
- 6.73 To date there are 98 MMR homes in North Lanarkshire. These homes are provided by housing associations in North Lanarkshire. Through the Strategic Housing Investment Plan (SHIP) (Document 135), Housing Associations are encouraged to deliver MMR homes where viable. Exploratory work for council delivery of MMR homes is ongoing, with a potential pilot site identified. There exists significant potential for provision across town centre sites, albeit these come with their own challenges, mainly in relation to high development and refurbishment costs.

Specialist Housing Need

- 6.74 With reference to Section 16(B) of the Town and Country Planning (Scotland) Act 1997 (as amended), a summary of the action taken by the planning authority to support and promote the construction and adaptation of housing to meet the housing needs of older and disabled people and an analysis of the extent to which that action has helped to meet those needs is provided below. A summary of the action taken by the planning authority to meet the accommodation needs of Gypsies and Travellers and the extent to which the action has helped to meet those needs is also provided.

Older People and Disabled People Housing Needs

- 6.75 One of the main challenges we face is demographic change, with significant implications for how we provide housing and related services to meet the needs of an increasing older population. The number of residents of a pensionable age is projected to increase by 25.9% in North Lanarkshire and 23.2% in Scotland. There will be a substantial increase of 71.4% in the projected number of residents over 75 in North Lanarkshire and 70.6% within Scotland. This will have considerable implications across services.
- 6.76 There are 1,961 homes in North Lanarkshire specifically designated for older people. This comprises very sheltered, sheltered, and retirement homes and represents 4.1% of all social rented homes in North Lanarkshire (both council and housing association).
- 6.77 Pressure for older people's housing has fluctuated over the past 5 years, with the most recent analysis indicating that there are around 7 applicants for every home designated for older people that becomes available for let.
- 6.78 When demand from people aged 60 and over is considered specifically where they have only applied for designated older people's housing (very sheltered, sheltered and retirement) a downward trend in demand is evident with applications decreasing by 34.2% over the past decade. The opposite is true for amenity homes and wheelchair homes where applications have increased by 286.0% and 98.2% respectively over the same period.
- 6.79 North Lanarkshire has targets in place to ensure that 10% of council new-build properties and 5% of wider social rented properties are built to meet the desirable design criteria (column D) set out in [Housing for Varying Needs](#) (Document 180) (HfVN) design standards. Local area housing teams work alongside the New Supply Team to ensure the housing needs of people with disabilities, including those who use a wheelchair, are met through council and RSL new build sites. Local pressure analysis helps inform specialist provision on each site. The local area housing teams also meet identified needs through existing homes and by working with Health and Social Care in the provision of adaptations, equipment and technology. Progress is monitored and reported on annually via the [LHS annual progress report](#) (Document 164). The target is also subject to annual review, to enable an increase where evidence supports this.
- 6.80 Horizon Housing Association and CIH Scotland produced [Still minding the step](#) (Document 150): A new estimation of the housing needs of wheelchair users in Scotland in 2018 which used findings from the English Housing Survey (EHS) to provide estimates of wheelchair use and unmet need in Scotland, as there is no comparable data available in Scotland. In discussion with the Centre for Housing Market Analysis (CHMA), a similar methodology as

applied in Still minding the step has been used to estimate wheelchair use, unmet need and future need of wheelchair user households in North Lanarkshire.

6.81 It is estimated that there are around 5,378 wheelchair user households in North Lanarkshire.

This compares with the population-based estimate provided by WestMARC of 6,804 wheelchair users in North Lanarkshire (based on NRS Mid-2018 population estimates).

6.82 Horizon's research on Still minding the step also provides estimates on the unmet housing need for wheelchair user households. Using this methodology, it is estimated that there are 900 wheelchair user households with unmet need in North Lanarkshire.

6.83 This applied methodology approach has also been used to project the future unmet housing need of wheelchair users in North Lanarkshire and to help inform a target for wheelchair housing delivery in the private sector. Alongside these housing estimates a survey was carried out in 2023 to gather a better understanding of the [needs of wheelchair users in North Lanarkshire](#) (Document 181). Collectively the findings from the survey and the wheelchair housing estimates provide an evidence base to continue our engagement with private developers, with a view to establishing an all-tenure wheelchair target in North Lanarkshire.

6.84 It is estimated that the sites being delivered over the period of the SHIP will provide circa 150 wheelchair standard homes (6%). However, it should be noted that a number of sites are still within early design development and this figure may increase.

6.85 NPF4, which sets out in Policy 16 that proposals for accessible, adaptable and wheelchair homes should be supported, provides the foundations for our next Local Development Plan to help further improve provision. Consultation on the revision of part 1 of HfVN, which will be incorporated in the new accessible housing standard introduced from 2025/2026, will also be instrumental in enabling improved provision of accessible homes to help meet the changing needs over time in North Lanarkshire.

6.86 Table 6.5 below contains summary information on the number of amenity and wheelchair home completions provided by North Lanarkshire Council over the past seven years. The number of amenity homes delivered will differ between projects making it difficult to accurately forecast the amount of planned investment. Many sites within the SHIP are at such an early stage, meaning the housing mix has not yet been determined. In addition, we do not have details on amenity homes for RSL projects.

Financial Year	Amenity Completions	Wheelchair Completions	Specialist Housing Completions	General Completions	Total
2017/18	1	8	9	127	136
2018/19	39	12	51	65	116
2019/20	1	8	9	130	139
2020/21	4	4	8	17	25
2021/22	64	15	79	58	137
2022/23	23	9	32	50	82
2023/24	143	34	177	158	335
2024/25	111	32	143	135	278

Table 6.5: A breakdown of amenity, wheelchair, specialist and general completions

Source: North Lanarkshire Council 2017/18 - 2024/25.

6.87 Working in collaboration with health and social care partners, our approach is to provide mainstream tenancies (with appropriate support, if required) to people with disabilities, integrating with services at a local level to ensure that homes meet identified need. This reflects the shift in the balance of care towards more people being supported at home through a range of community support, including self-directed support giving people greater choice and control over their living arrangements and support. There are no core and cluster models of supported housing in North Lanarkshire.

6.88 The council recognises that existing building standards already secure a baseline level of accessibility and adaptability within new homes. Any consideration of extending specialist or wheelchair-accessible housing expectations beyond the affordable sector will require careful consideration of evidence, market demand and delivery viability to avoid undermining overall housing supply and site deliverability.

Gypsy/ Traveller Housing Needs

6.89 According to GCR HNDA3, there are no public or private Gypsy/Traveller pitches in North Lanarkshire.

6.90 The Scottish Government and COSLA both recognise that Gypsy/Travellers are one of the most marginalised groups of people in Scotland who face inequalities and barriers in accessing

accommodation, health, education, employment, income and benefits, and as such are working together to progress actions contained in ['Improving the lives of Scotland's Gypsy/Travellers 2 – Action Plan 2024-2026'](#) (Document 151).

- 6.91 One of the actions set out in the plan is for the Scottish Government to develop an Accommodation Needs Toolkit to improve the way that Housing Needs and Demand Assessments (HNDA), Local Housing Strategies (LHS) and Development Plans reflect the needs of Gypsy/Travellers, and help local authorities meet their duties. It is expected that this will be developed within the time of the Local Housing Strategy and will be taken into consideration as NLLDP2 progresses. The HNDA considers the accommodation and support needs of Gypsy/Travellers but recognises that further work is required to gain a better understanding of needs across the Glasgow City Region local authorities. It is intended to undertake further research as part of the next HNDA which should align with the publication of the new toolkit.
- 6.92 The council has had in place for several years a Strategic Gypsy Traveller Group, which comprises members from across council services, including housing, education, corporate equalities, environmental services, and social work alongside Police Scotland and NHS Lanarkshire. The role of this group is to monitor progress and action towards improving the lives of Gypsy/Travellers in Lanarkshire aligned to the national action plan. Over recent years this group has been expanded to cover both North and South Lanarkshire, with a Pan Lanarkshire group now in place.
- 6.93 A refreshed Gypsy Traveller Strategic Action Plan 2025-2027 (Document 165) has been developed. There are some joint actions for North Lanarkshire and South Lanarkshire, while other actions are solely for North Lanarkshire.
- 6.94 Although no future need is identified in GCR HNDA3, NPF4 Policy 16(d) is supportive of proposals for Gypsy/Traveller sites where a need is identified. Should further evidence in relation to Gypsy/Travellers needs be established, we will take this into consideration as we progress NLLDP2.

People in Higher or Further Education

- 6.95 With reference to Section 15(5) of the Town and Country (Planning) Act 1997 (as amended, consideration has been given to housing needs for people in further education.
- 6.96 New College Lanarkshire is the only further education provider in North Lanarkshire and has five campuses located across the authority area. GCR HNDA3, which considers data from the census, states that most of the dedicated accommodation units for students are in Glasgow but that North Lanarkshire provides 49 units by an education institute. None are provided by a

third-party commercial agent. It concludes that most students are accommodated in private accommodation which includes living at a family home, renting privately and renting within housing of multiple occupation.

6.97 New College residency at the Motherwell Campus was decommissioned in Summer 2023, as such New College Lanarkshire no longer operates any College-owned accommodation. The evidence we have been able to gather suggests there is no identified need for bespoke student accommodation, however we will continue to monitor this through the LHS (Document 022) and the HNDA process.

Housing Land Supply

6.98 The [Housing Land Audit 2025](#) (HLA) (Document 174), covering the period 1 April 2024 to 31 March 2025, sets out an estimate of expected housing delivery on allocated LDP and consented sites in the North Lanarkshire area. Delivery of housing sites addresses Strategic Priorities in the Local Housing Strategy and is sufficient to meet the MATHLR at present.

6.99 The HLA indicates a supply of housing land which could deliver an estimated 15,594 units. Of these, 9,319 are programmed as deliverable over the 10-year period from 2025/26 to 3034/35, and 6,275 units are on sites that are programmed beyond 10 years or are constrained and classified as 'non-contributing'. Table 6.6 shows the distribution of the deliverable supply and completions for private, social rent and all tenure across the LDP Housing Sub-Market Areas: Airdrie and Coatbridge (AC), Cumbernauld (CN) and Motherwell (MW).

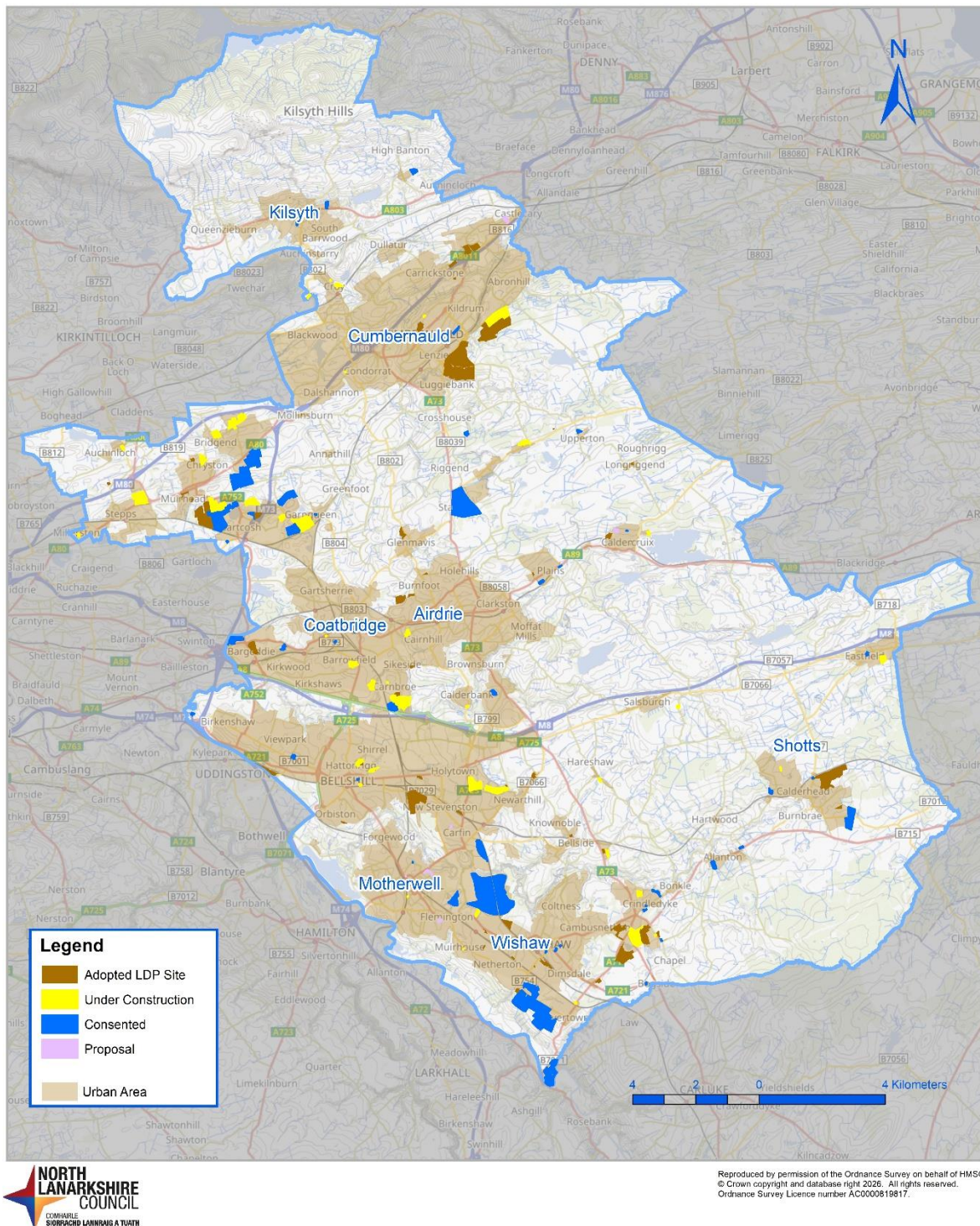
2025 Housing Land Audit Totals													
Area and Tenure (HMSA or North Lanarkshire)	Effective Programming										Supply Totals		
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	10 years	Beyond 10 years	Established
Private AC	141	218	361	350	259	164	100	37	30	30	1690	933	2623
Private CN	254	172	173	198	175	160	221	275	256	214	2098	1635	3733
Private MW	258	353	496	500	333	380	315	329	198	193	3355	2616	5971
Private Total (NL)	653	743	1030	1048	767	704	636	641	484	437	7143	5184	12327
Social AC	79	149	176	76	37	114	0	0	0	0	631	50	681
Social CN	69	89	131	90	196	40	70	105	54	54	898	318	1216
Social MW	76	145	0	162	55	63	41	36	32	37	647	723	1370
Social Total (NL)	224	383	307	328	288	217	111	141	86	91	2176	1091	3267
All-Tenure AC	220	367	537	426	296	278	100	37	30	30	2321	983	3304
All-Tenure CN	323	261	304	288	371	200	291	380	310	268	2996	1953	4949
All-Tenure MW	334	498	496	662	388	443	356	365	230	230	4002	3339	7341
All-Tenure Total (NL)	877	1126	1337	1376	1055	921	747	782	570	528	9319	6275	15594

Table 6.6: The Housing Land Audit Totals Table 2025

6.100 The 2024 HLA was finalised in consultation with Homes for Scotland (HfS) in December 2024 with an established housing land supply of 16,945 units of which 8,775 units were programmed as deliverable over the 10-year period, but where the deliverability of 830 units was 'disputed' by HfS across 15 sites. 8 of the disputed sites were in the SHIP (488 units in total, of which, 254 units are re-provisioning sites), and 7 were council owned sites in a programme of disposal

(342 units). The 2024 HLA data was the most up to date housing land supply position at the time of writing the Local Housing Strategy 2026-2028.

- 6.101 The 2025 HLA has since been agreed in consultation with Homes for Scotland (HfS) and some of its members during a Microsoft Teams meeting in October 2025. No disputes were recorded for this audit. Though it was agreed that further discussion may be required around planning applications that are due to expire in the next year or two, particularly those with Planning in Principle consents. This task will be progressed as part of the preparation of the Proposed Plan.
- 6.102 The 2025 HLA was prepared in line with Scottish Government's new Housing Land Audit guidance which changed the criteria for what sites can be included within the HLA, including in relation to SHIP sites. The new Guidance states that SHIP sites are to be included only where the site has planning permission, and /or specific funding is committed indicating deliverability. As such, SHIP sites without planning permission were removed from the deliverable period for the 2025 HLA, excluding the council's re-provisioning sites as the council is committed to their delivery with funding allocated.
- 6.103 No disputes were recorded for this audit, which may be attributed to these changes in the treatment of SHIP (Document 135) sites in the HLA process.
- 6.103 The 2024 HLA programmed 1,011 units to be completed in Year 1 (2024/25). As noted above, the completions total for the 2025 HLA is 1,022 units, suggesting an almost 99% accuracy of the programming for this year.
- 6.104 The latest [Development Plan Scheme](#) (DPS) (Document 003) estimates NLLDP2 will be adopted Quarter 1 of 2028 (April-June 2028). The 2025 HLA indicates that from the date of the estimated adoption, 5,979 units are programmed as deliverable with a further 2,373 units available on deliverable sites that continue to deliver units beyond the 10-year period.
- 6.105 Map 6.1 below shows the distribution of the council's housing land supply as of the 2025 audit base date 31 March. It clearly shows that the supply is heavily concentrated on the western side of the council boundary area, particularly in locations that lie within or immediately adjacent to the eastern edge of the Glasgow conurbation. Sites are heavily clustered towards the main towns of North Lanarkshire with fewer housing sites located in the eastern and more rural parts of the council area, where settlement patterns are more dispersed, which aligns with the spatial strategy of the NLLDP.



Map 6.1: Map to show the distribution of housing sites in the 2025 Housing Land Audit

Housing Land Supply Review

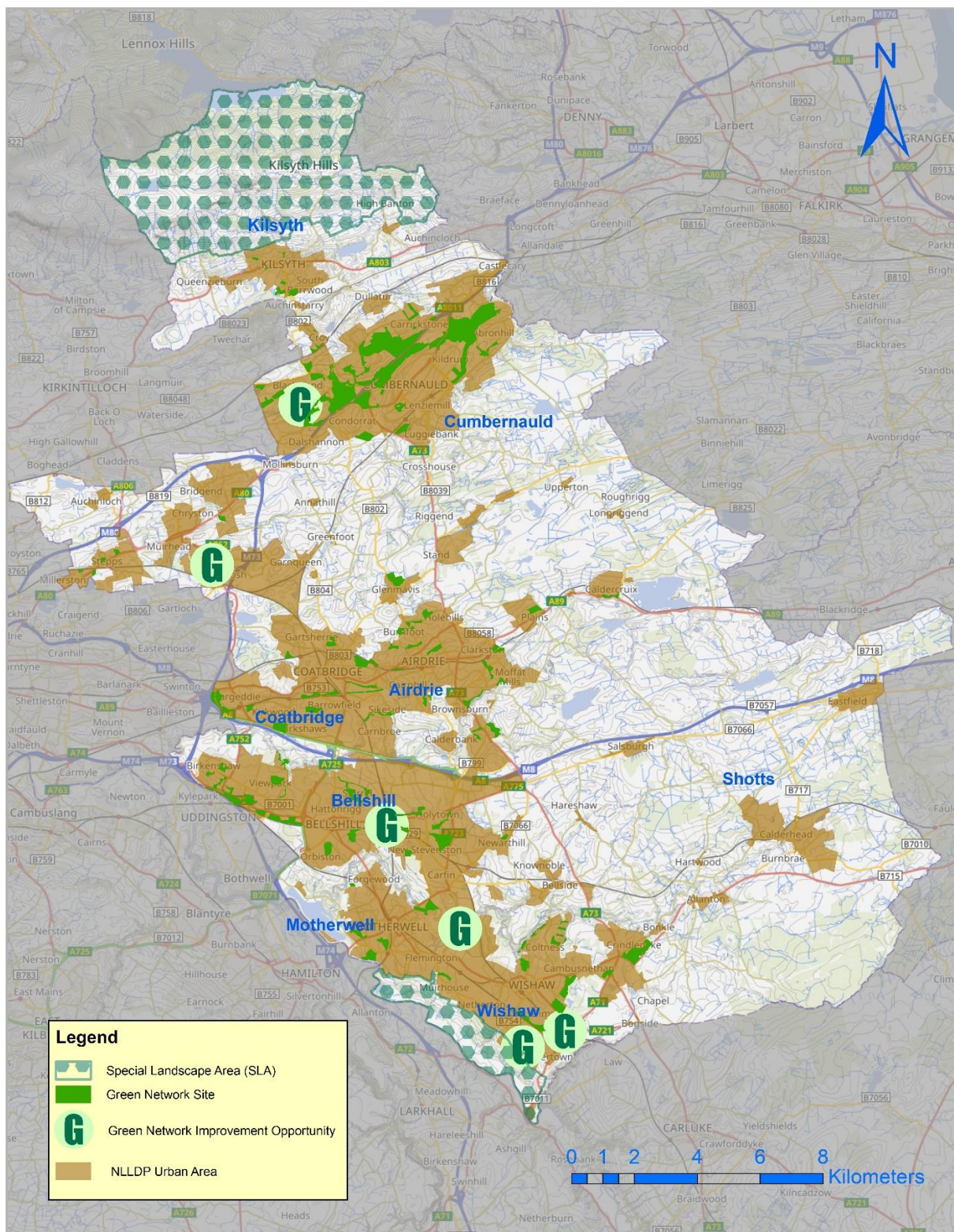
- 6.106 A review of our housing land supply, including all Local Development Plan housing allocations, is required as the council progresses NLLDP2. Local Development Planning Guidance states that de-allocations should be considered where sites are no longer deliverable. This review will help us decide how much of this existing supply can be relied on to deliver housing over the period of the next LDP and which sites should be de-allocated.
- 6.107 As part of the preparation of the 2025 Housing Land Audit and to capture the additional information from landowners and developers in relation to site constraints and the next action they require to bring the site forward for development, a Landowner Developer Survey was created and landowners and developers with housing sites in the audit were invited to respond via an online questionnaire. (Document 475). The responses from this survey (Document 474) were incorporated into the audit itself and used to discuss deliverability of sites as part of the consultation process with Homes for Scotland when finalising the audit. Information on constraints captured from the survey will be considered as part of the ongoing review of the housing land supply, and its deliverability, as we progress NLLDP2.
- 6.108 Further, in reviewing the existing housing land supply and assessing new site options, particular regard will be given to site marketability and financial viability alongside environmental and infrastructure considerations. Consideration of infrastructure capacity, constraints and investment requirements, including transport, education, health, water and wastewater, flood risk management, utilities and digital infrastructure, is set out in Chapter 8 Strategic Infrastructure of this Evidence Report. The findings of Chapter 8 Strategic Infrastructure will inform the assessment of housing sites, including the identification of any mitigation, phasing or delivery actions required to ensure development is deliverable within the plan period.
- 6.109 The council recognises that brownfield, town centre and regeneration sites can present abnormal development costs, technical constraints and longer lead-in times which may affect delivery. Only sites which are assessed as capable of being delivered within the plan period, taking account of viability, ownership and land control, infrastructure requirements and developer intent, will be taken forward into NLLDP2.
- 6.110 In preparing this chapter, regard has also been had to wider industry evidence on housing delivery constraints, including published research on barriers to housing delivery and the changing capacity of small and medium-sized (SME) homebuilders. ([Homes for Scotland Briefing Paper: The Barriers to Housing Delivery](#) (Document 132), [Scotland's SME Home Builders 2024](#) (Document 296) and [2025](#) (Document 297)). This evidence highlights ongoing

structural challenges across the housebuilding sector, including viability pressures, skills shortages and reduced SME output, which may influence the pace, scale and form of housing delivery over the plan period. These factors reinforce the need for a realistic and deliverable housing land supply and will be considered further through the site assessment process, Call for Sites exercise and Delivery Programme.

- 6.111 Overall, this review may in effect significantly reduce the total number of housing units in our existing housing land supply that can be relied on to deliver housing over the period of NLLDP2. De-allocation does not necessarily mean that sites are no longer considered appropriate for housing development, just that we are not confident, for a variety of reasons, that they will deliver units as originally intended. If they are ultimately developed, they would be considered windfall.
- 6.112 By comparing our Housing Land Requirement with the revised Housing Land Supply, we can decide how much additional housing land is required to be allocated through NLLDP2, and how much of this may have to be through greenfield land release. We will continue to work with the development industry, to identify which areas would be of interest to developers and with other Council services, Key Agencies, infrastructure providers and the development industry to identify what constraints exist that may affect those areas.

Contribution of Vacant and Derelict Land to Housing Land Supply

- 6.113 In line with the spatial principles of National Planning Framework 4 (NPF4), particularly the emphasis on compact urban growth, reuse of previously developed land and town centre regeneration, the Council has undertaken an assessment of the potential contribution of urban vacant and derelict land (VDL) to meeting the Local Housing Land Requirement (LHLR). This reflects the requirement to prioritise brownfield land before considering the release of greenfield sites and supports wider regeneration objectives across North Lanarkshire.
- 6.114 The 2025 Vacant and Derelict Land Survey ([Land Supply - GLAPS](#)) and illustrated on the map below, identifies a substantial portfolio of sites across the authority area. While this includes both urban and rural land, the primary opportunity for housing delivery lies within urban sites, which are better aligned with infrastructure, services and the principles of local living.



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Map 6.2 North Lanarkshire Council Vacant and Derelict Land 2025

6.115 Table 6.7 below shows that when the VDL supply is filtered to exclude sites already within the established land supply and rural VDL, there remains 174 urban sites that could, in principle, contribute to future housing delivery, although their suitability and deliverability varies considerably.

Site Type	All VDL		VDL within HLA		VDL within ILS		Rural VDL outwith Land Supply		Urban VDL outwith Land Supply	
	Sites	Area (ha)	Sites	Area (ha)	Sites	Area (ha)	Sites	Area (ha)	Sites	Area (ha)
Derelict Land	333	1099.23	78	430.5	47	380.93	58	151.21	150	136.58
Vacant land	80	128.83	11	9.33	45	80.86	0	0	24	37.64
Total	413	1228.06	89	439.83	92	461.79	58	151.21	174	174.22

Table 6.7: Residential Development Potential of Sites (Source: Vacant and Derelict Land Survey 2025)

6.116 Analysis indicates that the total urban VDL resource has theoretical capacity to accommodate a substantial number of homes. However, this headline capacity is highly sensitive to assumptions regarding development density and site suitability. Table 6.8 below presents an overview of potential capacity under a range of density scenarios.

Site Type	Sites	Size (ha)	Potential @18uph	Potential @25uph	Potential @ 40uph
Derelict	150	136.58	2,458	3,415	5,463
Vacant	24	37.64	678	941	1,506
Total	174	174.22	3,136	4,356	6,969

Table 6.8: Total residential potential capacity under a range of density scenarios (Units per hectare) (Source: Vacant and Derelict Land Survey 2025)

6.117 This demonstrates that vacant and derelict land represents an important component of the land supply, with the ability to make a meaningful contribution to meeting housing requirements, particularly where higher density development is appropriate.

6.118 Notwithstanding this, a more realistic assessment using professional judgement has been undertaken as part of the survey. Of the 174 sites, 141 sites were identified as having residential development as a preferred or acceptable use.

Site Type	Sites	Size (ha)	Potential @ 18uph	Potential @ 25uph	Potential @ 40uph
Derelict	119	103.50	1,863	2,587	4,140
Vacant	22	31.64	570	791	1,266
Total	141	135.14	2,432	3,378	5,406

Table 6.9: Preferred residential potential capacity under a range of density scenarios (Units per hectare) (Source: Vacant and Derelict Land Survey 2025)

6.119 Of the 141 sites identified as having residential development as a preferred or acceptable use, the scale of deliverable housing from VDL reduces substantially to a range from 2,432 and 5,406 units, based on the density's scenarios identified above. The analysis demonstrates that, whilst VDL can contribute materially towards meeting the LHRL, it is unlikely to do so in full under normal development assumptions.

6.120 This has important implications for the spatial strategy of NLLDP2. Firstly, it confirms that brownfield land, including vacant and derelict sites, plays a central role in delivering sustainable growth and regeneration across North Lanarkshire. This aligns with the Council's ambition to prioritise development within existing settlements, support town centre living, and make efficient use of land and infrastructure.

6.121 However, the analysis also demonstrates that reliance on VDL alone is unlikely to be sufficient to meet the full housing requirement in a realistic and deliverable manner. Many VDL sites are constrained, require significant intervention, and are associated with longer lead-in times. As such, while they form a critical component of the housing land supply, they must be complemented by a broader portfolio of sites, including deliverable greenfield opportunities in sustainable locations where required.

6.122 In this context, the contribution of VDL should be understood as part of a balanced land supply strategy. Maximising the reuse of vacant and derelict land will reduce the need for greenfield release and support climate and regeneration objectives. However, to ensure that the LHRL is met in full, and that delivery is maintained throughout the plan period, it will be necessary to identify a range of sites that are capable of being brought forward in a timely and viable manner.

6.123 Overall, the evidence demonstrates that urban vacant and derelict land represents a significant opportunity for housing delivery, but not a complete solution. Its role within the NLLDP2 spatial strategy is therefore both important and complementary, supporting

regeneration, contributing to supply, and enabling more sustainable patterns of development, while sitting alongside other sources of housing land required to meet the needs of North Lanarkshire's communities over the plan period.

Strategic Housing Investment Plan (SHIP)

- 6.124 The [Strategic Housing Investment Plan](#) (SHIP) (Document 135) is prepared annually by the council and sets out a five-year programme of affordable housing delivery on sites developed by both North Lanarkshire Council and Registered Social Landlords (RSLs), and on private housing sites subject to the NLLDP affordable housing policy. Development comes from both allocated LDP housing sites and windfall sites. A small number of windfall sites in the SHIP are not yet in the housing land audit, although the sites are considered acceptable in principle as housing sites. The SHIP also includes the Empty Homes/Open Market Purchase Scheme.
- 6.125 It identifies affordable housing investment priorities over the next five years that will contribute to meeting the strategic housing priorities set out within the Local Housing Strategy. The SHIP (Document 135) also contains details of the council's own contribution to meeting the need for additional affordable accommodation through its new build programme.
- 6.126 The [Strategic Housing Investment Plan Report](#) (2025/26- 2029/30) (Document 303) notes that the majority of sites within the SHIP are brownfield sites and a number of these sites help address regeneration priorities and/ or are currently vacant and derelict. However, these sites often present considerable challenges in terms of poor ground conditions and/or other development constraints such as service diversions and access. Scottish Water's Surface Water Policy of not accepting any new connections to the combined sewer network, without demonstrating betterment, has impacted the council's ability to develop several sites. Alternative drainage solutions have been explored, however many are untested within a social housing environment or are financially unviable.
- 6.127 In 2023/24, the council's new supply programme delivered a record 335 new-build properties and 126 acquisitions via the Open Market Purchase Scheme, the strongest performance since inception. Registered Social Landlords (RSLs) also completed a total of 125 new build properties in 2023/24, with a total of 586 new affordable homes delivered across North Lanarkshire, which resulted in North Lanarkshire achieving the second highest completions for social housing across the national programme. It is projected that 469 homes will be delivered by the council and RSL partners in 2024/25.
- 6.128 The scale of the council's new build programme presents a number of delivery challenges, not least in procuring enough homes that meet the required standard, and which can be delivered in a cost-effective and timely way. We have therefore expanded the use of 'off the

shelf' acquisitions of completed homes from private developers. Our Pathfinder 'off the shelf' scheme aims to engage with developers who can play their part in North Lanarkshire's future by building homes that support and cater for all communities and promote mixed tenures. The council released its latest Prior Information Notice (PIN) via Public Contract Scotland in September 2024 to call out to developers for site proposals throughout the North Lanarkshire area, where there is an evidenced local housing demand and/ or where re-provisioning is a council priority. The Pathfinder scheme also supports North Lanarkshire's local economy by providing opportunities for investment in the construction industry to help secure local jobs.

6.129 The SHIP Report highlights that there is a need for additional larger family homes in North Lanarkshire. Pressure for 4- and 5- bedroom homes is significantly higher than pressure for other property sizes and demand has continued to increase over the past year, partly due to an increase in applications (10%), but also to the relatively low turnover of these types of properties. To help address this the council have implemented an Incentive to Downsize Scheme which provides a financial package of assistance to tenants who meet the under-occupancy criteria, enabling them to move and free up larger homes to meet the needs of families. This complements the existing mutual exchange scheme which allows tenants on our waiting list to find a property more suitable for their needs. The council also actively target and prioritise the purchase of larger, family homes through our Open Market/ Empty Homes Purchase Schemes and seek to purchase family homes off-the-shelf from private developers in appropriate locations.

New Supply Programme

6.130 North Lanarkshire has one of the most ambitious affordable housing programmes in Scotland with a commitment to deliver 6,000 affordable homes by 2035 – an increase on our existing target of 5,000 homes. Since 2010, the council and its partner RSLs have delivered 1620 new build homes and purchased 893 properties, bringing the total to 2,513 additional homes in North Lanarkshire.

6.131 North Lanarkshire's Strategic Investment Plan (SHIP) for 2026/27 – 2030/31 sets out plans to potentially deliver over 2,300 new affordable homes over the next five years, helping to regenerate local communities and support the local economy by creating new jobs. Investment in affordable housing through the SHIP is targeted to help achieve LHS priorities and to ensure the right type, size and location to meet the needs of current and future North Lanarkshire residents.

- 6.132 In addition to our new build programme our Development Pathfinder scheme is working well, enabling the council to buy new 'off the shelf' homes, increasing supply in a cost effective and timely way, while also helping create mixed and balanced communities.
- 6.133 The council operates a successful [Open Market Purchase Scheme](#) (OMPS) (Document 298), which incorporates the Empty Homes Purchase Scheme (EHPS). The primary objective of the OMPS is to contribute to the council's new supply programme, by increasing housing supply in areas of demand.
- 6.134 The scheme also provides a mechanism for the council to buy back properties from owners impacted by the re-provisioning programme.
- 6.135 Whilst the extent to which the current rate of delivery can be sustained during the lifetime of the next plan, will in part, be determined by the availability of Scottish Government funding, the council's [Housing Revenue Account \(HRA\) Capital Investment Plan](#) (Document 182) provides a ring-fence fund for managing council housing, which includes supporting the re-provisioning programme and major regeneration projects. The five-year Housing Revenue Account (HRA) Capital Investment Plan will see £531.5m invested between 2026/27 and 2030/31, with £87.9m allocated in the first year alone.

Placemaking and town centre regeneration

- 6.136 Place-making and local living is at the core of the [Housing to 2040](#) (Document 021) vision for Scotland, which also serves as an integral aspect of decision making for regeneration activities by the council.
- 6.137 Our town centres are facing a range of opportunities and challenges as community needs, and the way we use our town centre's change. Our town centres need to adapt to change. We are supporting this change through transformational investment in our town infrastructure that will create well connected settlements with access to employment, leisure and other amenities and services, that help create appealing sustainable places, with their own unique features.
- 6.138 Eight Town Visions were approved by the Policy & Strategy Committee in 2021. [Town Action Plans](#) (TAPs) (Document 083) have since been published for Airdrie, Motherwell, Wishaw, Bellshill, Kilsyth and Shotts, whilst more bespoke project proposals for the regeneration of Coatbridge and Cumbernauld towns centres are being taken forward in the form of the Cumbernauld Masterplan (under development) and the Coatbridge Plan for Neighbourhoods.
- 6.139 The Town Action Plans outline a series of site-specific actions across six overarching themes including Town Centre Living and Built Heritage and Place. For Town Centre Living actions, the

council has delivered 92 town centre homes since 2023 with a further 300 homes to be delivered between 2025 and 2028 in accordance with timescales set out in the TAPs.

6.140 NPF4 Policy 27 states that LDPs should provide a proportion of their Local Housing Land Requirement (LHLR) in city and town centres and be proactive in identifying opportunities to support residential development. The NLLDP policy PP 3 General Urban Area already allows for housing in our centres. The vehicles for identifying opportunities would be through our Town Action Plans and SHIP, which either identify individual sites or broad locations where sites can be brought forward as part of wider regeneration plans. The Centres Network and Retail Chapter 12, summarises the town vision and town action plans, including provision of town centre housing.

6.141 Since 2019/20 the council has delivered 226 new homes within town centres and combined with Registered Social Landlord rented homes during this period that number increases to 884. Housing plays a crucial role in town centre regeneration by revitalising urban spaces, increasing footfall, supporting town centre businesses, and fostering vibrant communities. We see specific types of housing of particular importance in our town centres. This includes alternative tenures, such as Mid-Market Rent homes and Build-to-Rent homes. These types of homes play a key role in town centre regeneration by providing an increased range of housing options that can create mixed and diverse town centre communities that can meet wider housing needs, including those of key workers.

Future Housing Land Requirement

6.142 The MATHLR derived from the HNDA provides the national minimum baseline for housing provision. The Housing Supply Target set out in the Local Housing Strategy reflects local ambition and delivery considerations. The indicative Local Housing Land Requirement builds on these foundations by translating housing need and supply ambition into a planning requirement that is realistic, deliverable and responsive to North Lanarkshire's spatial, infrastructure and regeneration context.

6.143 The council is required to define a Local Housing Land Requirement (LHLR) in the NLLDP covering the whole Council area. The Scottish Government's LDP Guidance states that, in anticipation of this, an indicative LHLR (iLHLR) should be included in the Evidence Report. The expectation is that the LHLR will exceed the Minimum All Tenure Housing Land Requirement (MATHLR) set out in NPF4.

6.144 In establishing the indicative Local Housing Land Requirement, the Council has considered a range of benchmarks including the MATHLR, historic completion rates, the Local Housing Strategy housing supply target and the Council's wider economic and regeneration ambitions.

6.145 The MATHLR represents a low growth scenario not representative of either our ambition, existing land supply or delivery. The Homes for Scotland/Diffley Report numbers represent a high growth scenario requiring significant untested delivery beyond current rates. The iLHLR represents an ambitious but deliverable scenario, aligned with the Local Housing Strategy and more in line with historic Clydeplan scenarios to which we have been working for several decades.

MATHLR

6.146 The methodology for the MATHLR is set out in the [Scottish Government's NPF4's Housing Land Requirement: Explanatory Report](#) (Document 168). The MATHLR for North Lanarkshire is 7,350 over 10 years and includes a 25% flexibility allowance.

Consideration of Additional Need

6.147 GCR HNDA3 provides an evidence base to inform the LHS and Local Development Plan (LDP) for the GCRHMP local authorities.

6.148 GCR HNDA3 estimates a future housing requirement for between 6,818 to 8,264 additional homes in North Lanarkshire over a period of 19 years. Of this, between 1,800 and 1,950 are required for social rented homes. This equates to between 359 - 435 homes per year, of which between 94 - 103 homes are required for social rent.

Principle Scenario – Prevailing state scenario		
	North Lanarkshire	GCR Combined
Existing need	920	6,350
Newly arising additional	7,344	59,597
Count of newly-forming households	8,264	65,947
Owner occupation	3,272	22,120
Private rent	1,866	13,611
Below market rent	1,194	10,991
Social rent	1,932	19,225
Total additional future housing units	8,264	65,947

Source: GCR HNDA June 2024

Table 6.10: GCR HNDA Housing Estimates

6.149 During the lifetime of the Local Housing Strategy 2026-2028, there is an estimated need for 874 homes.

	Total net need	
	Annual	2026-2028
Existing need	49	98
Newly arising additional	387	774
Owner occupation	173	346
Private rent	99	198
Below market rent	63	126
Social rent	102	204
Total additional future housing units	437	874

Table 6.11: Estimate need for Homes

6.150 We recognise that the housing estimate is significantly lower than completions in North Lanarkshire over the last ten years.

6.151 We also know that there are other impacting factors that we need to consider. The National Records of Scotland's (NRS) household projections which inform the housing estimate are trend-based and constrained by demographics. They do not recognise policy interventions or our local aspirations, and as such the housing estimates do not reflect this either. In North Lanarkshire we have an ambitious plan for long-term economic and population growth. [The Plan for North Lanarkshire](#) (Document 023) supports the local economy by creating new jobs, regenerating local communities and transforming our town centres – all part of the council's vision to make North Lanarkshire the place to live, learn, work, invest and visit.

6.152 We have also taken account of other factors that the [Scottish Government Local Development Plan Guidance](#) (Document 002) requires us to consider, including:

- Environmental factors
- Social factors
- Economic factors which may impact on demand and supply
- Capacity within the construction sector
- Availability of resources
- The potential inter-dependency between delivery of market and affordable housing at the local level

- Planned demolitions
- Homes brought back into use

6.153 In 2017, we announced a major change in our housing policy in consultation with our tenants and residents, with plans agreed to demolish a number of multi-storey tower and low-rise blocks and replace them with modern homes fit for the future. This long-term reprovioning programme will take place over a 20–25-year period across a number of phases, with future phases subject to consultation.

6.154 Phase 1 of the programme is nearing completion, with 94% of the properties identified within this phase now vacant with five of the sites providing new affordable, sustainable, modern homes. The remaining reprovioning sites are either on site or in the design phase, with the exception of two multi storey towers which are being used to provide homes for Ukrainian people as part of the Ukrainian Resettlement programme.

6.155 As phase 1 is making good progress, phase 2 is now underway. Phase 2 regeneration plans identified several prominent multi-storey blocks in Motherwell, a tower in Coatbridge and low-rise blocks in Airdrie, Kilsyth, Motherwell and Wishaw for potential demolition. In total there are 1494 properties in phase 1 (excluding Ukrainian Resettlement properties) and 974 in phase 2, with phase 2 planned over a 7-to-9-year period.

6.156 Other evidence sources and research on housing need have been considered in understanding housing need in North Lanarkshire. This has included:

- [Affordable Housing Need in Scotland Post-2026 Research](#) (Document 183):

Commissioned by the Chartered Institute of Housing, the Scottish Federation of Housing Associations (SFHA) and Shelter Scotland. This projects a gross affordable housing requirement for Scotland 2026-2031 of 15,693 homes annually. This is nearly a 50% increase in estimated need relative to the previous 2020 research and would necessitate a significant increase in the nominal Scottish affordable housing delivery target. As a proportion of North Lanarkshire's population, this equates to 957 homes annually.

- [The Value and Benefits of Private Housebuilding in North Lanarkshire](#) (Document 184)

Commissioned by Hallam Land, providing estimates at both a North Lanarkshire and Scotland wide basis. This research explores housing delivery trends, social rented provision, consequences of failure to deliver and economic and social impacts. It estimates that 32% of North Lanarkshire households are in some form of housing need.

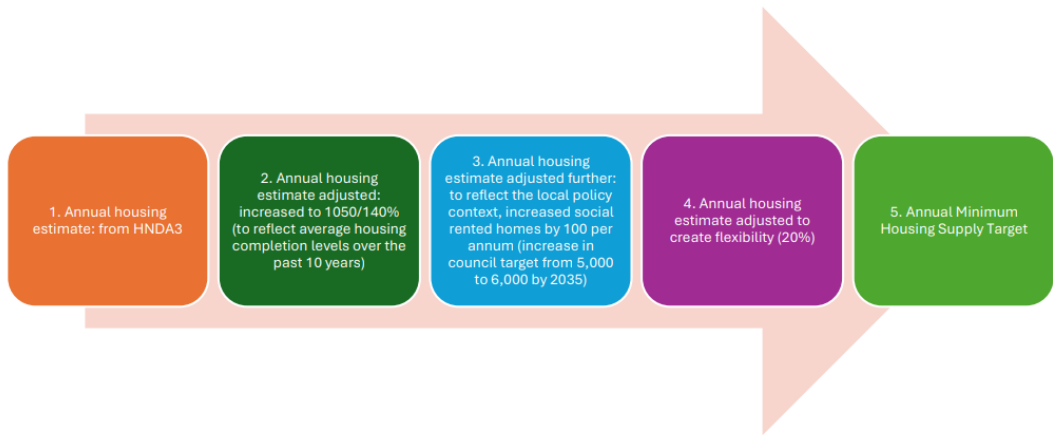
- Existing Housing Need in North Lanarkshire (Document 166)

Commissioned by Homes for Scotland this research adopted a broader definition of existing household need than is currently used. It estimates 32% (i.e. 49,000 households) are in some form of housing need in North Lanarkshire and 28% of Scottish households. When accounting for those who can make in-situ repairs, the overall need figure is reduced to 37,000 households, of which 20,000 of these households require affordable housing, with the remainder able to afford a market solution.

6.157 The council has opted to use the HNDA/MATHLR methodology, which uses the HoTOC (Homelessness in Temporary Accommodation and Overcrowded/Concealed households) figure and which has been declared robust and credible by the Centre for Housing Market Analysis (CHMA).

Local Housing Strategy (LHS) Housing Supply Target

6.158 Table 6.12 below sets out the Housing Supply Target methodology.



Housing Supply Target					
Stage	Social rented	Below market rent	Private rent	Owner Occupation	Total
Step 1 Annual housing estimate	102	63	99	173	437
Step 2 Annual housing estimate adjusted – to reflect completion trends	102 + 143 (245)	63 + 89 (152)	99 + 139 (238)	173 + 243 (416)	437 + 614 (1051)
Step 3 Annual housing estimate adjusted – to reflect ambition and local policy context	245 + 100 (345)				
Step 4 Annual housing estimate adjusted to create flexibility (20%)	345 + 69 (414)	152 + 31 (183)	238 + 48 (286)	416 + 84 (500)	
Annual minimum housing supply target	414	183	286	500	1383

Table 6.12: Housing Supply Target Methodology. The average completions figure of 1,050 is derived from the 10-year period from 2014/15 to 2023/24 which was based on the most up to date Housing Land Audit at the point the Local Housing Strategy was drafted. Figures above find that the average completions figure is now 1,117 units based on the 10-year period from 2015/16 to 2024/25.

6.159 The LHS 2026-2028 sets out the background and methodology for setting the housing supply target, considering the factors that influence delivery, including the local policy context, the pace and scale of delivery and up to date evidence and research on increased housing need since the publication of the GCR HNDA3.

6.160 Table 6.9 above extracted from the LHS sets out the steps taken to derive the Housing Supply Target (HST) based on GRC HNDA3 (Document 050) figures on housing need and demand and concludes that the annual minimum housing supply target (all-tenure) is 1,383 units, of which circa 30% are required to be for social rent.

Proposed Indicative Local Housing Land Requirement

6.161 The council considers that it is important to ensure that the amount of land required to meet the Local Housing Land Requirement (LHLR) is achievable once environmental, infrastructure, economic and market factors are taken into account, and that there is a need to build in flexibility on top of the council's past delivery rates as these factors may change over the plan period.

6.162 The council propose to align the indicative Local Housing Land Requirement figure with the HST, extrapolated over the 10-year plan period, which works out as 13,830 units.

6.163 In setting this figure, the council has also considered how planned demolitions and reprovisioning activity are treated within the housing evidence base, as clarified under the Tower Strategy section of this Chapter.

6.164 This figure represents a 24% uplift from the past 10-years completions figure (11,170 units) outlined above in the Housing Completions section above.

6.165 Whilst the HST/iLHLR represents an almost 90% uplift from the MATHLR, it's only a circa 20% uplift from a revised LDP LHR of 1,167 pa (including additional social ambition of 100 units per annum).

6.166 The council considers the uplift can be justified in that it builds a degree of flexibility back in that is lost between the MATHLR and past completions delivery rate figures, and reflects the council's economic and regeneration ambitions, policy context and considerations of additional need as set out in this housing chapter.

	Annual	Variance from MATHLR	Variance from LDP LHR	Variance from LDP LHR + Ambition (+100 units/pa)	Variance from Completions
MATHLR	735	-	-	-	-
LDP LHR (to 2031)	1067	+45%	-	-	-
LDP LHR + Ambition (+100 units/pa)	1167	+59%	+9%	-	-
Completions	1117	+52%	+5%	-4%	-
HST (LHS) / iLHLR	1383	+89%	+30%	+19%	+24%

Table 6.13: Projected Housing Land Requirements

6.167 The council recognises that updated information may become available as the NLLDP2 emerges, such as the effectiveness of the existing supply and new population projections, updates on homelessness and the overcrowded and concealed figures which make up the existing need figure. These will be given consideration in finalising the LHLR for NLLDP2.

6.168 The Strategic Infrastructure chapter of this Evidence Report underlines the necessity for a Local Development Plan that is coordinated, realistic and grounded in infrastructure deliverability, and provides an important contextual framework for ensuring that the scale and distribution of housing growth proposed through NLLDP2 is realistic and deliverable. Ensuring alignment between development ambitions and infrastructure capacity will be critical to creating well-connected, resilient, low-carbon and inclusive places across North Lanarkshire. In setting the indicative Local Housing Land Requirement, the Council has taken account of infrastructure capacity and deliverability considerations alongside housing need, economic ambition and past delivery rates.

6.169 Across North Lanarkshire, most infrastructure networks have sufficient strategic capacity, but localised constraints particularly wastewater, digital fibre rollout, gas availability in specific pockets, and road network condition will require careful sequencing, early engagement, and targeted investment to support growth under NLLDP2.

- 6.170 The Business and Economy chapter provides a comprehensive overview of the economic issues, opportunities and aspirations for North Lanarkshire during the NLLDP2.
- 6.171 The chapter sets out a clear set of ambitions to support long-term economic growth, enhance productivity, strengthen key and emerging sectors, and attract new investment to North Lanarkshire. These aspirations include ensuring a sufficient supply of market-ready and deliverable employment land, promoting the development of modern business and industrial space, supporting innovation-driven sectors such as advanced manufacturing, digital technologies and clean energy, and improving access to employment through major infrastructure investment.
- 6.172 A wide range of initiatives are identified to support these ambitions and stimulate economic growth. These include investment through the Glasgow City Region City Deal, major transport and accessibility improvements, targeted redevelopment and remediation of vacant and derelict land, the Enabling Commercial Space Programme, the development of a Business and Industry Strategy, and enhanced business support and inward investment activity.
- 6.173 Taken together, these initiatives are intended to grow the business base, increase employment, strengthen the area's economic resilience and create the conditions necessary to support sustainable population and housing growth. By addressing key land-use, property and infrastructure challenges and aligning with national and regional economic policy, the chapter provides a robust evidence base demonstrating how economic growth will support and be supported by wider spatial planning objectives over the plan period.
- 6.174 Housing growth can support the council's economic and regeneration ambitions by encouraging skilled workers to locate to the area. Population growth for the area is based on immigration and the increased jobs expected will boost the housing market, whilst bringing other benefits including supporting local services and facilities. Therefore, the anticipated economic growth of the area has been taken into account when setting the HST/iLHLR for this chapter.
- 6.175 Infrastructure/delivery sufficiency and environmental considerations will form an important part of the site selection process for the NLLDP2 for meeting the LHLR. Sites will be screened early for absolute constraints such as environmental designations, and further assessment will consider flood risk, transport impacts, and the availability of essential infrastructure. This will ensure that NLLDP2 will contain a realistic, deliverable and well evidenced set of allocations. It strengthens the link between site selection, environmental and infrastructure considerations, and wider placemaking goals, supporting a plan that directs development to the right locations and maximises long term benefits for communities, the environment and the local economy.

6.176 Marketability factors for the existing housing land supply have been considered as part of the Housing Land Audit process and in consultation with Homes for Scotland (HfS). HfS provided the council with a North Lanarkshire Settlement Marketability Matrix (Document 299) which was incorporated into the 2025 Housing Land Audit. This Matrix and any future version will be considered as part of the overall housing land supply review process.

Updated Projections

6.177 The projections used for the MATHLR and HNDA are 2018 based. The 2022-based sub-national population projections were published in September 2025, and the 2022-based household projections were published in December 2025. Both will inform the initial estimates in HNDA4.

6.178 This section considers whether this new information indicates a change in direction for setting the iLHLR than what is proposed in this chapter of the Evidence Report.

6.179 Whilst the 2022-based population projections continue to have projected growth up to 2033, that growth is on a sharper incline to 2027 and is then sustained for longer than projected in the 2018 data before it starts to gradually decline from 2038 to 2047, slightly below the starting position in 2022. Notably, this decline is significantly less than the 2018 based data.

6.180 In terms of household estimates, the most recent projections (2022-based) for North Lanarkshire projects lower household estimates from a starting position and each time period up until 2041 (when it levels out to 2018 projections) than the previous published 2018 projections. The HNDA and MATHLR were based on the 2018-based projections which were higher, so the lower overall households estimates in the 2022-based data would likely not require any adjustment to increase the iLHLR based on this new information, though the faster pace of growth may mean greater pressure for housing from the 2022 starting point to 2041.

6.181 We also know that this growth is more pronounced within the two oldest fractions of the population. This will likely have implications for access to health and social care facilities, wheelchair accessible homes etc. This new information will require to be taken into account as we prepare the NLLDP2.

6.182 We will continue to monitor this and further updates to projections as and when available as we progress NLLDP2.

Current Spatial Strategy

6.183 The spatial strategy for housing set out in NLLDP allocates future development across the three HSMA's, including two Community Growth Areas (GGAs) and Ravenscraig Regeneration

Area, with an overall focus on regeneration and transformation of North Lanarkshire to create better places for the communities that live within its boundary.

6.184 Housing development sites are allocated in existing settlements with a good range of services and facilities, employment opportunities and which have the physical ability to grow and for the surrounding landscape to absorb the proposed development. In villages and throughout the rural area, the policy framework provides opportunities for people to live and work locally and reduce car dependency.

6.185 An Affordable Housing Policy (AHP) of 20% is applicable to the Cumbernauld Housing Sub-Market Area as set out in more detail in the [Policy CI 1 Affordable Housing Supplementary Planning Guidance \(2023\)](#) (Document 155).

6.186 Delivery of the CGAs and Ravenscraig Regeneration Area has been a gradual process. The Gartcosh/Glenboig CGA has experienced a steady delivery of housing, whilst Cumbernauld CGA has been slower to progress, although there has been a number of planning applications approved for housing in the past year and construction has commenced at Mid-Forrest. Ravenscraig has delivered housing on some parts of the Masterplan area, however, further development has stalled due to ground condition issues including contamination and the financial costs to remediate the land. A recent planning application to begin works on parts of the Masterplan area is under consideration as part of the planning process at the time of writing, and a delivery programme has been provided by the landowner which is reflected in the latest 2025 Housing Land Audit.

6.187 Since adoption of NLLDP, annual completions have exceeded the annual housing supply target of 1,060 for 2022/2023 and 2023/2024 and fallen short of the HST for 2024/2025. However, this may be in part due to the change in methodology of recording housing completions for the 2024/25 HLA from Council Tax Records to Building Standards Completions Certificates following publication of the new [Scottish Government Housing Land Audit Guidance](#) (Document 169).

Future Spatial Strategy

6.188 NPF4 identifies six spatial principles that guide the creation of sustainable, liveable and productive places: just transition, conserving and re-using assets, local living, compact urban growth, rebalanced development and rural revitalisation.

6.189 These principles will shape the spatial strategy of NLLDP2 and influence how settlement growth options are assessed. In particular, the emphasis on local living and compact urban growth supports restricting greenfield development unless it can be clearly justified against wider NPF4 policy requirements. Future development will therefore need to be directed to

sustainable, well connected and liveable locations. Increasing development density can help strengthen local living, support public transport provision, and better meet the projected growth in smaller households by 2043.

Local Considerations

6.190 In recognition of NPF4's preference for brownfield development before greenfield development, the council will also review the potential of existing urban vacant and derelict land to contribute towards the housing requirement, particularly in town centres as required by NPF4 Policy 27.

6.191 As discussed above, in North Lanarkshire we have an ambitious plan for long-term economic and population growth. Our plan supports the local economy by creating new jobs, regenerating local communities and transforming our town centres – all part of the council's vision to make North Lanarkshire the place to live, learn, work, invest and visit. North Lanarkshire has one of the most ambitious affordable housing programmes in Scotland with a commitment to deliver 6,000 affordable homes by 2035 – an increase on our previous target of 5,000 homes.

6.192 In particular the Town Vision is this the [North Lanarkshire The Place the Vision](#) (Document 082) explicitly promote town centre housing as a key part of regenerating North Lanarkshire's towns:

- Investment in town centre housing is a core principle across all Town Visions. The council aims to “*create great places to live locally*” as part of broader mixed-use regeneration.
- Housing is presented as part of a mixed-use approach, bringing residents back into town centres to support vibrancy, local services, and sustainable communities.
- The overarching vision emphasises reshaping towns to promote town centre living as a route to sustainable, economically and socially resilient communities.
- The council notes significant planned investment in housing as part of the wider £1.2bn regeneration programme, including new-build homes and supporting infrastructure aligned to town centre renewal, aimed at supporting town centre repopulation

6.193 The council's [Housing Topic Paper](#) (Document 161) set out that the implications of setting an LHLR significantly higher than what is currently being delivered will have significant implications on infrastructure capacity (including health, education, transport, water and drainage) and the natural environment. There was some dispute in relation to this commentary as summarised within Appendix 1 Consultation and Engagement Summary in the relevant housing topic paper section, Table 13.

- 6.194 As discussed earlier in this chapter, whilst most infrastructure networks have sufficient strategic capacity, there are localised constraints that will need to be considered and may act as limiting factors to growth in certain places across North Lanarkshire. NPF4 establishes an 'Infrastructure First' approach so that existing capacity is considered, priorities for new infrastructure are identified, and their delivery is considered at an early stage. Infrastructure capacity in the area is considered in more detail in Chapter 8 Strategic Infrastructure and will have a strong influence on the location of growth potential and this will be considered as part of the site assessment stage of NLLDP2.
- 6.195 The amount of new housing land release that is required will depend on a review of the council's existing commitments discussed earlier in this chapter and the contribution that can be expected from the continuation of the CGAs and Ravenscraig, particularly at the point of NLLDP2's adoption.
- 6.196 Taking into account that NPF4 Policy 17 Rural Homes is more restrictive than NLLDP PP5 Countryside, and any revision to settlement boundaries, the need for any tailored 'Countryside' or rural homes policy out with the settlements may be considered for NLLDP2.

Strategic Options for NLLDP2

- 6.197 Continuation of existing commitments in the HLA with extant Full Planning Permissions, the CGAs and Ravenscraig, affordable housing delivery through the SHIP, including the council's own New Supply programme and Re-provisioning sites.
- 6.198 Review of the potential of urban vacant and derelict land to contribute to housing requirement, whilst acknowledging that the constraints on these sites are more challenging, have longer lead-in times to remediate the land and may impact on viability and deliverability.
- 6.199 Review of the existing Green Belt may identify areas on the edge or within settlements with potential for greenfield release for housing land development in the most suitable and sustainable locations that support local living and can utilise or improve existing infrastructure. The Green Belt review, including opportunities and pressures across North Lanarkshire, is discussed in more detail in the Green Belt chapter of this report.

Summary of Implications for the Proposed Plan

- 6.200 The number of households in North Lanarkshire is projected to increase and increase at a steeper incline as discussed earlier in the chapter. This is driven by an ageing population and a fall in the average household size. NLLDP2 will need to address these demographic changes through its Spatial Strategy.
- 6.201 The indicative LHLR is set at 13,830 units, nearly double the MATHLR, reflecting an ambitious approach to growth reflected through the ambitions of The Plan for North Lanarkshire and taking on board additional housing need identified in the Local Housing Strategy. NLLDP2 will need to identify sufficient housing land allocations that are deliverable to meet the LHLR over the period of the plan, whilst considering social, environmental, market and infrastructure factors discussed in the relevant ER chapters and the State of the Environment Report.
- 6.202 The site assessment and allocation process for NLLDP2 will adopt an infrastructure first approach, informed by available information on infrastructure capacity, condition, needs and delivery actions set out in Chapter 8 Strategic Infrastructure. Housing sites will only be considered deliverable where any identified infrastructure requirements can be addressed through agreed actions and mitigation to address these within the plan period.
- 6.203 The 2025 HLA indicates that there is an established housing land supply of 15,594 units of which 9,319 are programmed as deliverable. It is recognised that many of these units are programmed for delivery and may be complete before the commencement of the NLLDP2. Completions on these sites will continue to be monitored through the annual Housing Land Audit process.
- 6.204 The council will continue to engage with Homes for Scotland, landowners and developers as the site assessment process progresses, building on the engagement established through the Housing Land Audit process. Deliverability considerations, including land ownership and control, viability, funding commitments and infrastructure requirements, will be central to the assessment of sites and decisions on allocation or de-allocation.
- 6.205 LDP Planning Guidance is clear that no sites should roll forward from one plan to the next and a full review of the Housing Land Supply will be undertaken, including an assessment of deliverability, and will determine how much of this will be carried forward into NLLDP2 at the point of Adoption.
- 6.206 The council accept that it is likely we will need to release more land to meet the indicative housing land requirement and a Call for Ideas/Sites exercise should facilitate new sites coming forward.

- 6.207 The council will continue to review its urban vacant and derelict land to determine the potential contribution this land has towards meeting the housing land requirement. Brownfield sites, particularly urban brownfield sites, will be prioritised to limit the amount of new greenfield land that may be required to be released to meet the LHLR.
- 6.208 Encouraging higher density, mixed house type developments could help minimise the significance of the amount of new greenfield land release required and in turn support NPF4 principles of compact growth and local living.
- 6.209 NLLDP2 will need to review the current Affordable Housing Policy to determine if to ensure affordable housing need is met across the authority area The Local Housing Strategy has indicated that there is an increase in housing pressure across all local housing market areas in North Lanarkshire, demonstrating the potential requirement to extend the Affordable Housing Policy across the whole of council authority area, in line with NPF4 and whether there is a need to adjust the requirement based on local circumstance.
- 6.210 The next Local Housing Strategy will cover the period 2028-2033. We will work with housing colleagues during its development to ensure the output is reflected in NLLDP2.
- 6.211 The Local Housing Strategy's aim is to establish an all-tenure wheelchair target.
Consideration will be given towards the inclusion of an all-tenure wheelchair target in NLLDP2 so that wheelchair accessible properties are available across multiple tenures and not solely through the affordable sector.

Summary of Stakeholder Engagement

Topic Paper Responses

- 6.212 The primary starting point for gathering the evidence base was the preparation of Topic Papers. Where possible, the council identified and assessed evidence across topic areas aligned with the policies set out in NPF4 and the Scottish Government's Local Development Planning Guidance.
- 6.213 Between May 2024 and January 2025, five batches of Topic Papers were published on a rolling basis. Each batch was issued for a six-week consultation period and circulated to a wide range of stakeholders, including elected members, key agencies, infrastructure providers, community groups and Community Boards. The papers were also made available online and promoted through social media and GovDelivery to maximise accessibility and engagement.

6.214 A summary of comments received, and the council's responses are provided in Appendix 1: Consultation & Engagement Summary of the Evidence Report. These will be taken into consideration as we prepare the proposed plan.

6.215 Further correspondence has been ongoing since the Topic Paper consultations, and a Sufficiency Template was completed by all key agencies and relevant infrastructure providers to confirm that they were satisfied with the evidence as presented within this report.

Summary of Place Survey outputs

6.216 To further support the preparation of NLLDP2, the council undertook a 'Tell Us About Your Place Survey' to gather the views of the wider public including adults, young people and children. This was focused on the places where people live, work and spend time. A summary of the adult, young people and children responses which relate to this chapter are provided below. Further analysis will be undertaken, and these will be taken into consideration as we prepare the proposed plan:

Adults Summary
Adult respondents highlighted issues around housing availability, affordability and quality, with many noting a lack of suitable homes to meet different needs, including larger family housing, affordable options and accessible homes. Concerns were also raised about rising costs and pressure in the housing market. There is strong support for improving the quality and condition of housing, including addressing older or poorly maintained properties and ensuring new homes are well designed and supported by appropriate infrastructure and services. Respondents emphasised the importance of balanced communities, with access to local services, green space, transport and employment as part of housing development. There is also support for reusing vacant and derelict sites for housing, particularly where it can support regeneration. Overall, feedback highlights the need to increase the supply of affordable, high-quality and well-located homes, while ensuring housing delivery is supported by infrastructure and contributes to sustainable, inclusive communities.

Young People Summary
Young people highlighted concerns about housing availability and future affordability, with many expressing uncertainty about their ability to access suitable homes locally as they get older. This reflects wider concerns about cost of living and limited housing options. The quality of housing and neighbourhoods was also important, with concerns about poorly maintained properties, lack of investment in some areas, and the condition of local environments. Young people emphasised the need for safe, attractive and well-designed places to live. Access to housing is closely linked to wider issues, particularly public transport, access to education, employment opportunities and local facilities, all of which influence where young people feel able to live. Overall, feedback highlights the need to provide affordable, high-quality housing in accessible locations, supporting young people to remain in or return to their communities and contributing to more sustainable, well-connected neighbourhoods
Children Summary
Children highlighted the importance of safe, comfortable and well-maintained homes, with concerns about poor housing conditions and how this affects their daily lives and wellbeing. Safe and tidy neighbourhoods were also seen as an important part of having a good home environment. Access to space to play and spend time outdoors was strongly linked to housing, with children emphasising the need for nearby parks, play areas and safe streets within their neighbourhoods. Safety was a recurring theme, including concerns about traffic, unsafe streets and poorly maintained areas around homes, which can limit opportunities to play and move around independently. Overall, feedback highlights the need to deliver high-quality, safe and well-located housing, supported by good neighbourhood design, play space and local amenities, to help create places where children can live safely and thrive.

Table 6.14 - Summary of Place Survey Outputs

Key Groups

6.217 Engagement with key groups has been an integral part of the evidence-gathering process for the preparation of the Local Development Plan. A range of methods were used to ensure broad and inclusive participation, including Topic Paper consultations and the “Tell Us About Your Place” Survey, both of which were widely publicised via the Council’s website, social media platforms, and Gov Delivery contacts.

6.218 The public at large were encouraged to participate through these channels, with responses captured and analysed as part of the wider consultation exercises. Further detail on this engagement is set out in the Engagement and Consultation Summary.

6.219 Targeted efforts were made to engage children and young people. The Place Survey was distributed to parents and carers of all school children, and dedicated sessions were held with high school pupils and the Youth Parliament. These sessions aimed to both inform participants about the Local Development Plan and encourage their input. While awareness of the planning system was found to be limited among young people, the majority of those engaged participated in the survey. The council recognises the need to improve understanding of planning among younger audiences and will continue to raise awareness of its relevance to their future.

6.220 Engagement with disabled people was undertaken through established forums such as the Access Panel and the Voice of Experience group. Presentations were provided on the emerging plan and the supporting evidence base, alongside promotion of the consultation exercises. While no specific concerns were raised during these sessions, participants were signposted to formal consultation channels, and any responses they submitted have been included in the overall analysis. Wider outreach was also supported through collaboration with community networks to maximise accessibility.

6.221 Specific engagement was carried out with Gypsies and Travellers in partnership with MECOPP. These discussions highlighted important issues including barriers to accessing suitable sites and services, challenges in engaging with the planning system, and the need for improved evidence, cross-boundary collaboration, and greater cultural awareness. These insights will inform the preparation of the Proposed Plan and ongoing evidence development.

6.222 Community Councils were also actively involved in the process. Consultation materials were distributed widely, and sessions were held to provide information on both the Local Development Plan and the preparation of Local Place Plans. Additional engagement took place through Community Boards, ensuring broad geographic coverage. A number of Community

Councils have progressed Local Place Plans, with three currently registered (Gartcosh, Chryston, and Stepps), and others in development. The content of these plans will be taken into account in preparing the Proposed Plan.

6.223 Further detail on all engagement activities, including participation levels and feedback received, is provided within Appendix 1: Consultation & Engagement Summary.

Key Agency/Key Infrastructure Providers – Sufficiency Templates

6.224 All key agencies and relevant infrastructure providers were invited to complete sufficiency templates to confirm their agreement with, or identify any issues relating to, the Evidence Report. The following section sets out the completed templates received in relation to this chapter. A full set of all completed templates have been included in Appendix 1: Consultation & Engagement Summary.

Completed Key Agency/Key Infrastructure Sufficiency Templates

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Scottish Water
	Contact Details	Sophie Kennedy (Sophie.day@scottishwater.co.uk)
	Date response provided	14 th May 2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient to proceed

Section	Prompt	Response
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes – Scottish Water have been engaged throughout the preparation of the Evidence Report and North Lanarkshire have considered Scottish Water's comments, and these are reflected in the Evidence Report.
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	None
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes. Scottish Water look forward to continuing to work with North Lanarkshire and to supporting the next stages of the Local Development Plan.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Strathclyde Partnership for Transport
	Contact Details	Amanda Horn, Amanda.horn@spt.co.uk
	Date response provided	12 05 2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient to proceed Yes – sufficient, subject to minor clarification No – not sufficient Please delete as appropriate. Please note that SPT has only completed an in-depth review of Chapter 10 Sustainable Transport. We are satisfied with the changes made to this latest draft in light of SPT comments on the draft topic paper. We have completed a 'light touch' review of chapters 4,5,6,7,8, 9,11 & 12, and are satisfied that sustainable transport policy is sufficiently integrated into these topics.
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes No Please delete as appropriate.

Section	Prompt	Response
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	2) Chapter 8 page 60 / Bus Infrastructure and Provision SPT would request minor changes to the following sentence: "SPT have advised that bus operators are unlikely to provide information on the levels of service demand to allow us to identify the viability of services to ensure they will continue to be provided get any suitable information, however the below map identifies frequency of services and has been provided by SPT." 2) Chapter 8 / Transport – please consider if Clyde Metro should be included here.
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes Yes, subject to the minor matters noted above No Please delete as appropriate.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Homes For Scotland
	Contact Details	L.Knowles@HomesforScotland.com
	Date response provided	4th June 2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – however we suggest the Evidence Report could be improved through including visual representation of vacant and derelict land availabilities in North Lanarkshire.
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what	

Section	Prompt	Response
	additional information is required	
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	Thank you for the opportunity to comment on the Topic Paper on Housing. Homes for Scotland (HFS) provided comments on the draft chapter on 17th April and 27th May and it is positive to see much of this feedback has been incorporated into this version of the paper. Brownfield, Vacant and Derelict Land While it is welcomed that more information has been provided on brownfield, vacant and derelict land, HFS considers the Evidence Report would benefit from visual representations of the scale of these types of land availabilities over time.
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes

Table 6.15 - Summary of comments received and NLC responses for Housing Topic Paper Consultation

Statements of Agreement / Dispute

6.225 All key agencies and relevant infrastructure providers confirmed their agreement with the Evidence Report, with some responses subject to minor amendments. The amendments identified through the sufficiency templates, which relate to this chapter, have now been incorporated into the final Evidence Report.

6.226 There are not considered to be any outstanding matters of dispute in relation to this chapter.

Chapter 7 Green Belt

Introduction

- 7.1 The Green Belt remains one of the most significant strategic planning tools shaping the long-term development pattern, landscape character, and environmental quality of North Lanarkshire. Its purpose, evolution, and ongoing role must therefore be clearly understood within the context of preparing the next Local Development Plan (NLLDP2). This chapter draws together the full evidence base relating to the designation, performance, and future function of the Green Belt, setting out how its boundaries have changed over time, how it contributes to local and national policy outcomes, and what implications arise for future spatial planning.
- 7.2 Across several decades, the Green Belt in North Lanarkshire has provided a consistent and effective mechanism for preventing unsustainable expansion of settlements, reinforcing the distinct identity of towns and villages, and protecting the landscape setting of urban areas. Whilst different Local Plans and Local Development Plans have undertaken boundary reviews at various points, only limited alterations have been made, typically where major strategic infrastructure or planned growth, such as Community Growth Areas, required targeted and carefully justified adjustments. This historic consistency reflects both the robustness of the established boundaries and the continuing relevance of the functions they perform.
- 7.3 The introduction of National Planning Framework 4 (NPF4) has strengthened the national-level emphasis on compact urban growth, sustainable land use, and the protection of nature networks. Within this national context, Green Belts continue to be recognised as an important tool to help manage the outward expansion of settlements, direct growth to appropriate locations, and safeguard the character and setting of communities. The Green Belt in North Lanarkshire directly supports these principles by providing a defensible edge to settlements, guiding regeneration toward previously developed land, and historically helping to prevent settlement coalescence in areas where development pressure remains high. Its contribution extends beyond spatial strategy: Green Belt land plays a recognised role in supporting biodiversity, enabling access to greenspace, and contributing to climate mitigation and adaptation.
- 7.4 The evidence presented in this chapter highlights the varied character, pressures, and opportunities present across different parts of the authority. Urban fringe land degradation, legacy impacts from mineral extraction, infrastructure pressures, and localised demands for development all influence how the Green Belt performs at the settlement edge. At the same

time, many areas contain important ecological assets, landscape features, and opportunities for environmental enhancement. This place-based variation is an important consideration for the next LDP and reinforces the need for an evidence-led approach to maintaining resilient and defensible boundaries.

7.5 Community engagement further strengthens the case for a cautious and consistent approach to Green Belt policy. Local Place Plans in areas such as Gartcosh and Stepps express strong community support for retaining existing Green Belt designations, valuing the contribution they make to settlement identity, health and wellbeing, and environmental protection. These locally expressed priorities form a material part of the wider evidence base and align closely with national policy expectations.

7.6 In preparing NLLDP2, it is therefore essential to recognise the Green Belt not as a static designation, but as a dynamic spatial tool whose continued purpose must be tested against clear evidence. This chapter provides that evidence, based largely on and incorporating a Green Belt review carried out as part of our evidence gathering.

Green Belt Review

7.7 A comprehensive Green Belt Review (Document 070) has been undertaken to assess the extent, function and performance of the Green Belt across North Lanarkshire. This review has informed the Evidence Report and will inform any proposed changes to the Green Belt boundary identified in the Proposed Plan.

7.8 The review assesses the Green Belt against its defined purposes, including preventing urban sprawl, maintaining settlement identity, supporting nature networks and directing development to sustainable locations. It considers development pressures, environmental constraints, landscape character and infrastructure, and identifies areas where boundaries may be retained, strengthened or adjusted.

7.9 Whilst the long-term stability of boundaries provides important context, the Green Belt Review has assessed whether these boundaries remain appropriate in light of current national policy, development pressures and spatial strategy considerations.

Policy Context

National Planning Framework 4 (NPF4) (2023)

7.10 [National Planning Framework 4](#) (NPF4) (Document 009) identifies green belts under Policy 8, with the overarching aim of promoting compact urban development while ensuring that land

surrounding towns is used in a sustainable manner. The policy highlights several intended outcomes, including:

- Enhancing and connecting natural habitats, while contributing to broader climate change mitigation efforts
- Focusing growth in suitable locations, improving urban density, and avoiding development patterns that would be environmentally or socially unsustainable; and
- Safeguarding the character, landscape, and sense of place of settlements.

7.11 NPF4 also advises that Local Development Plans (LDPs) may use green belts as a strategic tool to manage settlement expansion. In particular, Green Belts can help limit development in areas where there is a risk of excessive suburban growth or reliance on car-based commuting. The framework stresses that green belt boundaries should be grounded in robust evidence and clearly marked in planning documents.

7.12 Development within a green belt is generally restricted, with support only for specific types of proposals that meet defined criteria, as outlined in NPF4. This ensures that any development does not undermine the purpose of the green belt in containing urban growth and protecting the countryside.

7.13 The principles in NPF4 are largely consistent with the earlier [Scottish Planning Policy \(SPP\) 2014](#) (Document 044). North Lanarkshire Council reflects these principles in its Local Development Plan, where the green belt is used to manage urban expansion, preserve the countryside setting, and maintain the identity of towns and villages across the area.

7.14 NPF4 directs that designation of Green Belts is not mandatory for all settlements. Local Development Plans should only designate Green Belts where there is a significant danger of unsustainable growth or urban sprawl and to protect and enhance the identity of settlements.

Policy Review

7.15 The following NPF4 policies are relevant to the Green Belt:

Policy	Relevance to Green Belt	Implications for Assessment / Decision-Making
Policy 8: Green Belt	Central NPF4 policy on Green Belts. Green Belts may be used by LDPs to	When a LDP designates Green Belt, this policy provides the framework for what development

Policy	Relevance to Green Belt	Implications for Assessment / Decision-Making
	support spatial strategy and to manage settlement edges. Green belts are described as a tool to encourage compact urban growth, prevent unsustainable suburban expansion (e.g. unrestrained car based commuting), protect the natural and landscape setting of settlements, and contribute to nature/climate goals (through supporting nature networks, protecting open space, and safeguarding landscape character).	within that Green Belt may be acceptable. Under Policy 8 development “within a green belt designated within the LDP will only be supported if” it falls into limited categories (e.g. agriculture/forestry/woodland; horticulture/market gardening; outdoor recreation, play, sport, tourism/leisure/access; keyworker dwellings directly related to employment nearby; other uses where a Green Belt location is essential). Planners assessing proposals must check whether: 1) the site lies within a designated Green Belt in the LDP; 2) the proposed use is within the allowed categories; 3) in cases of “essential use,” why a Green Belt location is “essential” and whether alternative non Green Belt sites are available; 4) whether the proposal undermines the purpose of the Green Belt at that location (e.g. settlement edge control, preventing sprawl). As NPF4 must be read as a whole, other NPF4-wide aims (e.g. climate, biodiversity) are relevant even for Green Belt decisions.

Policy	Relevance to Green Belt	Implications for Assessment / Decision-Making
Policy 20: Blue and Green Infrastructure	Green Belts considered GI through open space, woodland, habitat, recreation etc. NPF4 promotes blue and green infrastructure networks, multifunctional open/green space, accessible nature, and integration of GI into spatial strategies.	Assessing development proposals near or within green belt, consideration must be given to potential fragmentation or degradation. Loss of Green Belt could weigh heavily against green and blue infrastructure given their complementary nature.
Policy 3: Biodiversity	Green Belts are important components of ecological networks, as they provide natural landscapes, habitat corridors and green buffers which are vital habitats to ensure biodiversity in semi-urban and urban areas.	Even if a proposal is seen as an 'acceptable use' under Policy 8, consent should only be granted where biodiversity is protected or enhanced (includes negative effect mitigations). Biodiversity and habitat connectivity are key tests.

Table 7.1 – NPF4 Policies Relevant to Green Belt

North Lanarkshire Local Development Plan (2022)

Introduction

7.16 The [North Lanarkshire Local Development Plan 2022](#) (NLLDP) (Document 005) identifies land outside the General Urban Areas as “Green Belt or Countryside”. The Green Belt is a key component of the Council’s spatial strategy, aimed at guiding sustainable growth, protecting the countryside, and maintaining the identity of settlements. This review summarises the current policy approach, its alignment with national policy, and its strategic objectives.

Current NLLDP Green Belt Policy Approach

7.17 NLLDP, adopted in July 2022, sets out the current green belt policy. It designates that “North Lanarkshire’s Green Belt extends down its western side, joining with those in other council areas around Glasgow”.

7.18 Policy PP 4 Purpose of Place – Green Belt highlights that “the purpose of the green belt is to protect the setting of communities, support regeneration by directing growth to urban areas, protect natural assets and provide a high-quality environment”. Development within a Green Belt location will be encouraged only if considered appropriate, and development that is not for agriculture, forestry, recreation, tourism or development that needs a Green Belt location will be resisted. Regarding development that needs a Green Belt location, the need for development will be considered and weighed against the potential adverse effects generated on the purpose of the Green Belt.

7.19 NLLDP Policy PP 4 (2022) predates the approval of NPF4 (2023), but it is considered to align with the approach taken by NPF4 Policy 8, which states “To encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably”.

7.20 The NLLDP approach is consistent with NPF4’s intent to use green belts as a strategic settlement management tool, limiting car-dependent suburban expansion and promoting urban consolidation.

Current NLLDP Green Belt Strategy

7.21 The NLLDP Green Belt functions as a strategic planning tool to:

- Concentrate development within urban areas.
- Protect the character and setting of settlements.
- Maintain a clear urban edge to prevent unplanned suburban growth.
- Preserve natural assets and recreational spaces.

By maintaining these objectives, North Lanarkshire Council ensures that the Green Belt continues to support sustainable growth, environmental protection, and community well-being.

Relevant Policy Review

7.22 The following NLLDP policies are relevant to the Green Belt:

Policy	Relevance to Green Belt	Implications for Assessment / Decision-Making
PP 4 – Purpose of Place (Green Belt)	Defines the purpose of the Green Belt; restricts development to uses such as agriculture, forestry, recreation, tourism, and those requiring a non-urban setting. Requires statements and assessments relating to sequential approach, economic benefit, locational need, landscape fit and sustainable transport.	Strong presumption against development: Proposals must demonstrate a specific locational need with no suitable alternative sites, and a clear compatibility with the Green Belt. A failure to demonstrate appropriateness through evidence and assessment as required in PP4 should lead to refusal.
AD 4 – Amount of Development (Green Belt)	Provides detailed assessment criteria, scale, land-use impacts, alternative sites, transport impacts, and appropriateness to Green Belt Functions. Proposals failing these criteria will not be supported.	Reinforces PP4 by providing clear measurable tests for the review. Land parcels with potential for development must be assessed against AD4 factors. Supports rejection of parcels where development would intensify the area or fail the sequential/locational tests.

Policy	Relevance to Green Belt	Implications for Assessment / Decision-Making
PP 5 – Purpose of Place (Countryside)	Allows for limited rural business growth and diversification. States that all green belt appropriate uses are countryside appropriate.	Helps understand where a change to a green belt designation may be appropriate Useful alternative designation for parcels that are no longer require strong green belts but still require rural character protection Helps justify reallocation to countryside rather than full removal
AD 5 – Amount of Development (Countryside)	Sets out justification tests for development in the Countryside, including evidence of rural business need and locational requirements. Relevant for parcels being considered for redesignation.	Ensures that moving land from Green Belt to Countryside does not weaken control. Supports decisions favouring Countryside designation where some flexibility is acceptable, but urbanisation is not.
PROM LOC 3 – Housing Development Sites	Highlights that even under housing land shortfall, greenfield or Green Belt land should be considered only if doing so does not	Protects green belt integrity against housing pressures Supports maintaining existing boundaries unless there is strong

Policy	Relevance to Green Belt	Implications for Assessment / Decision-Making
	undermine the Green Belt's function.	justification and no harm to green belt purpose.
PROM LOC 4 – Special Landscape Areas and Green Network Improvements	Requires enhancement of green networks, open space, ecological connectivity and landscape function. Often overlaps geographically with Green Belt areas.	Reinforces retention of parcels that contribute to ecological networks, buffers, or recreational connectivity. Development impact must consider wider green infrastructure roles, strengthening protection.
PROT A – Natural Environment and Green Network Assets	Protects Special Landscape Areas, nature conservation sites, Country Parks and other important assets, many located within or adjacent to the Green Belt.	Parcels overlapping these designations are very unlikely to be suitable for release. Supports keeping boundaries tight where environmental assets are significant. Adds a strong environmental constraint to assessment.
CI – Contributions to Infrastructure (PP4 assessment tests)	Requires proposals to demonstrate compatibility with sustainable transport and accessibility principles. Ensures	Helps identify parcels whose development would create or worsen unsustainable travel patterns.

Policy	Relevance to Green Belt	Implications for Assessment / Decision-Making
	development does not encourage car-dependent patterns	Such parcels should not be released, supporting compact settlement patterns.
EDQ 1-3 – Environmental and Design Qualities	Requires context appropriate design, landscape sensitivity, visual mitigation and high-quality place-making. Referenced within PP4.	Supports retention of visually sensitive parcels and scrutiny of any proposed release. Parts of the Green Belt with strong landscape character will perform poorly under EDQ tests, strengthening justification for protection.

Table 7.2 – NLLDP Policies Relevant to Green Belt

Local Place Plans

7.23 Local Place Plans are community-led planning documents introduced through Scottish

Government reform of the planning system, providing communities with an opportunity to set out their aspirations for the future development and use of land in their area. Once prepared in accordance with statutory requirements and formally registered, Local Place Plans are a material consideration in the preparation of the NLLDP2.

7.24 To achieve this status, plans must be prepared by an eligible community body and comply with the legal framework set out in [Scottish Government Planning Circular 1/2022](#) (Document 171). This requires Local Place Plans to have regard to the NPF4, the adopted NLLDP, and any relevant Locality Plans; to clearly explain where and why amendments to the Local Development Plan are sought; and to meet prescribed requirements on content, form and pre-engagement. Typically, a Local Place Plan defines the spatial extent of the plan area and sets out proposals for the development or use of land. In the context of this Green Belt Review, Local Place Plans provide an important insight into community perspectives on Green Belt

protection, landscape character, and development priorities, and help to inform consideration of whether existing Green Belt designations remain appropriate.

Gartcosh Local Place Plan (2025)

7.25 The [Gartcosh Local Place Plan](#) (LPP) (Document 172) was registered in December 2025 and places strong emphasis on the protection of Green Belt land, recommending the preservation of existing Green Belt areas and the limitation of any encroachment into sensitive habitats. It highlights the importance of safeguarding the distinct rural character of Gartcosh by preventing inappropriate development that could erode its separation from neighbouring settlements. This local approach aligns with the objectives of NPF4 Policy 8 (Green Belt) (Document 009), which reinforces the role of Green Belts in maintaining ecological coherence, supporting biodiversity, and managing the form and growth of urban areas, thereby underpinning the strategic and environmental significance of Green Belt protection in the area.

Stepps & District Local Place Plan

7.26 The [Stepps & District Local Place Plan](#) (Document 173) was informed by a public consultation held in October and November 2025, which outlined community support for the continued protection of the Green Belt. Consultation feedback indicates that a majority of respondents place high value on the Green Belt for its environmental, recreational, health and wellbeing benefits, and express concern about the impacts of further development on Green Belt land.

7.27 The LPP proposes retention of the existing Green Belt designation as shown on the current [NLLDP Promote Map 7.2](#) (Document 219), with particular emphasis on maintaining the Green Belt buffers to the east and west of the district to prevent suburbanisation of the countryside and protect natural assets. This position aligns with NPF4 Policy 8 (Green Belts) and Policy 4 (Natural Places).

7.28 The LPP explicitly opposes the release of Green Belt sites through the [Housing Land Supply Audit](#) (Document 174) or NLLDP2, advocating instead that any future housing land shortfalls be addressed through brownfield or derelict land, supported by an infrastructure first approach. The Local Place Plan (Document 173) identifies the Green Belt as integral to settlement identity, biodiversity protection, climate change mitigation, and community health and wellbeing.

7.29 Overall, the LPP presents a clear community led case for the ongoing protection of the Green Belt, with no alteration to existing boundaries, and for directing development to more sustainable, non green Belt locations.

Evolution of Green Belt

7.30 Green Belt designations within North Lanarkshire have evolved over several decades in response to changes in settlement patterns, industrial restructuring and regional planning priorities across the Glasgow and Clyde Valley area.

7.31 Historically, the Green Belt has been used to manage the outward expansion of settlements, prevent coalescence between towns, and protect the setting of communities, particularly where urban areas lie in proximity to one another. Successive development plans have reviewed Green Belt boundaries, with adjustments made where required to support regeneration, infrastructure delivery or strategic development, while retaining the core spatial functions of the Green Belt.

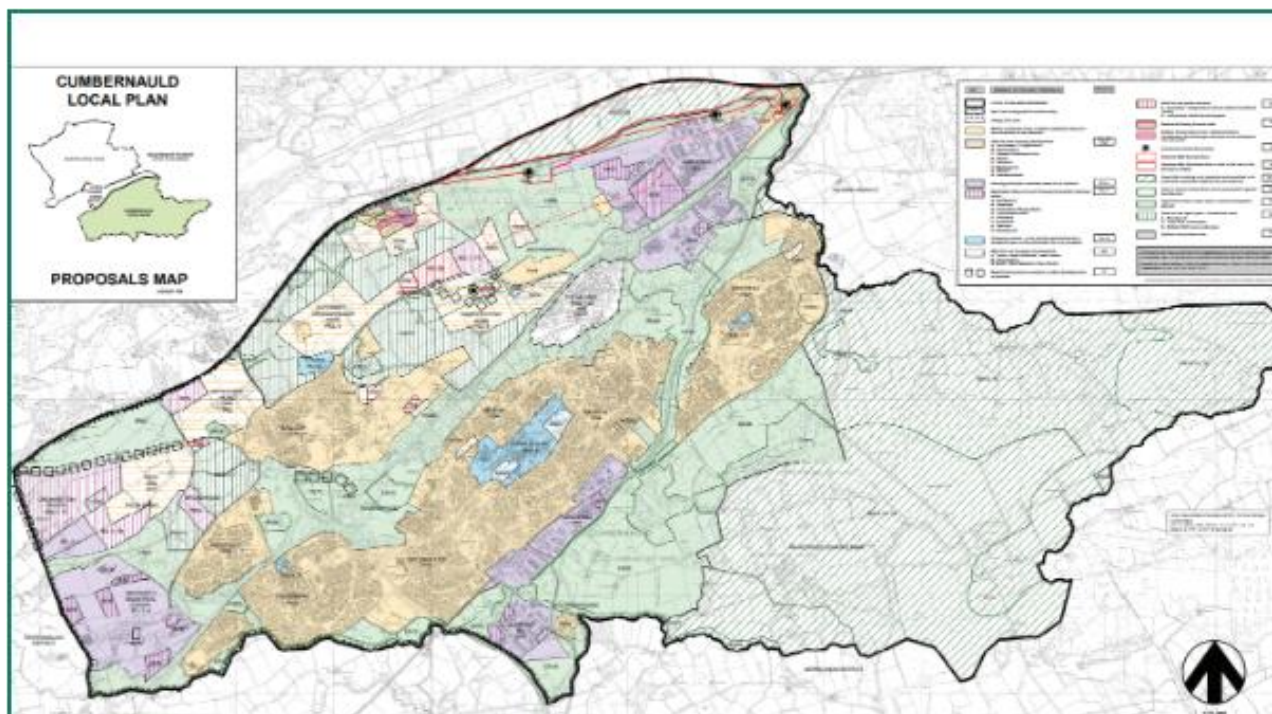
7.32 The current NLLDP was adopted on 6 July 2022, superseding the North Lanarkshire Local Plan (adopted 2012). Before the North Lanarkshire Local Plan, [five separate local plans](#) (Document 502) were used to determine planning applications. These include:

- Cumbernauld Local Plan (adopted 1993);
- Monklands Local Plan (adopted 1995);
- Kilsyth Local Plan (adopted 1999);
- Northern Corridor Local Plan (adopted 2005); and
- Southern Area Local Plan (adopted 2008).

Cumbernauld Local Plan (1993)

7.33 The Cumbernauld Local Plan, approved for public deposit in January 1993, set out a consolidated Green Belt framework for the area, identifying land where the “existing rural character and amenities [are] to be protected; presumption against new development”.

7.34 The Green Belt, shown on the Proposals Map 7.1 below and supported by Policy EN18, surrounds the New Town Designated Area, enclosing Cumbernauld on all sides and extending to the administrative boundaries with Falkirk, Monklands and Strathkelvin Districts. In spatial terms, the Green Belt was broad in width and strategic in form, incorporating large areas of countryside, woodland and open land, including Palacerigg Country Park and land associated with the Antonine Wall corridor. Its scale and configuration strongly reinforced the long-term containment of Cumbernauld, prevented coalescence with neighbouring settlements, and maintained a clear physical separation between the town and surrounding urban areas within the wider Glasgow Green Belt.



Map 7.1 – Cumbernauld Local Plan Green Belt Map

Monklands Local Plan (1995)

7.35 The Monklands Local Plan, adopted in 1995, established a comprehensive Green Belt framework for the district, designating land where the *“existing rural character and amenities are to be protected; presumption against new development”* was a guiding principle.

7.36 The Green Belt, clearly delineated on the Proposals Map 7.2 below (annotated as GB1 & GB2) and supported by specific policies within the Local Plan, surrounds the principal settlements of Airdrie and Coatbridge, extending to the administrative boundaries with neighbouring districts such as Cumbernauld, Strathkelvin, and Glasgow. In spatial terms, the Green Belt was broad and strategic, encompassing significant areas of countryside, woodland, and open land, including notable recreational and ecological assets. Its scale and configuration were instrumental in containing urban growth, preventing the coalescence of Monklands’ communities with adjoining settlements, and maintaining a distinct physical separation between the district and the surrounding urban areas, in line with the wider Glasgow Green Belt strategy.



Map 7.2 – Monklands Local Plan Green Belt Map

Kilsyth Local Plan (1999)

7.37 The Kilsyth Local Plan, adopted in December 1999, set out a robust Green Belt framework for the area, guided by the principles established in Scottish planning policy and regional structure plans. The Plan identified land where the *“existing rural character and amenities are to be protected; presumption against new development,”* reflecting the three main purposes of Green Belts in Scotland: maintaining the identity of towns, providing countryside for recreation, and preserving the landscape setting of settlements.

7.38 The Green Belt, as shown on the Proposals Map 7.3 below and supported by policies such as GB1 and GB2, formed a substantial and largely uninterrupted designation around Kilsyth and its neighbouring villages (Banton, Croy, and Queenzieburn), enclosing the settlement to the east, west, and south, with the northern edge protected by a Regional Scenic Area designation. In spatial terms, the Green Belt was broad and strategic, encompassing large areas of agricultural land (predominantly of lower quality), woodland, and open countryside, as well as key recreational and ecological assets including Colzium Park, Kilsyth Golf Course, the Forth & Clyde Canal, and sites of nature conservation such as Dullatur Marsh Site of Special Scientific Interest (SSSI) and Dumbreck Local Nature Reserve.

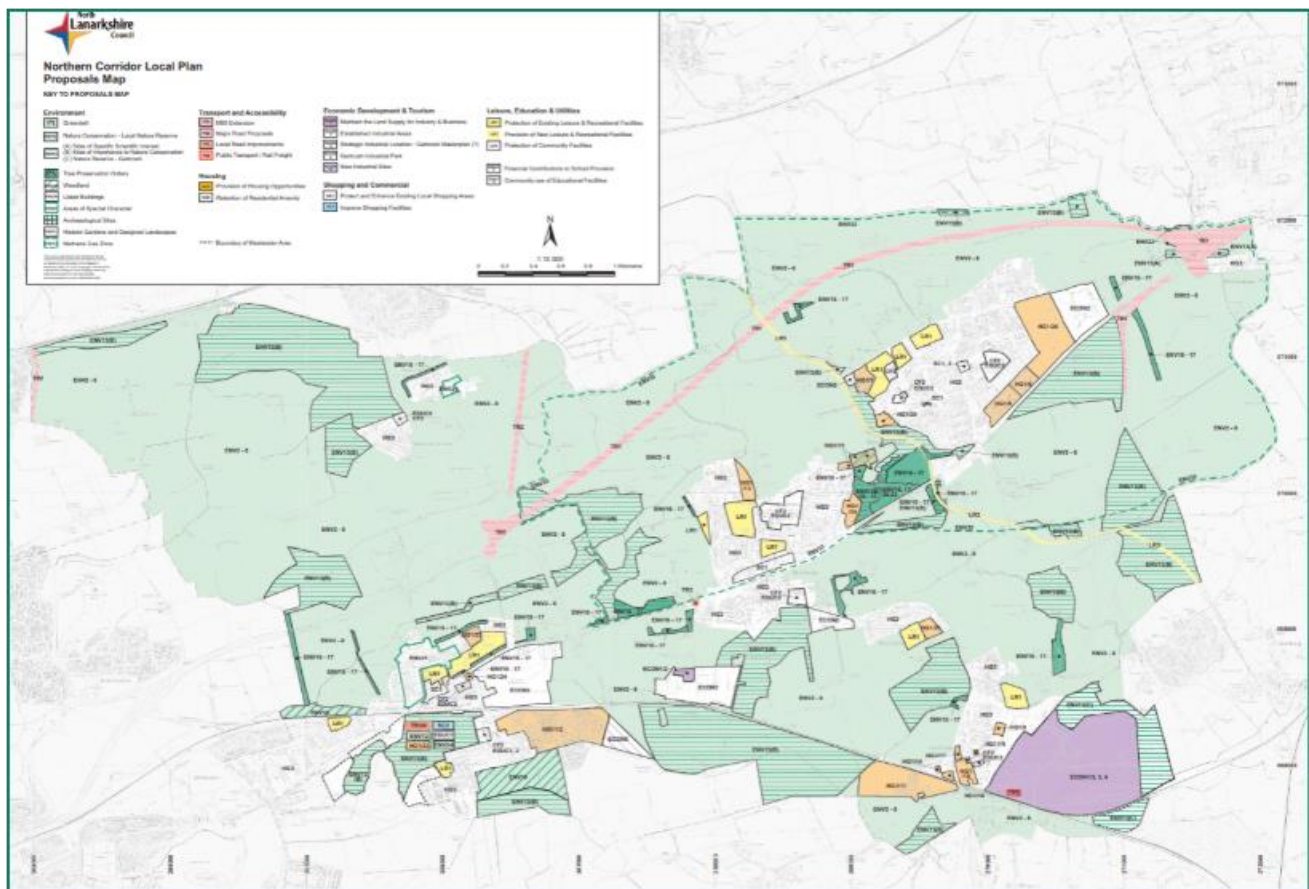
7.39 The scale and configuration of the Green Belt strongly reinforced the long-term containment of Kilsyth, prevented coalescence with neighbouring settlements, and maintained a clear physical separation between the town and surrounding urban areas. The Plan also recognised the need for periodic review of Green Belt boundaries to ensure their continued relevance and defensibility, particularly at the urban edges, and allowed for limited rationalisation to support sustainable development while upholding the strict principles of Green Belt policy.

Map 7.3 – Kilsyth Local Plan Green Belt Map

7.40 The Northern Corridor Local Plan (adopted 2005) established a comprehensive Green Belt framework, reflecting national and regional planning objectives to safeguard the rural setting, prevent settlement coalescence, and direct urban growth. The Plan's Proposals Map 7.4 below delineated the Green Belt encircling the settlements of Stepps, Chryston, Muirhead, Gartcosh, Garnkirk, Cardowan, Moodiesburn, and adjacent villages, extending to the administrative boundaries with Glasgow and North Lanarkshire's neighbouring districts. This spatial

configuration created a strong and defensible barrier to urban expansion, maintaining clear separation between the Northern Corridor communities and the wider Glasgow area.

7.41 Green Belt policy in the Plan was articulated through environmental policies ENV2-ENV8, with ENV4 specifically identifying and protecting Green Belt land from inappropriate development. The Green Belt encompassed a diverse landscape of agricultural land, woodlands, and open countryside, as well as sites of ecological and recreational value, including designated SSSIs, Local Nature Reserves, and Sites of Importance to Nature Conservation. The Plan recognised the importance of these assets for biodiversity, recreation, and landscape character, reinforcing the Green Belt's multifunctional role.



Map 7.4 – Northern Corridor Local Plan Green Belt Map

7.42 The Northern Corridor Local Plan Green Belt boundaries were designed to be robust and enduring, with only limited adjustments permitted to accommodate strategic infrastructure (such as the M80 extension) or support sustainable development at identified masterplan areas (e.g., Gartcosh). The Plan emphasised the need for periodic review to ensure boundaries remained relevant and defensible but maintained a strong presumption against Green Belt release except in exceptional circumstances, thereby upholding the long-term integrity of the designation.

Southern Area Local Plan (2008)

7.43 The Southern Area Local Plan (June 2008) established a strategic Green Belt framework designed to safeguard the rural setting, prevent the amalgamation of settlements, and guide sustainable development. The Plan Proposals Map identified the Green Belt as a broad zone encircling the principal towns of Motherwell, Wishaw, Bellshill, Shotts, and their surrounding villages, extending to the administrative boundaries with neighbouring authorities such as West Lothian and South Lanarkshire. This spatial configuration provided a robust barrier to urban expansion and maintained clear separation between urban areas and the wider countryside.

7.44 Green Belt policy was articulated through ENV 6, which set out a strong presumption against inappropriate development within the designated Green Belt. The Green Belt included a diverse landscape of agricultural land, woodlands, open countryside, and sites of ecological and recreational value, such as Hassockrigg SSSI and Special Area of Conservation (SAC), Garrion Gill SSSI and SAC, Greenhead Moss Nature Park, and the Clyde Valley Walkway. The Plan also recognised areas for urban fringe improvement (ENV 7), rural investment (ENV 8), and protected urban woodland (ENV 11), reinforcing the multifunctional role of the Green Belt in supporting biodiversity, recreation, and landscape character.

7.45 The Southern Area Local Plan's Green Belt boundaries⁵ were designed to be robust and long-term, with only limited adjustments considered for strategic infrastructure improvements or to support sustainable development at identified locations. The Plan emphasised the importance of periodic review to ensure boundaries remained relevant and defensible, maintaining a strong presumption against Green Belt release except in exceptional circumstances. This approach upheld the long-term integrity of the Green Belt designation and its role in shaping the spatial development of the Southern Area.

North Lanarkshire Local Plan (2012)

7.46 The [North Lanarkshire Local Plan](#) (NLLP) (Document 175) and [maps](#) (Document 502) was adopted on 28 September 2012, formally published on 11 October 2012 and superseded on 6 July 2022.

7.47 As of the 2012 North Lanarkshire Local Plan Green Belt Policy, the Plans spatial strategy defined the Green Belt as a continuous zone encircling the principal urban areas – Cumbernauld, Airdrie, Coatbridge, Motherwell, Wishaw, Bellshill, Shotts, Kilsyth, Stepps, and their surrounding settlements – extending to the boundaries with neighbouring authorities. This configuration maintained clear separation between urban and rural areas and asserted long-term defensible boundaries.

7.48 Green Belt policy was articulated primarily through Policy NBE3, which set a strong presumption against inappropriate development within the Green Belt. Acceptable development was limited to uses necessary for agriculture, forestry, horticulture, telecommunications, renewable energy generation, and outdoor recreation, subject to rigorous assessment criteria. The Plan also provided for limited extensions or alterations to existing buildings and conversion of redundant buildings, provided they preserved rural character and met strict design and locational standards. [Supplementary Planning Guidance](#) (Document 176) further clarified these objectives and assessment criteria.

7.49 The Plan's Green Belt boundaries⁶ were informed by a comprehensive boundary review, which aimed to identify long-term, defensible limits. Significant amendments were only made to accommodate strategic priorities, notably the Community Growth Areas at [Gartcosh/Glenboig](#) (Document 453), [South Cumbernauld](#) (Document 067), and South Wishaw, where planned urban expansion was required to meet medium-term housing needs. Elsewhere, only small-scale adjustments were made at individual settlement level to reflect local circumstances. The Plan emphasised that development pressure should be directed to vacant and derelict urban land, with the Green Belt serving as a key tool to focus regeneration and restrict urban sprawl.

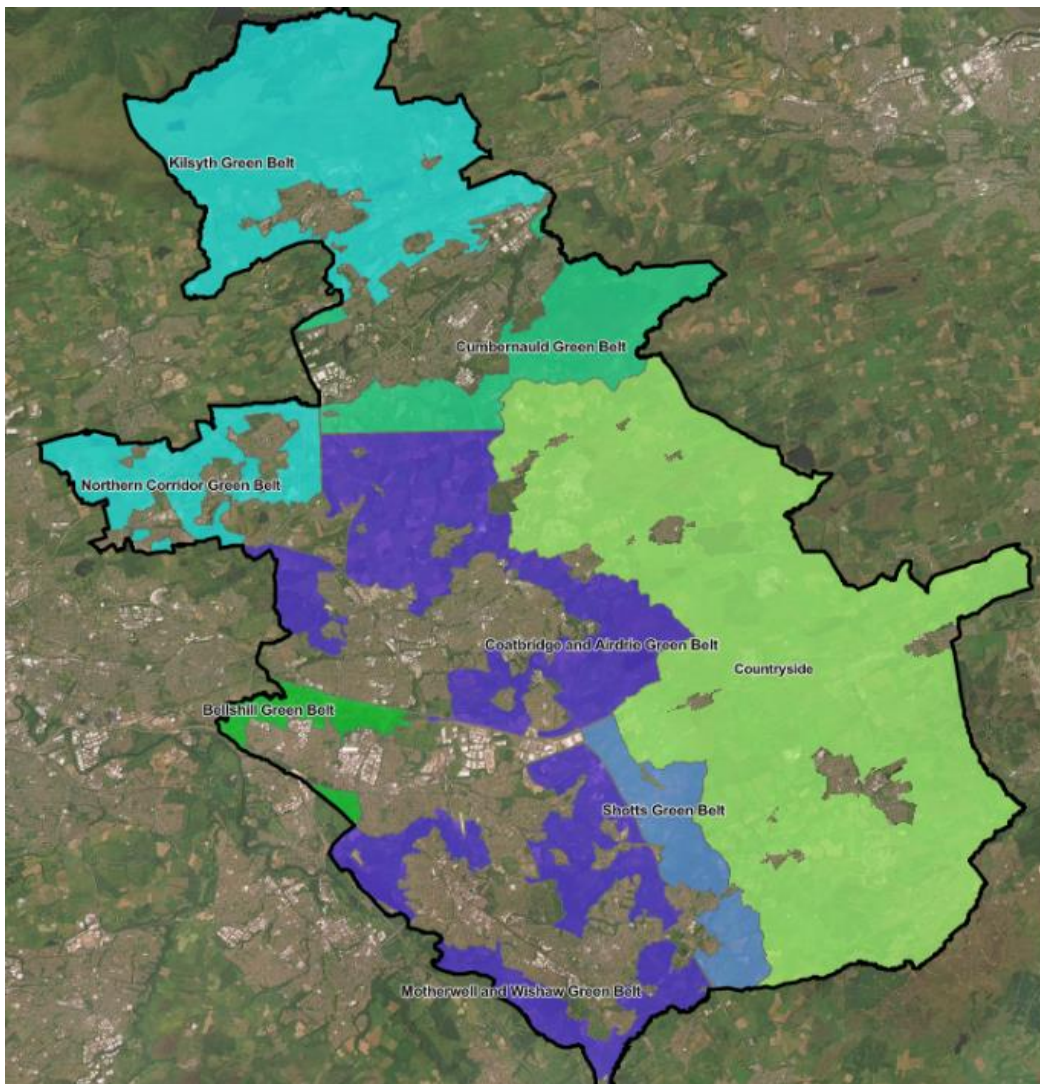
7.50 The Green Belt also encompassed a diverse landscape of agricultural land, woodlands, nature conservation sites, and recreational assets, including SACs, SSSIs, the Central Scotland Forest, and a strategic network of woodland corridors and country parks. The Plan recognised the multifunctional role of the Green Belt in supporting biodiversity, landscape character, and public access, while promoting improvements to the urban fringe and integration with the wider Green Network.

7.51 The North Lanarkshire Local Plan 2012 thus reinforced the Green Belt's strategic importance in shaping settlement patterns, protecting environmental assets, and guiding sustainable growth. Its boundaries were designed to be robust and periodically reviewed, with a strong presumption against release except in exceptional, strategically justified circumstances.

North Lanarkshire Local Development Plan (2022)

7.52 The adopted [North Lanarkshire Local Development Plan 2022](#) (NLLDP) (Document 005) and [mapbooks](#) (Document 503) reaffirms and refines the Green Belt's strategic role in shaping sustainable settlement patterns, protecting the setting of communities, and supporting regeneration by focusing growth within urban areas. The Plan's spatial strategy maintains a broad Green Belt corridor along the western edge of North Lanarkshire, linking with adjacent authorities around Glasgow, and continues to serve as a buffer to protect and enhance the identity of settlements, urban sprawl, and the loss of valuable natural assets.

- 7.53 The Green Belt boundaries, as depicted on the 'Promote Map', are not fixed permanently but are designed to be robust and defensible, subject to review in response to strategic needs and changing circumstances. The NLLDP's approach is to resist inappropriate development in the Green Belt, allowing only those uses that require a non-urban location (such as agriculture, forestry, recreation, and certain visitor economy developments) while directing most growth to brownfield and urban sites. NLLDPs Purpose of Place Policy (PP 4) and Amount of Development Policy (AD 4) provide a clear framework for assessing proposals, requiring applicants to demonstrate compatibility with Green Belt objectives, the absence of suitable alternative sites, and, where relevant, significant economic or locational justification.
- 7.54 The NLLDP's Green Belt policy is closely aligned with the [Clydeplan Strategic Development Plan](#) (Document 363) (the SDP in place at the time of plan preparation), ensuring consistency across the Glasgow City Region. The Plan's boundary review process, informed by the [Urban Boundary Review](#) (Document 504) and other technical studies, resulted in only limited amendments to the Green Belt, primarily to accommodate strategic priorities such as Community Growth Areas (notably Gartcosh/Glenboig and South Cumbernauld), where urban expansion is required to meet housing needs. Elsewhere, the Green Belt remains largely unchanged, with minor adjustments at settlement edges to reflect local circumstances or to correct anomalies.
- 7.55 The Green Belt continues to encompass a diverse landscape of agricultural land, woodlands, nature conservation sites, and recreational assets, including Special Landscape Areas, SSSIs, and the [Seven Lochs Wetland Park](#) (Document 505). The Plan recognises the multifunctional value of the Green Belt in supporting biodiversity, landscape character, climate adaptation, and public access, and integrates Green Network priorities to enhance connectivity and ecological resilience.
- 7.56 The NLLDP 2022 thus maintains a strong presumption against Green Belt release except in exceptional, strategically justified circumstances, and provides a robust policy framework to ensure that the Green Belt continues to shape sustainable growth, protect environmental assets, and deliver high-quality places for current and future generations.



Map 7.5 – North Lanarkshire Local Development Plan Green Belt Map

Extent and Form

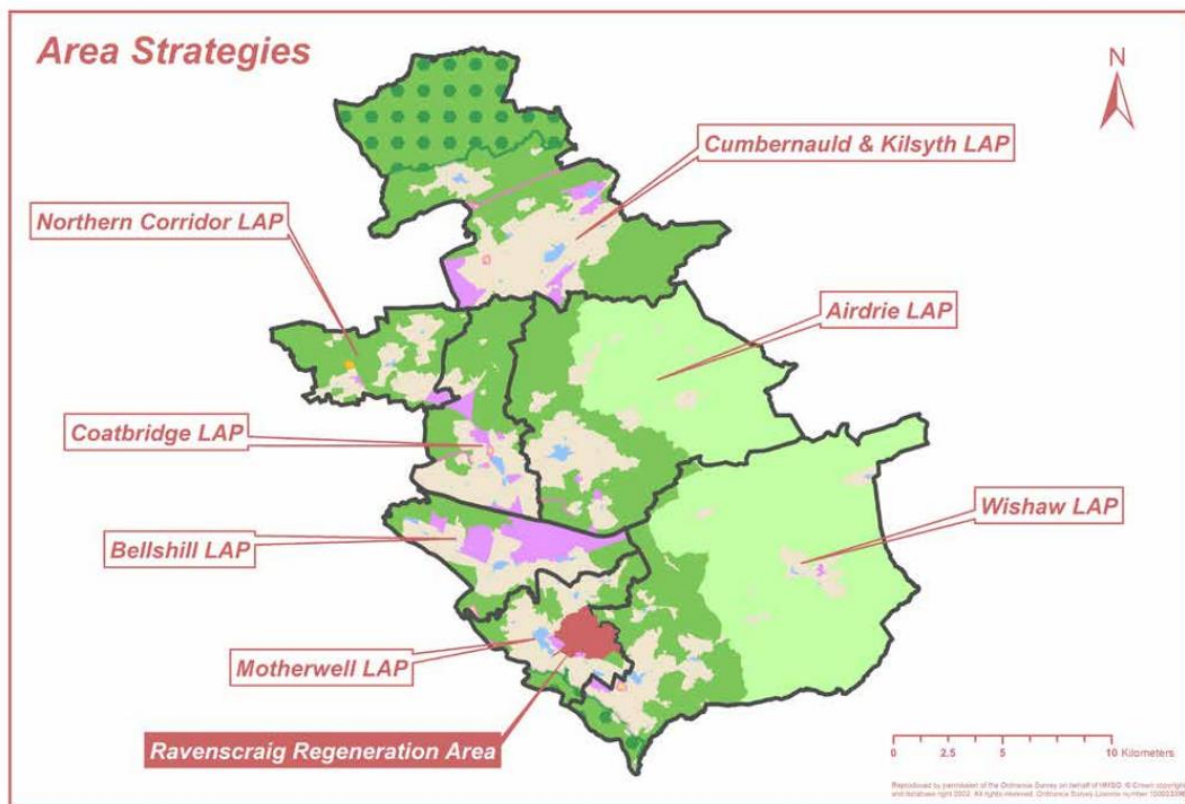
7.57 Each part of North Lanarkshire lies within one of five broad LAND USE CHARACTER AREAS, two of which are divided into six Sub-Areas that have a range of core uses and often ancillary or supporting uses which will help the place to fulfil its purpose.

7.58 Each of these areas has a purpose defined by the range of uses found in that place, or the range of uses we would like to encourage. Each place in North Lanarkshire has a PURPOSE. The Plan seeks to reinforce these purposes through encouraging the USES that are outlined as appropriate in the relevant Purpose of Place and Amount of Development Policies. In supporting the transition to a low carbon economy, the Plan encourages a positive and flexible approach to integrated placemaking which encourages opportunities for homeworking, live-work units, micro-businesses and community hubs where they meet the assessment of appropriateness.

1: Mixed- Use Centres	1A: Strategic Town Centres
	1B: Other Town Centres
	1C: Local Centres
2: Business Centres	2A: Strategic Business Centres
	2B: Local Business Centres
	2C: Visitor Economy Areas & Locations
3: General Urban Area	
4: Green Belt	
5: Countryside	

Figure 7.1 – NLC Land Uses

7.59 Outwith the General Urban Area in North Lanarkshire are the Green Belt and Countryside character areas. The Green Belt protects the setting of communities, supports regeneration by directing growth to urban areas, protects natural assets and provides a high-quality environment. North Lanarkshire's Green Belt extends down its western side, joining with those in other council areas around Glasgow. The detailed boundaries of the Green Belt are not fixed but can be subject to legitimate change over time. The best way to maintain Green Belt is to ensure that policies are in place to protect it from inappropriate development and allow it to fulfil its defined purpose.



Map 7.6 – Local Area Partnership Map

7.60 Outwith the General Urban Area and Green Belt is Countryside. North Lanarkshire's Countryside, formerly the Rural Investment Area, predominantly runs down its eastern side, encompassing many settlements that sprang up to take advantage of the formerly abundant mineral resources found there. The legacy of these long-abandoned mineral operations is significant. In addition, the land is more marginal in terms of agriculture, much of it being dominated by high moorland. As such, the Countryside requires a more flexible approach to that taken in the Green Belt, to encourage and accommodate limited development, by extending existing businesses and settlements there and by supporting agricultural diversification and local job creation.

Current Green Belt Overview

Introduction

7.61 As outlined in Chapter 3, over the past 30 years the evolution of North Lanarkshire's Green Belt demonstrates a degree of continuity, with boundaries remaining largely unchanged except where strategic needs, major infrastructure or planned growth areas required targeted adjustment. This consistent pattern reflects how effectively the Green Belt has fulfilled its core historic purposes of preventing settlement coalescence, managing outward expansion, and safeguarding landscape setting and rural character across the NLC area.

7.62 The long-term stability of these boundaries, reinforced repeatedly through policy review and boundary refinement exercises, provides strong evidence that the Green Belt has continued to perform well, offering defensible edges and supporting wider environmental and planning objectives. This context is important in understanding the current size, layout, and function of the Green Belt and illustrates how the historic evolution set out in the previous chapter directly informs the present-day pattern and performance of Green Belt designations.

Size and Layout

7.62 The Green Belt within North Lanarkshire plays a crucial role in shaping the region's landscape and urban development. Across all Local Area Partnership (LAP) areas (Airdrie, Bellshill, Coatbridge, Cumbernauld and Kilsyth, Motherwell, Northern Corridor and Wishaw), the Green Belt is strategically positioned to prevent urban sprawl, maintain clear separation between settlements, and protect the character of both urban and rural environments. In Airdrie, the Green Belt surrounds the urban edge, extending north, east, and south of the town, and includes land toward Plains, Chapelhall, and Glenmavis, forming a buffer with West Lothian and Falkirk Councils. Bellshill's Green Belt provides a buffer between the town and adjacent

settlements, particularly along the western and southern edges toward Uddingston and Motherwell, and shares boundaries with South Lanarkshire and Glasgow City.

7.63 In Coatbridge, the Green Belt encircles the town, especially to the north and east, maintaining separation from Glenboig and Bargeddie, and extending toward Gartcosh, with boundaries adjacent to Glasgow City and East Dunbartonshire. The Cumbernauld & Kilsyth area features extensive Green Belt land to the north, west, and east, separating Cumbernauld from Kilsyth, Dullatur, and the surrounding countryside, and bordering Stirling, Falkirk, and East Dunbartonshire. In Motherwell, the Green Belt is prominent to the south and east, maintaining separation from Wishaw, Hamilton, and rural areas, and running along the M74 corridor adjacent to South Lanarkshire.

7.64 The Northern Corridor's Green Belt runs along the corridor, separating settlements such as Stepps, Moodiesburn, and Chryston from Glasgow, with boundaries extending north toward East Dunbartonshire and east to Gartcosh and Glenboig. In Wishaw, the Green Belt is mainly to the south and west, separating the town from Motherwell, Shotts, and the rural hinterland, and bordering South Lanarkshire and West Lothian.

7.65 Overall, the Green Belt boundaries are clearly defined in each LAP, often following natural features, transport corridors, and local authority borders. These areas are not only vital for restricting inappropriate development but also for supporting biodiversity, recreation, and landscape quality, as they frequently overlap with Sites of Special Scientific Interest (SSSI), Special Landscape Areas (SLA), and Green Network sites.

Purpose and Function

7.66 The Green Belt in the North Lanarkshire Council area comprises the areas of land designated in the Local Development Plan maps. It forms a significant fringe around the main towns and settlements, particularly to the west of the authority, where it connects with Green Belt designations in adjacent council areas around Greater Glasgow. The Green Belt provides a strategic buffer between built-up areas and the surrounding countryside as shown on the [NLLDP proposals maps](#) (Document 503).

7.67 The NLLDP states in Policy PP 4 'Purpose of Place' that "The purpose of the Green Belt is to protect the setting of communities, support regeneration by directing growth to urban areas, protect natural assets and provide a high-quality environment". This aligns well with the policy intent of NPF4 Policy 8 'Green Belts' which states that Green Belt should "encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably".

Directing Growth Patterns

7.68 A central purpose of North Lanarkshire's Green Belt is to help manage growth by steering development toward existing urban areas and thereby supporting regeneration and efficient use of land within them. This reinforces the strategic spatial approach of the NLLDP and aligns with national planning policy, which seeks to direct development to appropriate locations and avoid unsustainable patterns of expansion.

Maintaining Urban Boundaries

7.69 The Green Belt protects the individuality and identity of towns and villages by preventing the physical and visual clotting of settlements. This function has been a longstanding consideration in North Lanarkshire's spatial strategy, helping to ensure that communities retain their separate character and sense of place rather than forming an undifferentiated urban mass. In addition, the use of strong, defensible boundaries such as enduring natural or physical features is essential to ensure that the Green Belt remains robust over time, prevents incremental erosion, and continues to endure beyond the NLLDP timeframe. These defensible boundaries help avoid creating isolated or vulnerable pockets of Green Belt and strengthen the long-term effectiveness of the designation.

Landscape and Visual Quality

7.70 Beyond its role in spatial planning, the Green Belt contributes to the broader landscape setting of North Lanarkshire's urban areas. Many Green Belt areas comprise open fields, woodlands, river corridors and other semi-natural environments that enhance scenic quality and act as visual anchors on the urban edge. Although Green Belt policy is not primarily concerned with landscape protection, it frequently complements landscape designations and policies, and in many instances the areas involve overlap. Such locations play an important role in shaping how the public experiences the transition between urban areas and the countryside. While serving its own distinct purpose, the Green Belt can also support wider open space objectives. [North Lanarkshire's Open Space Strategy](#) (Document 013) similarly emphasises the value of high-quality green spaces in delivering environmental, social and recreational benefits.

Access and Recreation

7.71 While fulfilling its primary purpose, North Lanarkshire's Green Belt also includes a variety of outdoor recreation resources, such as informal open spaces and green networks. In line with the NPF4 definition, green networks comprise "connected areas of green infrastructure and open space that together form an integrated and multi-functional network".

7.72 The Green Belt also accommodates rights of way, core paths and links to wider active travel routes. Collectively, these provide accessible opportunities for walking, cycling, sport and informal recreation, helping to support physical and mental wellbeing while connecting urban communities with the surrounding countryside.

Biodiversity

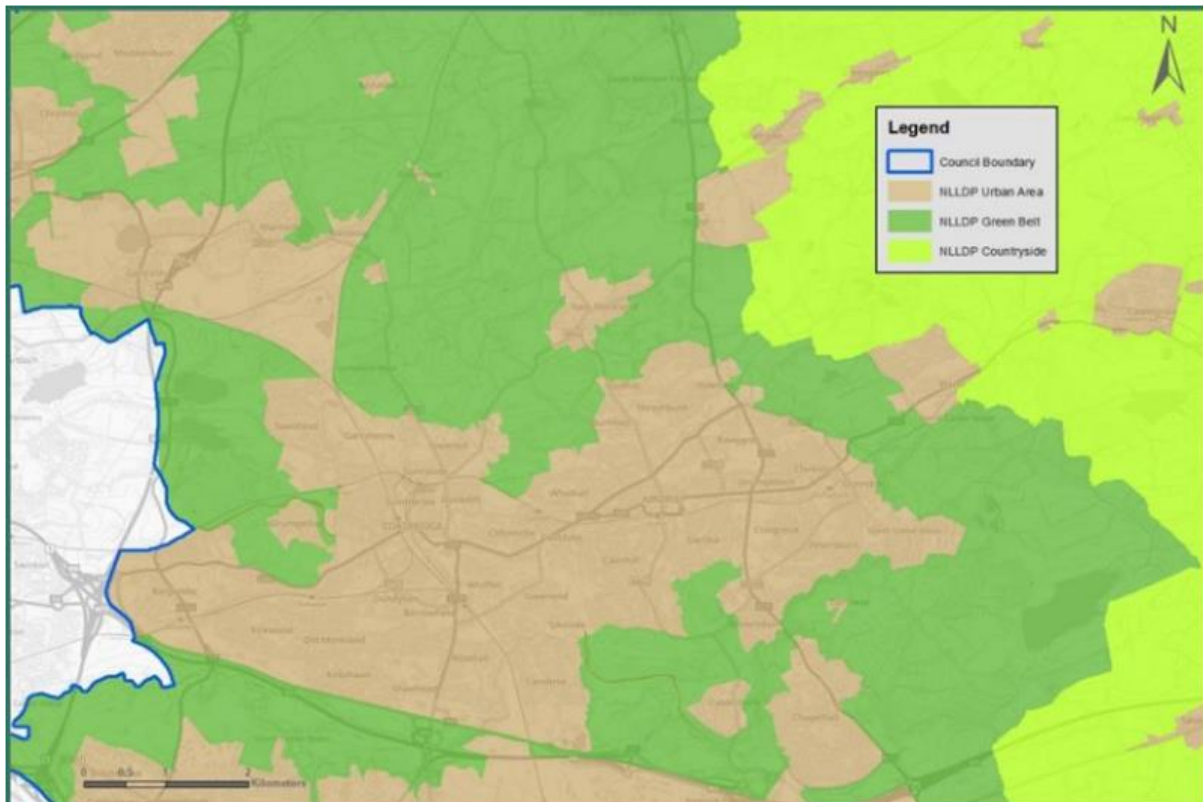
7.73 Although the protection and enhancement of biodiversity and ecological networks were not always explicit objectives in earlier Green Belt policy frameworks, Green Belt areas in North Lanarkshire contribute to the continuity of habitats and the resilience of nature networks across the region by avoiding urban sprawl, which aligns well with NPF4 Policy 3 'Biodiversity' which states that "LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy". Many corridors and open spaces within the Green Belt provide connectivity for wildlife and habitats, offering benefits for both local species and broader climate-related objectives.

7.74 These strategic functions are consistent with the outcomes set out in NPF4, which recognises that Green Belts are complementary to many policies by supporting spatial strategies, helping to protect the character and identity of places, and providing access to open space and landscape settings for communities.

Airdrie and Coatbridge

Location and Boundaries

7.75 The Green Belt surrounding Airdrie and Coatbridge forms a landscape buffer, maintaining separation between these towns and neighbouring settlements including Plains, Chapelhall, Glenmavis, Glenboig, Bargeddie, and Gartcosh, while also bordering West Lothian and Falkirk. These boundaries are not fixed; they have evolved since 1996 in response to changing development needs, especially for housing and infrastructure. The current boundaries were set in the NLLDP (Document 005), utilising landscape character evidence, and natural features, in line with the [NatureScot National Landscape Character Assessment](#) (2019) (Document 051). This approach ensures that the Green Belt remains responsive to both planning requirements and the intrinsic qualities of the landscape.



Map 7.7 – NLLDP Airdrie and Coatbridge Green Belt Map

Landscape and Land-Use Characteristics

7.76 Within the Green Belt, the landscape is dominated by two main types: urban fringe farmland and plateau farmland. Urban fringe farmland is characterized by gently undulating or hummocky landforms, remnants of pastoral farming, and hedgerows and trees, all under the visible influence of adjacent urban and industrial areas. In contrast, the plateau farmland is more open and flat or gently undulating, with limited tree cover and a predominance of pastoral agriculture. Both types are increasingly affected by the visual and physical impacts of settlements, mineral workings, and infrastructure.

Primary Function

7.77 The primary function of the Green Belt in this area is to prevent urban sprawl, maintain the distinct identities of settlements, and protect the rural setting that contributes to local character. In addition to these spatial planning roles, the Green Belt supports biodiversity, provides opportunities for recreation, and sustains agricultural activity. These functions are reinforced by a robust policy framework, including NPF4 Policy 8 and the NLLDP (Document 005) policies PP4 and AD4. Collectively, these policies restrict development within the Green Belt to specific, justified uses and ensure that any changes to boundaries are evidence-based and transparent.

Opportunities and Pressures

7.78 In Airdrie, the Green Belt offers notable opportunities for enhancing landscape quality and ecological value, particularly in areas where urban fringe farmland is underused or suffering from management decline. There is scope to restore hedgerows, replant native trees, and improve field boundaries, which would help strengthen biodiversity corridors between settlements and the wider countryside. The proximity of the Green Belt to the North Calder Water and its tributaries presents further opportunities for riparian habitat restoration and the creation of accessible green corridors for recreation and active travel. Additionally, the open plateau farmland to the south and east of Airdrie could be targeted for sustainable agriculture initiatives and community woodland projects, helping to address both climate adaptation and local amenity needs.

7.79 However, Airdrie's Green Belt faces significant pressures from ongoing housing expansion, particularly at the eastern and southern edges, as well as from infrastructure improvements such as road upgrades and utility installations. The [East Airdrie Link Road](#) (EALR) (Document 273), a proposed section of the Pan Lanarkshire orbital transport corridor (Document 271) that will connect the M8 at the A73 Newhouse Interchange to the A73 north of Stand and Riggend, has created a specific development pressure concern. The EALR was not designed to stimulate new development but to improve connectivity and reduce journey times across the region, including providing access to the [new University Hospital Monklands](#) (opening in 2031) (Document 275). These pressures are compounded by issues of fly-tipping, anti-social behaviour, and the visual intrusion of derelict or underused land, especially near the settlement edge. The cumulative effect of these pressures risks eroding the distinct rural character and ecological function of the Green Belt if not carefully managed.

7.80 For Coatbridge, the Green Belt's opportunities are closely linked to its interface with the [Seven Lochs Wetland Park](#) (Document 505) and the Monkland Canal corridor. There is considerable potential to enhance wetland habitats, restore canal-side environments, and improve public access for walking and cycling, thereby supporting both biodiversity and community well-being. The Green Belt to the north and east of Coatbridge, where plateau farmland meets areas of former mineral extraction, could benefit from landscape restoration and the establishment of new woodlands or nature reserves, building on the area's industrial heritage. Opportunities also exist to connect fragmented habitats and reinforce the green network, particularly where the Green Belt borders Glenboig and Gartcosh.

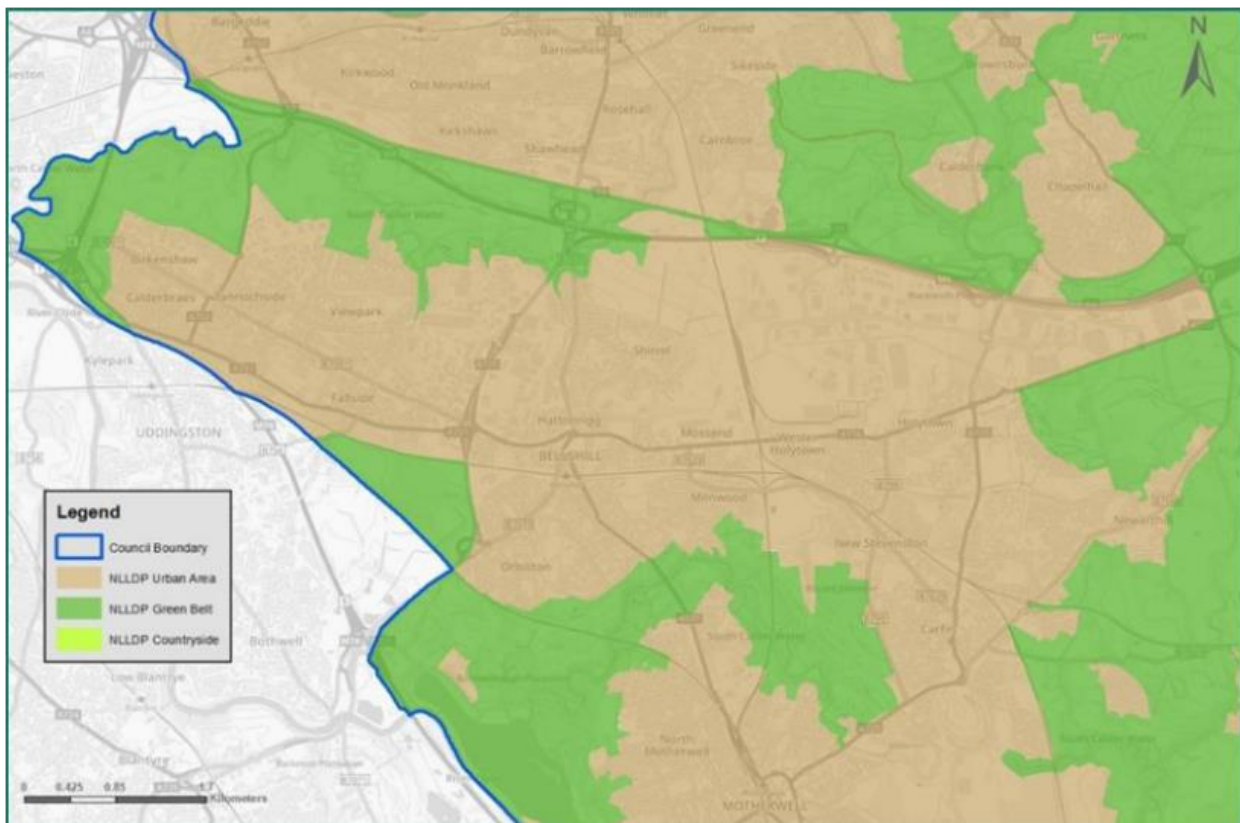
7.81 Despite this, Coatbridge's Green Belt is under pressure from development proposals related to the expansion of residential and business land, especially along key transport corridors such as

the M8 and A8. The legacy of derelict land, ongoing anti-social behaviour/fly-tipping, and the encroachment of urban uses into rural areas further threaten the landscape's integrity and ecological value. Without proactive management and investment, these pressures could undermine the Green Belt's ability to provide separation between settlements and deliver wider environmental benefits.

Bellshill

Location and Boundaries

7.82 The Bellshill Green Belt is situated on the western edge of North Lanarkshire, bordering Glasgow City and South Lanarkshire. The boundaries are defined by a mix of broad urban valleys and plateau farmland, with significant influence from major transport corridors such as the M74. These boundaries are not static and have evolved over time to accommodate development needs, particularly for housing and infrastructure. The most recent boundary definitions in the NLLDP were identified using the NatureScot National Landscape Character Assessment (2019), ensuring that the Green Belt reflects both planning requirements and the natural landscape features of the area.



Map 7.8 – NLLDP Bellshill Green Belt Map

Landscape and Land-Use Characteristics

7.83 Bellshill's Green Belt is characterized by broad sections of river valley with well-defined floodplains, notably influenced by past industrial, mineral, and waste activities. The landscape has experienced significant modification, resulting in areas of dereliction, contamination, and fragmentation. Despite these impacts, large parts of the Green Belt are occupied by Strathclyde Country Park, which includes a major waterbody, woodland, grassland, and recreation-related development. The area also features incised river valleys with rich broadleaf woodlands, agricultural land (pastures, arable, market gardens, and orchards), and a network of policy landscapes, historic sites, and linear villages. The visual and aural presence of neighbouring urban areas and transport infrastructure is prominent, shaping the character and experience of the Green Belt.

Primary Function

7.84 The Green Belt in Bellshill serves to prevent urban sprawl, maintain the distinct identity of the town, and protect its rural and semi-natural setting. It provides a buffer between Bellshill and the surrounding urban and industrial areas, supports biodiversity, and offers recreational opportunities through assets like Strathclyde Country Park. The Green Belt also plays a role in flood management, climate adaptation, and the preservation of landscape character. Policy frameworks such as NPF4 Policy 8 and North Lanarkshire Local Development Plan policies PP4 and AD4 ensure that development within the Green Belt is tightly controlled and only permitted for specific, justified uses that do not undermine its purpose.

Opportunities and Pressures

7.85 Bellshill's Green Belt presents several opportunities for landscape restoration and enhancement. The presence of Strathclyde Country Park offers a unique chance to further develop recreational facilities, improve habitat connectivity, and restore degraded land, especially in areas affected by past industrial and mineral activities. There is potential to rehabilitate contaminated and fragmented sites, reintroduce native woodland, and enhance floodplain management, which would benefit both biodiversity and community well-being. The incised river valleys and broadleaf woodlands could be targeted for conservation and access improvements, supporting active travel and nature-based recreation.

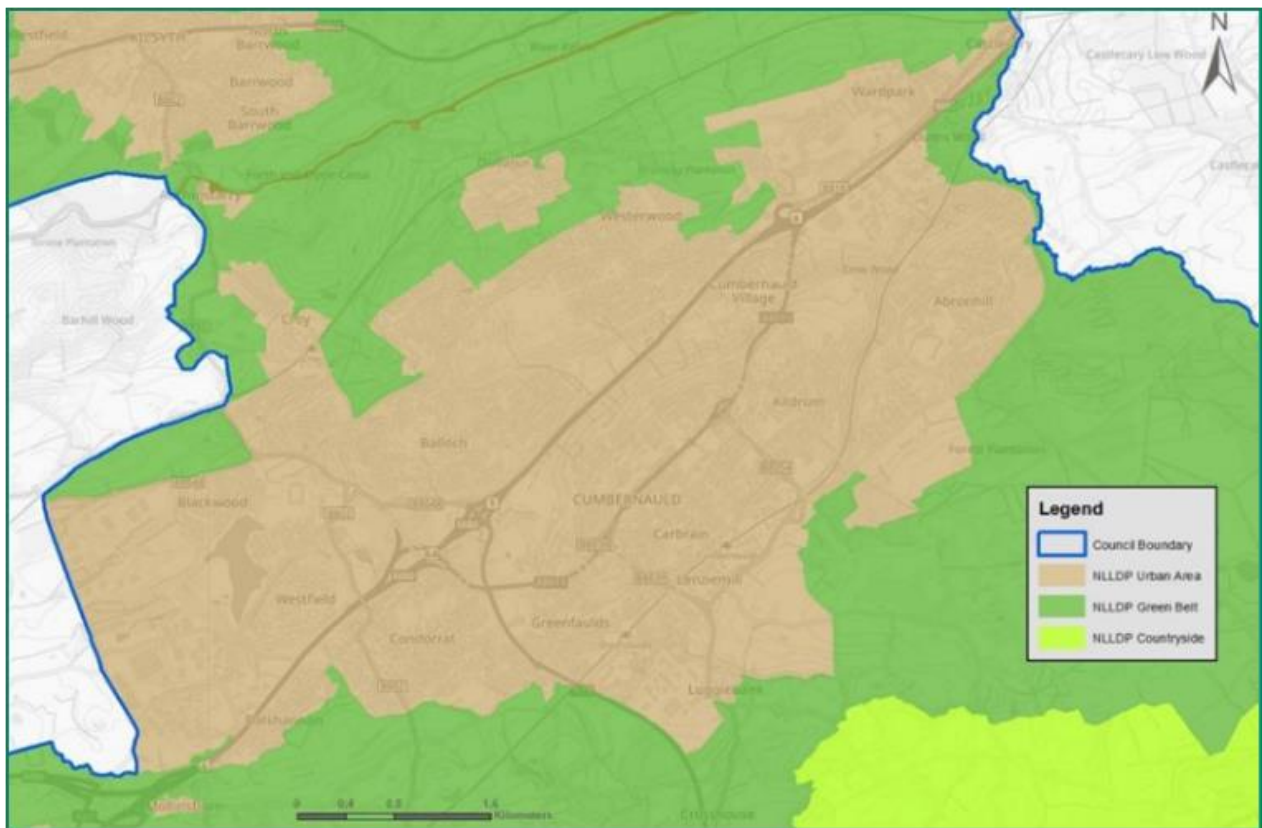
7.86 However, Bellshill's Green Belt faces significant pressures. The proximity to major transport corridors (notably the M74) brings visual, aural, and severance effects, while ongoing development proposals for housing and business sites threaten to encroach upon protected areas. Past industrial use has left a legacy of derelict and contaminated land, which poses

challenges for restoration and management. Urban fringe issues such as blight, anti-social behaviour, and fly-tipping are also prevalent, particularly near settlement edges and transport routes. Without proactive management and investment, these pressures risk further degrading the landscape character and ecological function of the Green Belt.

Cumbernauld

Location and Boundaries

7.87 Cumbernauld's Green Belt is strategically positioned to the north-east of Glasgow, forming a critical buffer between the urban area of Cumbernauld and neighbouring settlements, as well as the open countryside. The boundaries have evolved over time, reflecting development pressures and planning policy changes since 1996. The most recent boundaries are informed by digital mapping and the NatureScot National Landscape Character Assessment (2019), ensuring that the Green Belt is evidence-based and responsive to both natural landscape features and urban growth.



Map 7.9 – NLLDP Cumbernauld Green Belt Map

Landscape and Land-Use Characteristics

- 7.88 Cumbernauld's Green Belt is defined by two principal landscape character types, rolling farmland and plateau farmlands. The Rolling Farmland sections have a distinctive undulating landform, characterised by elongated hillocks, mounds and ridges/ There is a dominance of pastoral farming, with productivity varying with elevation and exposure. There is an existing woodland structure that is essential to sheltering agriculture and rural settlements, however in some areas tree cover is limited or declining.
- 7.89 The settlement pattern consists of scattered small farms, hamlets, and several small towns. Motorways and main roads traverse the northern areas, with sand and gravel quarries present. Despite proximity to major transport routes, the area retains a medium to small scale rural feel, however the influence of urban edges and infrastructure is increasing.

Primary Function

- 7.90 The Green Belt in Bellshill serves to prevent urban sprawl, maintain the distinct identity of the town, and protect its rural and semi-natural setting. It forms a buffer between Bellshill and the Coatbridge urban area to the north, and Motherwell to the southeast, while supporting biodiversity and providing recreational opportunities through assets such as Strathclyde Country Park. The Green Belt also plays a complementary role in flood management, climate adaptation, and the preservation of landscape character.

Opportunities and Pressures

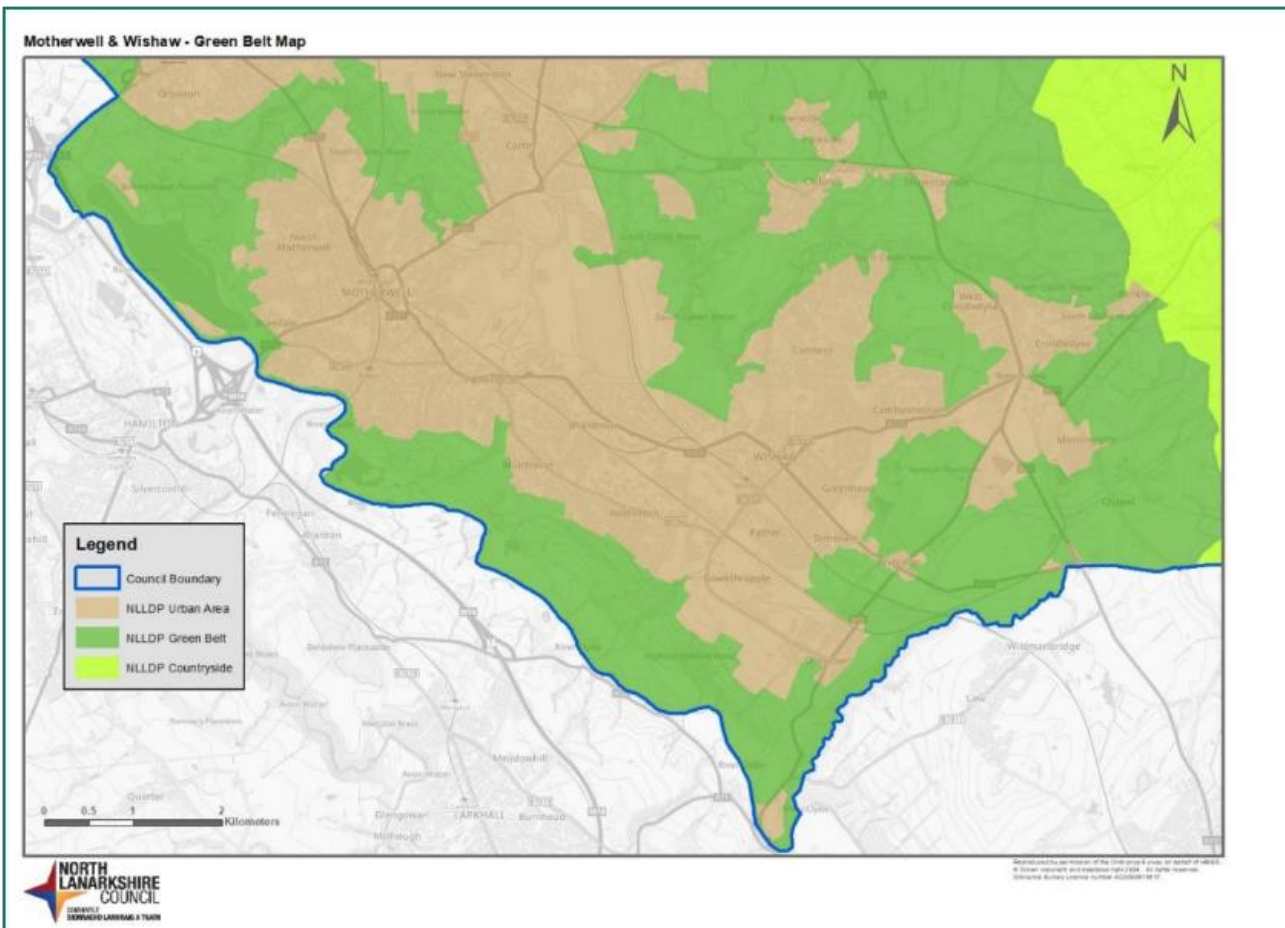
- 7.91 Cumbernauld Green Belt presents opportunities for ecological restoration, community engagement and sustainable development. The area benefits from the Cumbernauld Living Landscape initiative, which focuses on creating connected habitats, restoring biodiversity and enhancing access to greenspaces. There is potential to expand native woodland cover, and improve riparian corridors, particularly along the Luggie Water and the Mollins Burn which border both the Green Belt and Mollinsburn village. This presents an opportunity to enhance natural flood management, reducing flood risk whilst enhancing biodiversity. The Green Belt's network of paths provide excellent opportunities for encouraging active travel and nature-based recreation, aligning with Scotland's 20-minute neighbourhood goals.
- 7.92 However, the Cumbernauld Green Belt faces pressures that threaten both ecological and landscape value. Proximity to major transport corridors, including the M80 and A73, creates threat of habitat exposure to noise and light pollution, from frequent motor vehicle movements. Ongoing development proposals for housing and infrastructure place additional strain on green belt boundaries, risking further encroachment into protected areas and subsequent habitat

fragmentation. Urban fringe challenges, such as fly-tipping, littering, and anti-social behaviour, are particularly prevalent near settlement edges and industrial estates. Without proactive investment in urban encroachment mitigation, access management, and community stewardship, these pressures could undermine the Green Belt’s role in supporting biodiversity, climate resilience, and community wellbeing.

Motherwell and Wishaw

Location and Boundaries

7.93 The Motherwell and Wishaw Green Belt is situated along the River Clyde corridor and the plateau farmland to the east and south of the urban areas. Boundaries are evidence-led, reflecting changes in development patterns since 1996 and updated through digital mapping and the NatureScot National Landscape Character Assessment (2019).



Map 7.10 – NLLDP Motherwell and Wishaw Green Belt Map

Landscape and Land-Use Characteristics

7.94 Within the Green Belt, the landscape is comprised of Broad River Valley, Plateau Farmland, Urban Fringe Farmland, and Incised River Valleys. The area is comprised of wide, flat bottomed valley with well-defined flood plains, with the River Clyde and associated water bodies being prominent features. Woodland and tree cover follow burns and tributaries, and there is sparse settlement. Major transport routes follow/cross the valley, with the Clyde Walkway running along the Northern Bank. The Plateau Farmland sections are extensive, open flat and gently undulating landform which is dominated by pastoral farming. There is limited and declining tree cover and the landscape faces the issue of rural character erosion via increased urban and industrial influence. The Urban Fringe Farmland contains gently undulating landforms and is located along major transport routes within the urban fringes. There is remnant pastoral farming with hedges and trees, however, there remains strong visual influence from urban edges, industrial sites and transport infrastructure- there are current issues with blight, management decline and fly-tipping. The areas of Incised River Valley exhibit narrow steep valleys cut into plateau farmland, with common agricultural features and rivers/tributaries acting as focal points.

7.95 The area is predominantly agricultural, with scattered settlements and farmsteads. The area contains Special Landscape Areas (SLAs), Sites of Importance for Nature Conservation (SINCs) and is influenced by the Clyde Valley SLA, highlighting areas of highest landscape quality. The Green Belt also supports green networks and local nature conservation.

Primary Function

7.96 The primary function of the Green Belt in this area is to prevent urban sprawl and maintain the distinct identity of settlements, safeguard landscape character and the rural setting, and direct development towards existing urban areas. Additionally, the Green Belt supports recreation, countryside access, and the Green Network, while enhancing climate adaptation, flood management, and biodiversity.

Opportunities and Pressures

7.97 In Motherwell and Wishaw, the Green Belt presents significant opportunities to enhance landscape character, ecological connectivity, and community amenity, particularly along the River Clyde corridor and the plateau farmland to the east and south of the core settlements. The proximity of the Green Belt to the Clyde and South Calder Water offers scope for riparian woodland restoration, wetland enhancement, and the creation of accessible green corridors that support both biodiversity and active travel. There is considerable potential to restore and

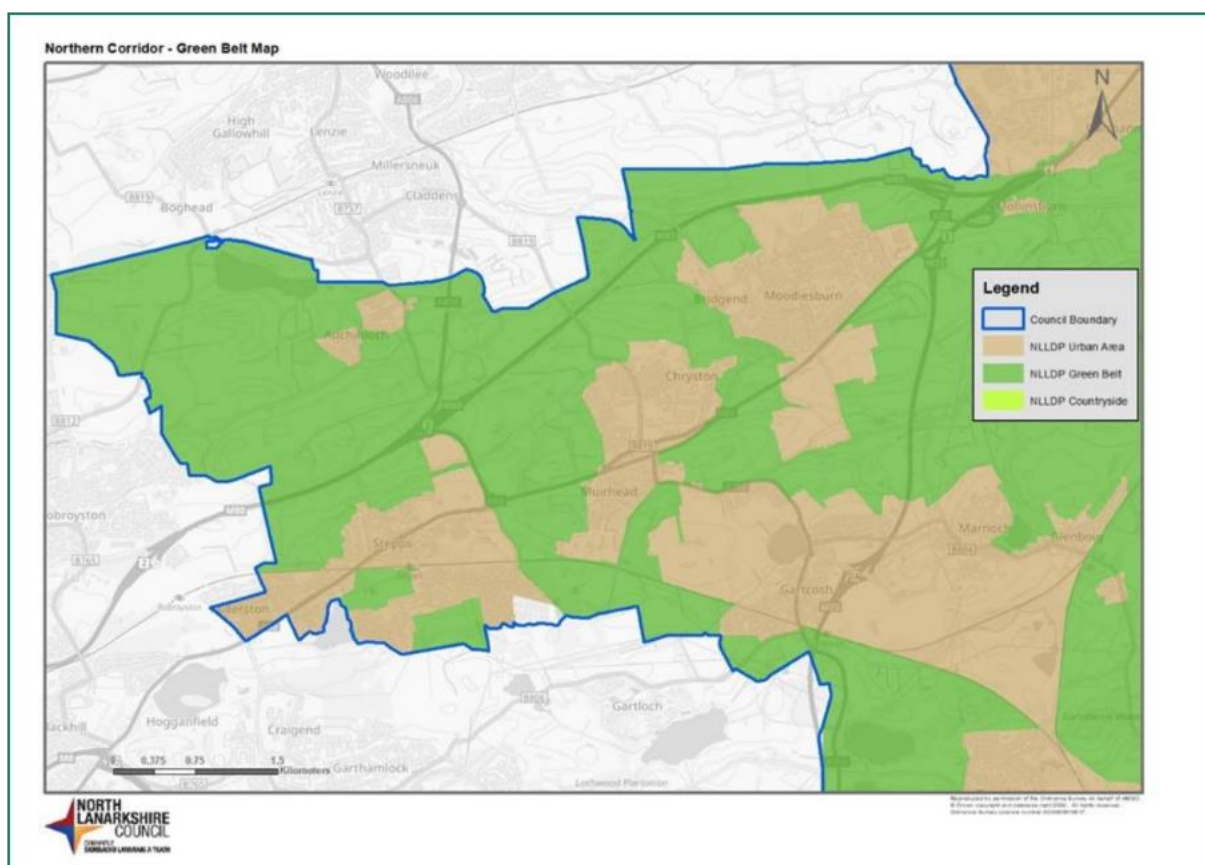
extend native woodland along riverbanks and burns, reinforce hedgerows, and improve field boundaries, thereby strengthening habitat networks between the urban edge and the wider countryside. The open farmland and policy landscapes surrounding Dalziel Estate, Cambusnethan, and the Clyde Walkway could be targeted for community woodland projects, sustainable agriculture initiatives, and the development of new recreational routes, supporting both climate adaptation and local quality of life. Additionally, the Green Belt's interface with historic estates and designed landscapes provides opportunities for heritage conservation and landscape restoration, further enriching the areas cultural and ecological value.

7.98 However, the Green Belt around Motherwell and Wishaw faces persistent pressures from ongoing housing and business expansion, particularly at the southern and eastern fringes where development interest is high. The area is also impacted by infrastructure upgrades, including road improvements and the expansion of utilities, which risk fragmenting habitats and eroding the rural setting. Urban fringe issues such as fly-tipping, anti-social behaviour, and the neglect or dereliction of land near settlement edges are evident, especially in areas adjacent to major transport corridors and former industrial sites. The cumulative effect of these pressures threatens to diminish the distinct rural character, ecological function, and recreational potential of the Green Belt if not addressed through proactive management and investment. Without careful planning and community engagement, there is a risk that incremental development and land-use change will undermine the Green Belt's ability to provide separation between settlements, support nature networks, and deliver wider environmental benefits.

Northern Corridor

Location and Boundaries

7.99 The Northern Corridor Green Belt is located in the north-west of North Lanarkshire, forming a buffer between settlements such as Stepps, Muirhead, Chryston, Gartcosh, and Moodiesburn. Its boundaries are defined by a combination of natural landscape features (including undulating farmland, woodlands, and watercourses) and major infrastructure (including motorways and main roads). The Green Belt here has been subject to changes since 1996, with some releases for housing and incremental development, however, has remained as a key strategic landscape component in keeping urban areas and settlement identity separate.



Map 7.11 – NLLDP Northern Corridor Green Belt Map

Landscape and Land-Use Characteristics

7.100 The Landscape of the Northern Corridor Green Belt is characterised by rolling farmland, shaped by elongated hillocks, mounds and ridges. Pastoral farming dominated, with productivity varying according to elevation and exposure. Woodland plays an important role in structuring the landscape and providing shelter for agriculture and rural settlements. Settlement is generally confined to scattered small farms and hamlets, with several small towns at the urban edge. The area also contains sand and gravel quarries, reflecting its geological history, Urban fringe farmland is evident along major transport routes, with pockets of remnant pastoral farming and hedgerows, although some areas suffer from management decline. The visual influence of the urban edge, former and current industrial sites, and transport infrastructure is pronounced, and the landscape is largely rural in character but increasingly shaped by development pressures.

Primary Function

7.101 The primary function of the Northern Corridor Green Belt is to prevent urban sprawl, protect the distinct identity of settlement areas, and safeguard the rural landscape from inappropriate

development. It supports regeneration by directing growth to urban areas, protects natural assets, and provides a high-quality environment for local communities. The Green Belt also plays a key role in supporting nature networks, enhancing climate resilience and providing opportunities for recreation and active travel. Its protective status is underpinned by national and local planning policies, notably NPF4 Policy 8 and NLLDP policies PP4 and AD4, which restrict development to uses compatible with the Green Belts purpose.

Opportunities and Pressures

7.102 The Northern Corridor Green Belt offers notable opportunities for landscape enhancement and ecological connectivity, particularly in areas where woodland structure can be restored or extended. There is scope to improve hedgerows, replant native trees, and strengthen biodiversity corridors, linking fragmented habitats between settlements and the wider countryside. The proximity of the Green Belt to the Seven Lochs Wetland Park and the [Antonine Wall World Heritage Site](#) (Document 046) provides further opportunities for wetland restoration, heritage conservation and the creation of accessible green corridors for recreation and active travel. Sustainable agriculture initiatives and community woodland projects could be targeted in open farmland areas, helping to address climate adaptation and local amenity needs.

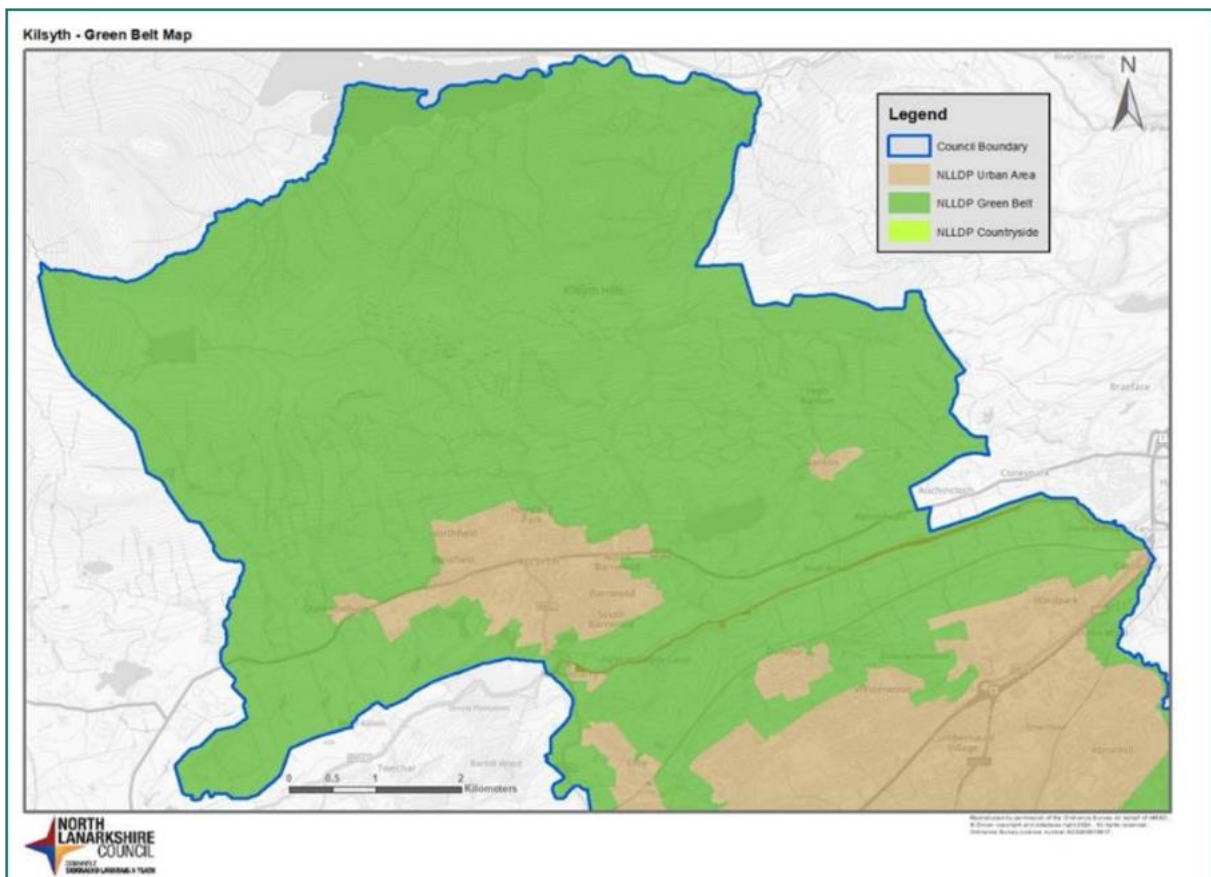
7.103 However, the Northern Corridor Green Belt faces significant pressures from ongoing housing and business expansion, particularly at the edges of Stepps, Muirhead, and Gartcosh, where development interest is high. Infrastructure improvements, such as road upgrades and utility installations, risk fragmenting habitats and eroding the rural setting. Urban fringe issues, including fly-tipping, anti-social behaviour, and the neglect or dereliction of land near settlement edges, are evident, especially adjacent to major transport corridors and former industrial sites. The cumulative effect of these pressures threatens to diminish the distinct rural character, ecological function, and recreational potential of the Green Belt if not addressed through proactive management and investment. Without careful planning and community engagement, incremental development and land-use change could undermine the Green Belt's ability to provide separation between settlements and deliver wider environmental benefits.

Kilsyth

Location and Boundaries

7.104 The Kilsyth Green Belt forms a protective arc around the town of Kilsyth, situated at the northern edge of North Lanarkshire. Its boundaries are tightly defined by the Kilsyth Hills to the north and east, the River Kelvin valley to the south, and the urban edge of Kilsyth itself. The

Green Belt's northern boundary follows the crest of the Kilsyth Hills, including notable summits such as Tomtain and Garrel Hill, which are visible from much of the town and serve as a dramatic natural backdrop. To the west, the boundary is marked by the steep slopes descending toward the Kelvin valley, while to the east, it is delineated by the transition from moorland to the settled landscape of Kilsyth. The southern edge is shaped by the River Kelvin and the Forth and Clyde Canal, which together create a clear separation between Kilsyth and the agricultural land beyond. The Green Belt here is not only a policy boundary but also a tangible landscape feature, with the hills, river, and canal forming physical limits to urban growth.



Map 7.12 – NLLDP Kilsyth Green Belt Map

Landscape and Land-Use Characteristics

7.105 Within the Kilsyth Green Belt, the landscape is dominated by the upland moorland of the Kilsyth Hills, which rise steeply above the town and are characterised by open heather moor, rough grassland, and scattered rocky outcrops. The hills are largely undeveloped, with only a few isolated farm steads and remnants of historical land use, such as old drove roads and boundary dykes. The Garrel Burn cuts through the hills, creating a narrow, wooded valley that is a key ecological corridor and a locally valued recreational route. South of the hills, the

landscape transitions abruptly to the broad, flat-bottomed Kelvin valley, where improved pasture and arable fields are interspersed with wetland patches and riparian woodland along the river. The Forth and Clyde Canal, running parallel to the river, is a significant heritage asset and recreational resource, with towpaths used for walking and cycling. The urban fringe of Kilsyth itself is marked by a mosaic of small fields, hedgerows, and remnants of former mining and quarrying activity, including the site of the historic Colzium Estate, which now serves as a public park and cultural landmark. The Green Belt in this area is not uniform; it contains pockets of degraded land affected by past industrial use, as well as areas of high scenic and ecological value, particularly on the hills and along the river corridor.

Primary Function

7.106 The Kilsyth Green Belt's primary function is to maintain the distinct landscape setting of Kilsyth, preventing the town's expansion into the surrounding hills and valley. It preserves the visual integrity of the Kilsyth Hills skyline, which is a defining feature of the town's identity and a key element in local views from places such as Colzium House, Burngreen Park, and the canal towpath. The Green Belt also protects the ecological connectivity of the Garrel Burn and Kelvin valley, which support locally important habitats for wetland birds, otters, and native woodland species. Policy restrictions ensure that new development is tightly controlled, with only essential infrastructure (such as water supply or recreation facilities) permitted, and even then, only where it does not compromise the landscape or ecological value. The Green Belt here is not just a buffer; it is an active part of Kilsyth's community life, providing space for walking, cycling, nature observation, and cultural events at Colzium Estate. The SLA designation for the Kilsyth Hills adds an extra layer of protection, recognising the area's exceptional scenic quality and its role as a recreational resource for both residents and visitors.

Opportunities and Pressures

7.107 There are specific opportunities within the Kilsyth Green Belt for targeted landscape restoration, particularly in the Garrel Burn corridor, where invasive species management and native woodland planting could enhance biodiversity and improve water quality. The hills offer potential for peatland restoration and controlled grazing schemes, which would support carbon sequestration and maintain the open moorland character. The canal corridor presents opportunities for heritage interpretation, active travel infrastructure, and ecological enhancement through wetland creation and pollinator-friendly planting.

7.108 However, the Green Belt faces acute pressures at the urban fringe, especially along the northern edge of Kilsyth, where unmanaged land is vulnerable to fly-tipping, informal vehicle access, and anti-social behaviour. Survey evidence highlights concerns about the decline in

land management on former industrial sites and the risk of incremental encroachment by garden extensions, stables, and small-scale infrastructure. The proximity of Kilsyth to major transport routes, including the A803 and the canal, increases the risk of development pressure, particularly for housing and commercial uses. Without active management and enforcement, these pressures could erode the distinctive landscape character and ecological value that the Green Belt provides.

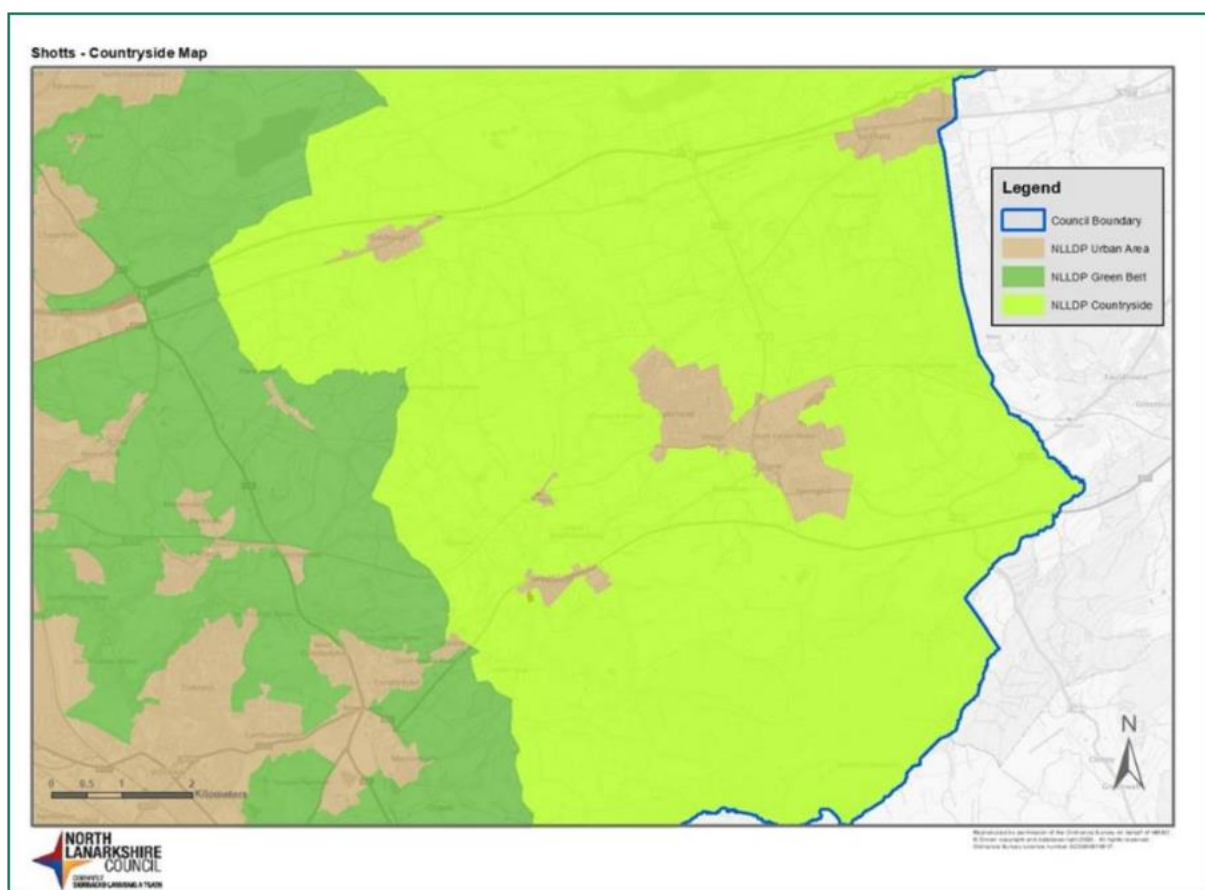
Shotts

Location and Boundaries

7.109 The Green Belt area in Shotts covers the area to the west of Shotts leading into the Green Belt designations in Motherwell and Wishaw. The Green Belt here is not only a planning designation but is visually and physically marked by the abrupt change from urban fabric to open, gently undulating farmland, with the occasional remnant of moss land or wet pasture. The boundaries have evolved over time, reflecting incremental changes in development and land use, but remain clearly mapped in the most recent local development plan

7.110 The Shotts area also comprises a substantial Countryside area situated in the immediate surroundings of the town of Shotts, forming a substantial buffer between the urban edge and the surrounding rural plateau. North Lanarkshire's Countryside (formerly the Rural Investment Area) encompasses many settlements like Shotts that sprang up to take advantage of the formerly abundant mineral resources found there. The legacy of these long-abandoned mineral operations is significant. In addition, the land is more marginal in terms of agriculture, much of it being dominated by high moorland. As such, the Countryside requires a more flexible approach to that taken in the Green Belt, to encourage and accommodate limited development, by extending existing businesses and settlements there and by supporting agricultural diversification and local job creation.

7.111 The Countryside boundaries are defined by the transition from the built-up area of Shotts to the extensive plateau farmland that stretches westward towards Salsburgh and north towards Harthill. To the south, the Countryside Area is bounded by the Calderhead valley and the railway corridor, while to the north it extends towards the M8 corridor, providing a clear separation from the more densely developed settlements along that route. Although the Countryside area does not form part of the designated Green Belt, uses considered appropriate within the Green Belt are also acceptable in the Countryside. The key difference is that the Countryside area also supports proposals for the limited expansion of existing businesses and settlements, agricultural diversification, and initiatives that support local job creation.



Map 7.13 – NLLDP Shotts Green Belt & Countryside Map

Landscape and Land-Use Characteristics

7.112 Shotts is dominated by plateau farmland and is comprised of extensive, open, and generally flat or gently undulating terrain. This area is primarily used for pastoral farming, with large fields bounded by low hedges or wire fences, and occasional patches of surviving moss land, particularly in poorly drained hollows. Tree cover is limited and has declined over recent decades, with only scattered shelterbelts and small woodlands breaking up the openness of the farmland. The landform is shaped by glacial action, resulting in subtle ridges and shallow depressions, but overall, the sense is of a broad, exposed plateau.

7.113 The visual character is strongly influenced by the presence of mineral workings, including both active and former opencast coal sites, which are prominent in the landscape and often visible from the main roads and the railway. The rural character of the plateau farmland has been eroded in places by these mineral workings, as well as by the extent of infrastructure such as electricity pylons and the proximity of the M8 motorway. Remnants of mosses and wetland are ecologically significant, providing habitat for wading birds and supporting local biodiversity. The urban fringe of Shotts is marked by a patchwork of small fields, derelict land, and

unmanaged open space, reflecting the legacy of industrial decline and the challenges of land management at the settlement edge.

Primary Function

7.114 The primary function of the Shotts Green Belt is to provide separation between the Shotts area and Motherwell and Wishaw, maintaining a clear and defensible edge to the area and protecting the rural plateau landscape from incremental urbanisation. The Countryside designation serves a different purpose by supporting the distinct identity of Shotts by preserving the open views across the plateau and ensuring that the town remains visually and physically separated from neighbouring settlements such as Salsburgh and Harthill. It also plays a role in safeguarding the remaining areas of mossland and wet pasture, which are important for local nature conservation.

7.115 Policy protection is provided by NPF4 Policy 8 and NLLDP policies, which restrict development to uses compatible with Green Belt and Countryside purposes respectively (including agriculture, outdoor recreation, and essential infrastructure) while preventing inappropriate urban or industrial encroachment. The Countryside designation in particular is intended to direct growth and regeneration efforts towards brownfield sites within Shotts itself, rather than allowing further dispersal into the surrounding countryside.

Opportunities and Pressures

7.116 There are opportunities for positive change within the Shotts area. Restoration of former opencast and mineral sites offers potential for habitat creation, community woodland, or recreational open space, supporting both biodiversity and local amenity. The plateau farmland could benefit from targeted tree planting and hedgerow restoration, which would enhance landscape structure, provide shelter, and improve ecological connectivity. There is also scope for wetland restoration in areas of surviving mossland, helping to address climate resilience and support priority species.

7.117 However, the Countryside and Green Belt face significant pressures, particularly at the urban fringe. These include unmanaged land, fly-tipping, and anti-social behaviour, as well as the risk of incremental development such as garden extensions, stables, and small-scale infrastructure that can collectively erode the rural character. The visual impact of mineral workings and infrastructure remains a challenge, as does the ongoing decline in traditional land management practices. Without active management and enforcement, these pressures could undermine the Countryside and Green Belt's ability to fulfil their core functions for Shotts and the wider plateau landscape.

Landscape Character and Nature Conservation – North Lanarkshire Wide

7.118 Having regard to the above and the content of combined [topic paper '3,4 & 20'](#) (Document 177), North Lanarkshire has a diverse landscape ranging from scenic hills, through farmland and river valleys to an extensive area of urban development. This is reflected in the NatureScot landscape character assessment 2019 (Document 051) and by landscape designations in two areas of highest scenic quality. Landscape and visual amenity is enhanced by other related designations including cultural and natural heritage sites of which there are many. Indeed, the Green Belt contains a network of natural characteristics and resources, which is another protective purpose of its designation. Recent developments in renewables, urban expansion and mineral extraction have influenced landscape character and visual amenity. However, NLLDP (Document 005) policies seek to protect the key areas of highest landscape and visual amenity including the Kilsyth Hills, Clyde valley and Forth & Clyde Canal. The plans on the following pages update the Green Belt areas with designated nature conservation sites. These clearly illustrate the role that the North Lanarkshire Green belts contribute towards the issue of nature conservation as well as local setting, with many designated sites located around the periphery of urban areas.

7.119 On review of the plans, it can be seen how the current location and boundaries of the green belt contribute to increasing urban density, to preventing unsustainable growth, protecting the character, landscape and natural setting and identity of settlements as well as supporting nature networks. By virtue of the nature of the policy, this also has a positive impact upon climate change.

Implications for the Proposed Plan

7.120 This chapter based on a Green Belt Review provides the primary evidence base to inform the approach to Green Belt within the preparation of NLLDP2. It confirms that the Green Belt continues to perform a critical strategic role in supporting compact urban growth, maintaining settlement identity, and protecting environmental assets in line with NPF4 Policy 8.

7.121 The review demonstrates that, across the majority of North Lanarkshire, the existing Green Belt continues to perform strongly against its defined purposes. As such, NLLDP2 will retain a broad Green Belt designation as a key component of the spatial strategy, supporting regeneration and directing development towards existing urban areas and previously developed land.

7.122 However, the review also identifies that performance varies across the authority, reflecting differences in landscape character, development pressure, infrastructure influence, and the

condition of urban fringe land. Across the main settlement areas, including Airdrie and Coatbridge, Bellshill, Cumbernauld, Motherwell and Wishaw, the Northern Corridor, Kilsyth, and the western edge of Shotts, the Green Belt continues to fulfil its strategic role to protect and enhance the identity of settlements and safeguarding landscape setting. Nevertheless, these areas are also subject to the greatest development pressures, particularly at settlement edges where accessibility and market demand are strongest.

7.123 In Airdrie and Coatbridge and across the Northern Corridor, there is sustained pressure for housing and business development, often aligned with key transport corridors. Similarly, the Green Belt around Motherwell and Wishaw is influenced by ongoing urban expansion and infrastructure investment. In Cumbernauld and Bellshill, the presence of major transport infrastructure and the legacy of industrial land uses contribute to urbanising influences and landscape fragmentation. In Kilsyth and parts of the Shotts area, pressures are more closely associated with incremental encroachment, unmanaged land, and the legacy of mineral extraction.

7.124 A consistent theme across all areas is the condition of the urban fringe. The review highlights issues of land degradation, including fly-tipping, anti-social behaviour, derelict or underused land, and declining land management. Whilst these factors do not undermine the overall strategic role of the Green Belt, they can reduce its effectiveness locally by weakening settlement edges, diminishing landscape quality, and reducing its contribution to environmental and community objectives.

7.125 Infrastructure also plays a key role in shaping Green Belt performance. Strategic transport corridors, including the M8, M74 and M80, together with emerging infrastructure such as the East Airdrie Link Road, exert pressure through fragmentation, visual and noise impacts, and increased accessibility, which can in turn stimulate further development interest. In some areas, utilities and energy infrastructure contribute to a gradual urbanising influence on the rural edge.

7.126 Alongside these factors, environmental pressures such as habitat fragmentation and reduced ecological connectivity are evident in some locations. Whilst the Green Belt continues to support important nature networks and landscape features, these pressures highlight the need for ongoing management and enhancement to maintain its contribution to biodiversity, climate resilience, and wider green network objectives.

7.127 Accordingly, while the majority of the Green Belt continues to perform strongly, the review identifies that in some locations these combined pressures have the potential to reduce its effectiveness in delivering its intended functions, or alternatively present opportunities to establish more robust and defensible boundaries.

7.128 Accordingly, NLLDP2 will consider the potential for targeted and evidence-based boundary refinement, where this:

- maintains or enhances the overall function of the Green Belt;
- supports the delivery of the spatial strategy, including planned growth;
- results in clear, defensible and long-term boundaries; and
- avoids undermining settlement identity, environmental assets, or nature networks.

7.129 Any such changes will be carefully assessed through the NLLDP2 process, informed by the findings of the Green Belt Review and wider evidence, including landscape, environmental and infrastructure considerations. NLLDP2 will include a clear statement of Green Belt boundary changes, where identified, supported by the findings of this review.

7.130 The council will continue to prioritise the reuse of brownfield, vacant and derelict land as the primary means of meeting development needs. However, the review ensures that the role of the Green Belt has been fully considered in the context of accommodating planned growth, such as the Local Housing Land Requirement and the requirement for suitable additional employment land and infrastructure, and that it does not unduly constrain sustainable development in appropriate locations.

7.131 Overall, the Green Belt Review confirms that a plan-led, evidence-based and locally responsive approach to Green Belt designation should be taken forward. This approach recognises that, whilst the Green Belt remains an effective strategic tool across North Lanarkshire, its performance is not uniform, and future decisions must respond to localised pressures and characteristics to ensure that boundaries remain appropriate, effective, and aligned with national policy and the long-term spatial strategy of North Lanarkshire.

Summary of Stakeholder Engagement

Topic Paper Responses

7.132 The primary starting point for gathering the evidence base was the preparation of Topic Papers. Where possible, the Council identified and assessed evidence across topic areas aligned with the policies set out in NPF4 and the Scottish Government's Local Development Planning Guidance.

- 7.133 Between May 2024 and January 2025, five batches of Topic Papers were published on a rolling basis. Each batch was issued for a six-week consultation period and circulated to a wide range of stakeholders, including elected members, key agencies, infrastructure providers, community groups and Community Boards. The papers were also made available online and promoted through social media and GovDelivery to maximise accessibility and engagement.
- 7.134 A summary of comments received, and the council's responses are provided in Appendix 1: Consultation & Engagement Summary of the Evidence Report. These will be taken into consideration as we prepare the proposed plan. Further correspondence has been ongoing since the Topic Paper consultations, and a Sufficiency Template was completed by all key agencies and relevant infrastructure providers to confirm that they were satisfied with the evidence as presented within this report.

Summary of Place Survey outputs

- 7.135 To further support the preparation of NLLDP2, the council undertook a 'Tell Us About Your Place Survey' to gather the views of the wider public including adults, young people and children. This was focused on the places where people live, work and spend time. A summary of the adult, young people and children responses which relate to this chapter are provided below. Further analysis will be undertaken and these will be taken into consideration as we prepare the proposed plan:

Adults Summary
Adult respondents expressed strong support for the protection of greenbelt land and wider open spaces, recognising their importance in maintaining the identity of settlements, providing access to nature, and supporting health and wellbeing. There are clear concerns about the loss of greenbelt to development, with many respondents highlighting potential impacts on landscape character, biodiversity and increased urban sprawl. Respondents also emphasised the value of the Green Belt for recreation, access, and environmental quality, alongside calls for better management of issues such as litter, dereliction and poor maintenance in urban fringe areas.

Overall, feedback reinforces the need to retain and protect the Green Belt, direct development to existing urban areas and brownfield sites, and enhance the quality and accessibility of greenbelt land in line with its wider environmental and community functions.
Young People Summary
Young people highlighted the importance of protecting green spaces and open areas, recognising their role in recreation, wellbeing and providing a break from built-up environments. There were concerns about the impact of development on local green areas and wildlife, alongside a desire to retain spaces that contribute to the character of their communities. Access and usability were key themes, with young people valuing paths, outdoor spaces and areas for exercise and socialising, but noting issues with maintenance, safety and limited facilities. Overall, feedback supports the need to protect greenbelt land and open spaces, improve access and quality, and ensure these areas continue to provide safe and attractive environments for young people.
Children Summary
Children emphasised the importance of open green spaces for play, outdoor activity and enjoyment, with these areas forming a key part of how they experience their local environment. There were concerns about loss of green areas and poor maintenance, including litter and damaged play spaces, which can affect their ability to use these places safely. Children also highlighted the need for clean, safe and accessible outdoor spaces close to home. Overall, feedback highlights the need to protect and maintain greenbelt and open spaces, ensuring they are safe, clean and accessible for play and everyday use.

Table 7.3 - Summary of Place Survey Outputs

Key Group Consultation Summary

7.136 Engagement with key groups has been an integral part of the evidence-gathering process for the preparation of the Local Development Plan. A range of methods were used to ensure broad and inclusive participation, including Topic Paper consultations and the “Tell Us About Your Place” Survey, both of which were widely publicised via the Council’s website, social media platforms, and Gov Delivery contacts.

- 7.137 The public at large were encouraged to participate through these channels, with responses captured and analysed as part of the wider consultation exercises. Further detail on this engagement is set out in the Engagement and Consultation Summary.
- 7.138 Targeted efforts were made to engage children and young people. The Place Survey was distributed to parents and carers of all school children, and dedicated sessions were held with high school pupils and the Youth Parliament. These sessions aimed to both inform participants about the Local Development Plan and encourage their input. While awareness of the planning system was found to be limited among young people, the majority of those engaged participated in the survey. The Council recognises the need to improve understanding of planning among younger audiences and will continue to raise awareness of its relevance to their future.
- 7.139 Engagement with disabled people was undertaken through established forums such as the Access Panel and the Voice of Experience group. Presentations were provided on the emerging plan and the supporting evidence base, alongside promotion of the consultation exercises. While no specific concerns were raised during these sessions, participants were signposted to formal consultation channels, and any responses they submitted have been included in the overall analysis. Wider outreach was also supported through collaboration with community networks to maximise accessibility.
- 7.140 Specific engagement was carried out with Gypsies and Travellers in partnership with MECOPP. These discussions highlighted important issues including barriers to accessing suitable sites and services, challenges in engaging with the planning system, and the need for improved evidence, cross-boundary collaboration, and greater cultural awareness. These insights will inform the preparation of the Proposed Plan and ongoing evidence development.
- 7.141 Community Councils were also actively involved in the process. Consultation materials were distributed widely, and sessions were held to provide information on both the Local Development Plan and the preparation of Local Place Plans. Additional engagement took place through Community Boards, ensuring broad geographic coverage. A number of Community Councils have progressed Local Place Plans, with three currently registered (Gartcosh, Chryston, and Stepps), and others in development. The content of these plans will be taken into account in preparing the Proposed Plan.
- 7.142 Further detail on all engagement activities, including participation levels and feedback received, is provided within Appendix 1: Consultation & Engagement Summary.

Key Agency/Key Infrastructure Providers – Sufficiency Templates

7.143 All key agencies and relevant infrastructure providers were invited to complete sufficiency templates to confirm their agreement with, or identify any issues relating to, the Evidence Report. The following section sets out the completed templates received in relation to this chapter. A full set of all completed templates have been included in Appendix 1: Consultation & Engagement Summary.

Completed Key Agency/Key Infrastructure Sufficiency Templates

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	NatureScot
	Contact Details	Diane Beveridge
	Date response provided	18.5.26
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification /amendments Please delete as appropriate.
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of	Yes The authority has previously consulted with us on individual draft topic papers, met with us and other key agencies on

Section	Prompt	Response
	the Evidence Report?	several occasions via Teams and held in person discussion days on their proposed site selection process.
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	Although there is mention of them in the main text some key documents do not appear to be in the Spreadsheet of Evidence Sources, in particular: Sitelink and The Carbon & Peatland Map 2016. You may also find these useful: https://www.nature.scot/doc/advising-peatland-carbon-rich-soils-and-priority-peatland-habitats-development-management https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-soils Habitat Map of Scotland – NatureScot https://opendata.nature.scot/datasets/snh::habitat-map-of-scotland/explore 30x30 https://www.nature.scot/doc/30-30-framework

Section	Prompt	Response
		Chapter 4: Natural & Built Environment Landscape Character You explain that land use character and landscape character are not the same, some further explanation of this may be useful here. It would be useful if a map of the LCT's could be included. Landscape Designations Under Natural Environment Assets, while NatureScot's Sitelink system (https://sitelink.nature.scot/home) lists 11 SSSIs as being within North Lanarkshire, this is based on North Lanarkshire being the 'primary' local authority area (i.e. the area that all or most of the site lies in). There are, however additional SSSIs which have another Council identified as the 'primary' local authority but which nonetheless lie partly within North Lanarkshire (Garrion Gill and Hamilton Low Parks). As such, there are 13 SSSIs wholly or partly within North Lanarkshire. Also, if SPAs are listed here, for consistency SACs should also be listed. NLLPAB Protected Species There is, or at least was recently, also a great-crested newt population at Drumshangie Moss, near Airdrie. This has been subject to pressure from development. The Council should

Section	Prompt	Response
		hold ecological survey information for the area associated with development proposals at Stirling Rd, Stand. Nature Designations Garrion Gill is part of the Clyde Valley Woods Special Area of Conservation, thus there are 4 SACs wholly or partly within NLC. Along with details of their condition, information is available via Sitelink on the pressures affecting statutory protected areas (SPA's SACs and SSSIs). It would be useful to review this information to identify issues of relevance to the preparation of the LDP in terms of ensuring sites are protected from further impacts and opportunities for restoration are highlighted. Woodland Cover Could you put a hectareage on the area of woodland which has been subject to NLC management and identify what type of woodland this work has taken place in? This will allow a comparison with total woodland cover. 30 x 30 Designated Sites Achieving 30 x 30 will be reliant on the identification of 'Nature30' sites outside of existing traditional protected areas. Although it may involve the designation of a few new statutory protected areas this will involve identifying lots of new non statutory areas to be managed for wildlife (https://www.nature.scot/professional-advice/protected-areas-and-species/30-30-and-nature-networks/30-30-explained). It

Section	Prompt	Response
		would be useful to consider the implications of this for the LDP. Carbon & Peatland Mapping The Carbon & Peatland Map 2016 is a predictive tool which provides an indication of the likely presence of peat on each individually mapped area, at a coarse scale, rather than an accurate representation of where peat definitely occurs. It is particularly useful as a tool to use in the site selection process for development to screen where areas of peatland are likely to occur and where detailed peat survey is therefore likely to be required (https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/soils/carbon-and-peatland-2016-map). We would suggest that it would be useful to consider that settlement expansion is not the only potential development impact that could affect designated sites – e.g. renewables. In general, we would welcome a more explicit commitment to the mitigation hierarchy in this chapter, ensuring that avoidance of impacts is the default position and support for restoration and protection measures across all the natural environment. Chapter 5 Climate Change You recognise at the start of this section that tackling the twin climate and nature crises are of key importance to NPF4. You list other relevant NPF4 policies but do not mention

Section	Prompt	Response
		biodiversity, trees or soils. This chapter could make stronger links between the two crises and the contribution that nature can make towards climate change via nature-based solutions, eco-system services and blue-green infrastructure. The importance of conserving and restoring natural spaces and maintaining and improving their biodiversity in general. The interdependence and connections between the two crises could be strengthened in this regard. https://www.nature.scot/climate-change/nature-based-solutions Wind In relation to landscape sensitivity, we would suggest including the renewable energy map of Scotland. This is particularly useful for considering cumulative impacts and providing cross boundary context. Chapter 7 Green Belt We welcome that the Council is committed to carrying out a GB review informed by NPF4 Policy 8. This will be important for assessing potential sites in the future. In relation to GB review there is also some information within the LDP guidance which is useful and includes advice on things to consider, such as undertaking a landscape character assessment. Chapter 13 Site Assessment Methodology

Section	Prompt	Response
		The methodology proposed appears to capture most of what was previously discussed. There are just a couple of sections which may benefit from some greater refinement. Prioritisation of Sites (Step 2) In terms of priorities, it appears that an urban site with some form of protection would be preferred for development over a non-urban, non-protected site. While this may, on the face of it, support the presumption in favour of continuing development in existing built-up areas it doesn't recognise that protected urban sites could have more biodiversity, landscape and /or recreational value than the non-urban site. Such sites can be highly valuable both for nature and the local population. We would suggest that further mechanisms need to be in place to allow for a balanced decision to be reached, fully considering these elements and not purely based on a general location. For Sustainable Places Given the restrictions NPF4 places on development on Peatland, perhaps asking for a justification of how it complies with those restrictions is needed, alongside information on how the habitat will be protected? Given that sites with hard constraints, such as landscape or environmental designations, would be sifted out under Step 1 as 'Not Preferred' should the questions here focus on the "in proximity/could affect" elements to allow consideration of connectivity with protected areas for developments located

Section	Prompt	Response
		outside of them? What [indirect] impacts there could be and how it's proposed to mitigate these? Will the scoring system be subject to further refinement? Will the different categories i.e. Communities, Environment and Economy be separated the allow for each to be considered separately?
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	All covered above.
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes Yes, subject to the minor matters noted above.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Scottish Power Energy Networks
	Contact Details	kkingston@spenergynetworks.co.uk

		r.macquarrie@spenergynetworks.co.uk
	Date response provided	22/05/2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what	Chapter 7- Green Belt "The rural character of the plateau farmland has been eroded in places by these mineral workings, as well as by the spread of infrastructure such as electricity pylons and the proximity of the M8 motorway." Could 'spread' be revised to 'extent'?

	additional information is required	Chapter 8-Strategic Infrastructure SPEN have advised NLC that there is no requirement to undertake analysis of SPEN data available on their Open Data Portal. Could we update this wording to - SPEN recognise that access to data and information will be a key enabler in society's ability to achieve Net Zero. SPEN are committed to sharing their data with customers and stakeholders, and their Open Data Portal provides access to data via a single, easy-to-access interface. “As shown in the table above, the map indicates that the network serving North Lanarkshire Council has available capacity” This is valid at the time the data was produced. Network capacity is subject to change over time as new connections and demand arise, therefore developers should engage directly with SPEN to confirm current network availability and any reinforcement requirements at the relevant stage of project development. Chapter 13- Liveable Places Can the proposal be connected to existing gas and electricity networks? Yes/No If Yes: Please provide details showing potential network connections, including any dialogue with energy providers. If No: Please provide details of how any energy demands will be met and any dialogue with energy providers Network capacity is subject to change over time as new connections and demand arise, therefore developers should engage directly with SPEN to confirm current
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		network availability and any reinforcement requirements at the relevant stage of project development.
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes, subject to the minor matters noted above

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Strathclyde Partnership for Transport
	Contact Details	Amanda Horn, Amanda.horn@spt.co.uk
	Date response provided	12 05 2026

Section	Prompt	Response
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient to proceed Yes – sufficient, subject to minor clarification No – not sufficient Please delete as appropriate. Please note that SPT has only completed an in-depth review of Chapter 10 Sustainable Transport. We are satisfied with the changes made to this latest draft in light of SPT comments on the draft topic paper. We have completed a 'light touch' review of chapters 4,5,6,7,8, 9,11 & 12, and are satisfied that sustainable transport policy is sufficiently integrated into these topics.
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes No Please delete as appropriate.
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is	3) Chapter 8 page 60 / Bus Infrastructure and Provision SPT would request minor changes to the following sentence: "SPT have advised that bus operators are unlikely to provide information on the levels of service demand to allow us to identify the viability of

Section	Prompt	Response
	material, and what additional information is required	services to ensure they will continue to be provided get any suitable information , however the below map identifies frequency of services and has been provided by SPT.” 2) Chapter 8 / Transport – please consider if Clyde Metro should be included here.
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes Yes, subject to the minor matters noted above No Please delete as appropriate.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Homes for Scotland
	Contact Details	f.watkins@homesforscotland.com
	Date response provided	05/06/2026

Section	Prompt	Response
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes - sufficient
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	HFS welcomes the Council's decision to carry out a new comprehensive Green Belt Review. The Green Belt Review, however, is required to be made available for public scrutiny prior to the submission of the Evidence Report to Gate Check. HFS would dispute any alternate approach. It is also important to note that the green belt is not automatically good for addressing climate change. It leads to leapfrogging development and longer commutes in many cases and can stop villages and towns growing to the extent where they can viably support sufficient amenities/facilities to encourage local living.

Section	Prompt	Response
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	The Council states in the Chapter that Local Place Plans (LPPs) are a material consideration in the preparation of the emerging LDP. Some LLPs oppose any release of greenfield land and the Stepps LPP is stated as directly opposing any release of green belt sites through the Housing Land Supply Audit or emerging LDP instead advocating for the allocation of brownfield and derelict land. Whilst Gartcosh and Stepps Local Place Plans express a retention of Green Belt designations; this is from a long-held resistance by sectors of the community against any developmental growth around such settlements. The LPP may not fully represent all views in the community, and this is evidenced from the very successful record in delivery of allocated sites in these locations, as popular places to live. The comment that Gartcosh has a distinct rural character seems out of context given the CGA developments. Stepps likewise has had a consistent approach to no green belt release for over a decade and direct focus on brownfield development, however there is no acknowledgement that there is no brownfield land in Stepps, unlike Gartcosh Business Park which a location of economic redevelopment. HFS's views on allocating land for housing on brownfield, vacant and derelict land are covered in response to Chapter 4. Whilst community views are an important material consideration, they do not substitute for the technical evidence that a formal green belt review would provide. Allocating an adequate supply of land to allow the Council to exceed their MATHLR and

Section	Prompt	Response
		meet their LHLR must also be a material consideration when considering allocating greenfield sites for housing along with community views.
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes

Table 7.4 - Summary of Stakeholder Engagement

Statements of Agreement / Dispute

- 7.144 All key agencies and relevant infrastructure providers confirmed their agreement with the Evidence Report, with some responses subject to minor amendments. The amendments identified through the sufficiency templates have now been incorporated into the final Evidence Report. There are some exceptions where no change has been made or some minor issues are outstanding, these are reflected below:
- 7.145 NatureScot and SEPA have raised a small number of outstanding queries in relation to the site assessment process. The council will continue to engage with NatureScot and SEPA to address these and ensure ongoing involvement. Engagement with other key agencies and partners will also continue as the site assessment process progresses
- 7.146 Homes for Scotland commented that the Green Belt review is required to be made available for public scrutiny prior to submission of the Evidence Report to Gate Check. There is no statutory requirement for individual technical studies to be separately published or consulted on in advance of Gate Check. The Green Belt Review forms part of the wider evidence base, which is tested through the Evidence Report and assessed by the Reporter for sufficiency and robustness. The key findings and methodology are clearly reflected in the Evidence Report, with supporting information available where appropriate.
- 7.147 There are not considered to be any outstanding matters of dispute in relation to this chapter, other than those outlined above.

Chapter 8 Strategic Infrastructure

Introduction

8.1 The Strategic Infrastructure chapter provides a comprehensive overview of the networks, assets and services that support Local Living across North Lanarkshire and sets out the evidence required to deliver an Infrastructure First approach for the next Local Development Plan (NLLDP2). The evidence demonstrates that North Lanarkshire benefits from a broadly resilient infrastructure baseline, strengthened by significant recent and planned investment across transport, digital connectivity and utilities. However, it also highlights localised pressures, variable capacity, and transitional challenges linked to net zero commitments. These will require carefully coordinated planning, phasing and delivery throughout the NLLDP2 period.

Movement and Transport

8.2 North Lanarkshire benefits from strong regional connectivity, reinforced by its position between Glasgow and Edinburgh and its extensive motorway, trunk road and rail networks. Strategic transport links remain robust, with rail infrastructure capable of accommodating future demand and several high-value infrastructure projects nearing delivery through the Glasgow City Region (GCR) City Deal.

8.3 Major schemes, including the East Airdrie Link Road, Ravenscraig Access Infrastructure, and A8/M8 Corridor Improvements are progressing through final design stages. These projects will significantly enhance cross-region connectivity, resilience, access to employment locations, and regeneration outcomes. Recent early delivery at Motherwell Station has already improved active travel and public transport integration.

8.4 However, local connectivity is less consistent, with gaps in active travel networks, reliance on car travel, and limited higher-frequency bus services in some communities. Bus provision is extensive but varies in frequency, reflecting commercial operations and demand patterns. Completing active travel connections, improving sustainable access to stations, and supporting bus–rail interchange, especially around the new Monklands Hospital will be essential to embedding local living principles.

8.5 Overall, the data supports a transport system that enables strategic movement but requires improvements in local active travel networks, bus reliability and multi-modal integration to fully support the spatial aims of [National Planning Framework 4](#) (NPF4) (Document 009), this is fully explained in the Sustainable Transport chapter.

Local Road Network and Asset Condition

- 8.6 North Lanarkshire manages one of the largest local road networks in Scotland, with an asset value exceeding £3 billion. The [Roads Asset Management Plan](#) (RAMP) (Document 188) provides the evidence base for maintenance, lifecycle planning, and investment.
- 8.7 Survey data shows that the condition of the local road network is generally comparable with, or better than, national averages, although unclassified roads exhibit slightly higher levels of deterioration. The council's involvement in national [Decarbonising Roads](#) (Live Labs) (Document 191) trials demonstrates leadership in testing low-carbon surfacing materials and climate-resilient maintenance methods.
- 8.8 The new [Roads & Infrastructure Maintenance & Improvement Services Contract](#) (Document 192) enhances capacity for reactive and planned maintenance, supporting the long-term stewardship of this critical asset.

Utilities and Resource Infrastructure

- 8.9 **Water and Wastewater:** Scottish Water confirms no immediate water supply capacity issues across the authority area. Wastewater capacity, however, may require future investment in several locations, including parts of Cumbernauld (East), Airdrie, Coatbridge, Bellshill, Motherwell, Wishaw and Shotts, depending on the scale, phasing and distribution of growth brought forward through NLLDP2. This aligns with Scottish Water's growth-first model, where strategic upgrades are triggered only when development becomes committed.
- 8.10 Strategic Network Impact Assessments are ongoing in key locations (including Moodiesburn and Plains), with some mitigation works already planned or underway. Early engagement with Scottish Water and clear development phasing will be essential to support viable delivery.
- 8.11 **Gas Infrastructure:** SGN reports no planned network-wide reinforcements, but localised constraints remain in areas such as the northern edge of Cumbernauld and east of Carfin–Cleland. These constraints reflect downstream low-pressure network limitations rather than strategic capacity.
- 8.12 The introduction of the [New Build Heat Standard](#) (Document 194) means demand for new domestic gas connections will decline, reducing long-term pressure on the network. Transitional work on hydrogen-ready systems and national hydrogen projects (LTS Futures, H100, H2 Caledonia) may shape future energy provision but fall largely beyond the current plan period.
- 8.13 **Electricity Infrastructure:** SP Energy Networks indicates that headline capacity is available; timing and location of queued connections may still require local reinforcement, especially at Wishaw, further improving resilience. However, grid connections operate on a first-come,

first-served basis, meaning individual developments may still require local reinforcement depending on timing and competing regional demand.

8.14 [SPEN's new RIIO-ED3 programme](#) (2028–2033) (Document 195) will prioritise energy transition, future network blueprints and digital optimisation, with North Lanarkshire identified as a key area for coordinated investment planning.

8.15 Digital Infrastructure

- Digital connectivity is a clear strength for North Lanarkshire, with:
- 99% of premises able to access superfast broadband (≥30 Mbps),
- 92% gigabit-capable coverage, and
- Full-fibre (FTTP) availability improving rapidly, rising from 54% (Jan 2025) to 64% (Jul 2025), with even higher coverage in some local constituencies.

8.16 Nonetheless, commercial premises lag behind residential areas, with gigabit coverage around 64%, and full-fibre availability remains low and uneven across settlements. These gaps are being addressed through:

- [The Council's Digital & IT Strategy 2024–27](#) (Document 034),
- Commsworld's 15-year digital infrastructure investment programme,
- Openreach's commercial rollout and [Project Gigabit](#) delivery (Document 190), and
- [R100 and voucher programmes](#) (Document 189) supporting rural connections.

8.17 The council's programme will expand town-centre public Wi-Fi, deliver substantial bandwidth upgrades to all schools, and extend gigabit-capable fibre to underserved communities, businesses and social housing. Overall, digital infrastructure presents a strong foundation for NLLDP2, with targeted local enhancements required in a small number of commercial and rural areas.

8.19 **Community Infrastructure:** North Lanarkshire has an extensive network of community and civic facilities, many of which are transitioning through the [Town & Community Hub model](#), (Document 197) enabling more flexible and co-located service delivery. Education provision remains a key determinant of sustainable growth and is addressed separately in the Community Infrastructure chapter.

8.20 Health and social care services are also evolving, particularly in light of the Monklands Replacement Hospital, which represents a major change in regional health infrastructure and

requires coordinated planning for access, transport integration, digital connectivity and supporting utilities, this is fully explained in the Community Infrastructure chapter.

8.21 Conclusion: Collectively, the evidence demonstrates a broadly resilient strategic infrastructure baseline across North Lanarkshire, strengthened by significant committed investment in digital, transport and energy systems. However, it also highlights the need for:

- coordinated infrastructure-led spatial planning,
- careful phasing of development,
- early engagement with infrastructure providers,
- targeted investment in wastewater, digital and energy networks, and
- enhanced local connectivity to support sustainable travel and Local Living.

8.22 The Infrastructure First approach remains essential to delivering well-connected, low-carbon and resilient places, ensuring that growth aligns with capacity and supports the long-term needs of communities, businesses and the wider region.

Policy context

National	Regional	Local
National Planning Framework 4 local development planning guidance (Document 009) NPF4 Policy 18 – Infrastructure first A National Mission with Local Impact: Infrastructure Investment Plan for Scotland 2021-22 to 2025-26 (Document 024) Planning, Infrastructure and Place Advisory Group: Annual Report 2024 (Document 198) Planning Circular 4/2025: Planning Obligations and Good Neighbour Agreements (Document 199) Development Planning Transport Appraisal Guidance (DPTAG) (Document 200)	Glasgow City Region Economic Strategy (2021) (Document 087)	The Plan for North Lanarkshire (Document 023) Programme of Work to 2028 - as at March 2023 (Document 027) Roads Asset Management Plan (RAMP) (Document 188)

National	Regional	Local
Infrastructure Levy for Scotland: Discussion Paper –Withdrawn by Scottish Government (Document 201) Scottish Water - A Sustainable Future Together (Document 202) Investment Planning & Prioritisation Framework (IPPF) SR21 Strategic Plan Supporting Document (Document 203) NPF4 Policy 24 – Digital infrastructure digital strategy for Scotland delivery plan 2025-2028 (Document 204) digital telecommunications (Document 206) Connected Nations Dataset – Ofcom Interactive Report (May 2024) (Document 208) Delivering R100 (Document 189) Project Gigabit (Document 190) Scottish 4G infill programme (Document 209) Shared Rural Network (Document 210)		North Lanarkshire Local Development Plan (2022) (Document 005) North Lanarkshire Digital and IT Strategy 2024-27 (Document 034)

Table 8.1: Policy Context

8.23 National Planning Framework 4 expectations for Local Development Plans: NPF4 establishes *Infrastructure First* as a core national planning principle. Policy 18 sits within Part 2 of NPF4 as part of the national planning policies that now form the statutory development plan. NPF4 directs planning authorities to ensure that development is aligned with infrastructure capacity, needs and delivery mechanisms from the outset, rather than responding reactively after development is proposed.

8.24 Basis for the Infrastructure First Approach: The Scottish Government have identified the lack of alignment between infrastructure and development as a major barrier to sustainable place-making. NPF4 responds to this challenge by requiring that infrastructure planning is embedded throughout the development plan process, ensuring that spatial strategies are deliverable and that infrastructure providers are engaged early and effectively.

8.25 Expectations of Local Development Plans: Although the detailed Policy 18 wording is within NPF4, the below identifies what LDPs must do to comply with the Infrastructure First approach:

(a) Establish a robust infrastructure evidence base. LDPs must be founded on a robust, early-stage evidence base, covering:

- existing infrastructure capacity,
- condition,
- future needs, and
- deliverability (including funding and mechanisms).

(b) Identify Infrastructure requirements: LDPs must then clearly set out:

- the specific infrastructure requirements needed to support the preferred spatial strategy,
- the phasing of that infrastructure,
- the delivery responsibilities, and
- the mechanisms for delivery (including potential developer contributions or partnerships with infrastructure agencies).

(c) Ensuring development is sequenced with infrastructure: Infrastructure First means development should only be allocated where necessary infrastructure is planned and deliverable within the plan period. This aligns with NPF4's high-level direction that the national planning system must ensure places are supported by sustainable transport, energy, digital connectivity, utilities, and community facilities.

(d) Collaborate with Key Agencies and providers: NPF4 requires planning authorities to work collaboratively with infrastructure providers from early in the plan-making cycle. Providers are concerned about expectations for early information, this is why North Lanarkshire Council have established proactive and structured engagement processes to inform this chapter of the Evidence Report.

NPF4

8.26 NPF4 sets out the national planning position and policy in respect to Infrastructure First and Digital Infrastructure, indicating the relevant approach that LDPs are expected to follow in respect to future development and associated infrastructure provision.

8.27 Links to Evidence: National Planning Framework 4

- [Infrastructure first](#)
- [Digital infrastructure](#)

8.28 The National Spatial Strategy for Scotland 2045, set out in NPF4, establishes the key policy principles related to Infrastructure First under Policy 18 and for Digital Infrastructure under Policy 24. In terms of Infrastructure First, NPF4 seeks to encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking with the three key policy outcomes being to ensure that:

- Infrastructure considerations are integral to development planning and decision making and potential impacts on infrastructure and infrastructure needs are understood early in the development planning process as part of an evidenced based approach
- Existing infrastructure assets are used sustainably, prioritising low-carbon solutions
- Infrastructure requirements, and their planned delivery to meet the needs of communities, are clear.

8.29 NPF4 goes on to indicate that LDPs and delivery programmes should be based on an integrated infrastructure first approach which should:

- Be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure
- Set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered, and
- Indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.

8.30 Moreover, NPF4 states that plans should align with relevant national, regional and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. It is recommended that consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.

8.31 Further detailed guidance for Infrastructure is provided by NPF4 Policy 18 which has two main components, namely:

- 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.

8.32 It is also emphasised that where planning obligations are entered, they should be necessary to make the 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 and be reasonable in all other respects. In addition, Planning conditions should only be imposed where they meet all the following tests, that is, they are:

- Necessary
- relevant to planning
- relevant to the development to be permitted
- enforceable
- precise
- reasonable in all other respects

Infrastructure First Policy

National

8.33 [The Infrastructure Investment Plan for Scotland 2021/22 to 2025/26, a National Mission with Local Impact](#) 2021/22 to 2025/26, a National Mission with Local Impact (Document 024), is a key overarching document, setting out the Scottish Government's plans to meet the diverse economic, social and environmental needs of urban, rural and island areas, following three key themes:

- Enabling the transition to net zero emissions and environmental sustainability
- Driving inclusive growth
- Building resilient and sustainable places

8.34 This follows the Infrastructure Commission recommendation to consider an 'investment hierarchy' framework which prioritises enhancing and maintaining existing assets over new build. This approach is needed to protect our environment and ensure value for money. The detailed structure of the hierarchy can be found in Appendix A. In practice, the hierarchy means that each step would need to be considered, in turn, before deciding the right approach. For example, something new might only be built if there is still a demonstrable service need for a facility, and an existing asset can't be repurposed.

- 8.35 The Infrastructure Investment Plan for Scotland (Document 024) identifies a series of Scotland wide spending programmes including the City Region and Regional Growth Deal Programme which includes several projects in North Lanarkshire Council including the East Airdrie Link Road (EALR) and Ravenscraig Access Improvements. The Investment Plan also highlights the Monklands Hospital Replacement Project which is being progressed by NHS Lanarkshire to replace the University Hospital Monklands. The cost of the hospital and timetable will be confirmed as part of the OBC process and the NLLDP2 will be required reflect this proposal and any associated Infrastructure requirements.
- 8.36 Annual report providing a summary of the Year 1 activities of the [Planning, Infrastructure and Place Advisory Group](#) (PIPAG) in 2024 (Document 198), which was prepared in Collaboration with Scottish Futures Trust. The report informs relevant Cabinet Secretaries and Ministers of activities and progress to support the implementation of NPF4 as well as delivery of wider Infrastructure and Place based projects and programmes.
- 8.37 [Planning Circular 4/2025: Planning Obligations and Good Neighbour Agreements](#) (Document 199) sets out the circumstances in which planning obligations and good neighbour agreements can be used and how they can be concluded efficiently.
- 8.38 An effective Infrastructure First approach to development is reliant on local authorities being able to ensure that developers either provide directly or make appropriate contributions to related infrastructure. Planning obligations are currently dealt with under Section 75 of the [Town and Country Planning \(Scotland\) Act 1997 \(as amended\)](#) (Document 094).
- 8.39 Planning Circular 4/2025: The Planning Obligations and Good Neighbor Agreements sets out the circumstances in which planning obligations can be used and how they can be concluded efficiently. Planning authorities should promote obligations in strict compliance with the tests set out in this circular. In developing planning obligations, consideration should be given to the economic viability of proposals and alternative solutions should be considered alongside options of phasing or staging payments. Concluding planning obligations should not delay the benefits of appropriately planned development that is generally in accordance with policy nor add significant costs for developers and infrastructure providers. The requirement for planning obligations should be identified as soon as possible and relevant parties brought together to ensure that the process flows as smoothly as possible.
- 8.40 Planning authorities should ensure that, where obligations under Section 75 of the Town and Country (Planning) Scotland Act 1997, as amended, are required, they are concluded as a matter of urgency. The revised planning performance framework will incorporate consideration of the whole process leading to issue of the decision. Lengthy delays in concluding obligations

will have an adverse impact on the reputation and performance of the planning system. It should be noted that guidance for planning obligations is currently being reviewed and NLLDP2 will reflect the most up-to-date position in terms of guidance relating to infrastructure provision.

- 8.41 Transport Scotland's [Development Planning Transport Appraisal Guidance](#) (DPTAG) (Document 200), Covered in Sustainable Transport Chapter, was published in October 2025. The guidance is available to guide planning authorities when developing their Local Development Plans, including guidance on when a transport appraisal should be undertaken; what policies should be considered in the appraisal process; and what the different levels of appraisal are (low, medium and high) and when these are applicable. The guidance is particularly relevant when development may have a cumulative impact on the Strategic Transport Network, though it can also be used to appraise the impact of development on the local network. The requirements of this guidance have been followed in the evidence presented in the Sustainable Transport chapter.
- 8.42 [Infrastructure Levy for Scotland: Discussion Paper](#) (Document 201) The Scottish Government stopped work on the introduction of an infrastructure levy. Whilst infrastructure has a critical role to play in supporting placemaking, early engagement to inform the development of regulations suggests that the levy could add significant complexity to the system whilst offering limited benefits in terms of infrastructure funding and delivery, which could further undermine investor confidence at this time.
- 8.43 The [Planning \(Scotland\) Act 2019](#) (Document 001) provided powers for the Scottish Ministers to make regulations to introduce an Infrastructure Levy, that is, a charge payable to a local authority on development in that local authority's area, to be spent on the provision of infrastructure.
- 8.44 This was intended to provide an additional stream of funding for infrastructure which is needed to support growth on a wider scale than individual developments. The Infrastructure Levy powers in the 2019 Act was subject to a "sunset clause", meaning that they would lapse if regulations establishing the where not made by July 2026.
- 8.45 Infrastructure Levy for Scotland, Discussion Paper was published on 3 June 2024 to support discussion about the Infrastructure Levy for Scotland (ILS) and to draw out views on how it could operate, prior to a full consultation on draft Regulations. The discussion phase closed on 30 September 2024.

Regional

8.46 City Deal Infrastructure Projects: The first phase of delivery of the [Glasgow City Region Economic Strategy](#) (Document 087) includes 12 priority programmes which are designed to meet the challenges, opportunities, Vision, and Mission of the City Region. These state that by 2030 the City Region will have the most innovative, inclusive, and resilient economy in the UK. A key component of this approach are several major projects and initiatives that have significant infrastructure implications.

Local

- 8.47 [The Plan for North Lanarkshire](#) (2019) (Document 023): The Plan for North Lanarkshire sets out the overall vision for North Lanarkshire to be a place to Live, Learn, Work, Invest and Visit and highlights the Council's high-level ambitions in terms of realising large-scale regeneration and infrastructure projects that will continue to bring fresh opportunities to North Lanarkshire.
- 8.48 The purpose of the [Programme of Work](#) (Document 027) is to establish the priorities for delivery in support of The Plan for North Lanarkshire. An annual review process has supported the development of the Programme of Work to ensure that the priorities for delivery remain framed within the most up-to-date demographic, social, and economic context that exists for the place that is North Lanarkshire, as well as the latest national policy developments and priorities.
- 8.49 The five-year Programme of Work to 2028 was approved in March 2023 and this comprises seven priorities for delivery:
- Transforming Places - To better plan and co-ordinate public and private sector investment to deliver transformational change across town centres and local communities at pace.
 - Invest in North Lanarkshire - Accelerated outcome delivery and investment via a more streamlined advisory service and aligned operating model and infrastructure plan.
 - Sustainable Futures - Focus commitments to Net Zero Carbon and climate resilience and the associated energy solutions and investments required to make it a reality.
 - Resilient People - Deliver whole family support locally, when families need it, in a way that addresses the impacts of poverty and reduces inequality.
 - Brighter Futures - Support and improve educational attainment, employment opportunities, entrepreneurship, and volunteering.

- Digital North Lanarkshire - Develop a skilled digital workforce, promote an innovative, sustainable culture and be the Digital Leader for a transformed North Lanarkshire.
- One Service - Ensure services are delivered, regardless of owner, in a streamlined, efficient, and supportive model, with the overall vision of inclusive growth and prosperity for all.

8.50 Key Agency policy documents: [A Sustainable Future Together](#) (Document 202) sets out Scottish Water's vision to deliver and improve services to its customers and help to tackle climate change. The document also includes a commitment to enable sustainable and inclusive economic growth by connecting new houses and businesses to the water supply. To support and encourage development where they have capacity by influencing decision makers in government, local authorities and developers. Develop schemes for new strategic capacity where it is highly likely that capacity expansion will be required. Provide wastewater infrastructure where most cost effective to do so. Scottish Water are one of the largest investors in Scotland infrastructure, investing more than £650 million annually on goods and services with more than 75% staying in Scotland, helping to create and sustain jobs in the supply chain. Scottish water expect to grow over £1 Billion per annum over the next 25 years, working to build a suitable supply chain. Scottish Water aims to take the lead in providing water and wastewater infrastructure where it is most cost effective to do so and encourage water efficient homes and provide access to developers to low carbon, standard water and wastewater infrastructure products to help to make the adoption of new assets.

8.51 Scottish Water: Scottish Water investment needs will continue to increase significantly to replace ageing assets and ensure that services are resilient to climate change, however, the necessary investment to deal with climate change is much more uncertain and will be regularly assessed. The [Investment Planning & Prioritisation Framework \(IPPF\)](#) (Document 203) seeks to create a framework that builds trust and engagement in decision making to maximise the benefits of investment.

Digital Infrastructure Policy

8.52 Digital Infrastructure is specifically addressed in NPF4 under Policy 24, where the overarching Policy Intent is to encourage, promote and facilitate the roll-out of digital infrastructure across Scotland to unlock the potential of all our places and the economy, with Policy in this area seeking to deliver appropriate, universal and future proofed digital infrastructure across the country, and to ensure that Local living is supported and the need to travel is reduced.

8.53 Specifically, Local Development Plans (LDPs) should support the delivery of digital infrastructure, including fixed line and mobile connectivity, particularly in areas with gaps in connectivity and barriers to digital access. The Policy states that:

- a) Development proposals that incorporate appropriate, universal, and future-proofed digital infrastructure will be supported
- b) Development proposals that deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity, will be supported
- c) Development proposals that are aligned with and support the delivery of local or national programmes for the roll-out of digital infrastructure will be supported
- d) Subject to siting/design/cumulative impact tests, development proposals that deliver new connectivity will be supported where there are benefits of this connectivity for communities and the local economy

8.54 The Policy does however condition that this support will only be given where:

- the visual and amenity impact of the proposed development have been minimised through careful siting, design, height, materials and landscaping, taking account of cumulative impacts and relevant technical constraints
- it has been demonstrated that, before erecting a new ground-based mast, the possibility of erecting antennas on an existing building, mast or other structure, replacing an existing mast and/or site sharing has been explored
- there is no physical obstruction to aerodrome operations, technical sites, or existing transmitter/receiver facilities

8.55 The [Digital Strategic for Scotland: vision Statement 2025](#) (Document 204) sets out our ambition to build a nation where digital connects our people to opportunities, creates economic growth and delivers improved public services. It contributes to public service reform and is a collaboration between the Scottish Government and local government.

8.65 Digital technology has transformed our lives at an unprecedented pace. To reflect the transformative power of digital, the Scottish Government published Scotland's Digital Strategy in 2021 – [“A changing nation: how Scotland will thrive in a digital world”](#) (Document 205). Since then, there have been significant changes to the delivery environment due to rapid digital transformation. While the aims of the Digital Strategy 2021 are still largely valid today, the world has changed.

8.66 The Digital Strategy for Scotland 2025 refresh is in response to that change. The strategic vision builds on the previous commitments for digital to enrich the lives of our people; drive our economy; and transform our public services.

8.67 The Digital Strategy for Scotland 2025 has clear and practical implications for how Scotland's planning system is expected to operate, modernise and support wider outcomes. Its relevance to planning is more structural rather than sector-specific. Planning is expected to be a digitally enabled, data-driven, inclusive and outcome-focused public service that supports economic growth, community empowerment, and place-based reform.

8.68 While delivery will sit in future subject-specific plans, the vision clearly:

- Sets expectations for digital planning reform
- Reinforces NPF4 and Planning (Scotland) Act 2019 ambitions
- Positions planning as a key contributor to digital public service transformation in Scotland

8.69 The Digital Strategy for Scotland 2025 does not change NPF4 policy, but it materially strengthens how planners are expected to deliver it, as it:

- Reinforces existing NPF4 ambitions
- Raises expectations around capability and delivery
- Positions planning as a key implementation mechanism for Scotland's digital future

Planning Guidance on Digital Telecommunications

8.70 Following on from the Policy Context set by NPF4, and to provide further clarification for Local Authorities, [Planning Guidance on Digital Telecommunications](#) (Document 206) has been published by Scottish Government, December 2023. This Guidance explains the land use planning process, the specific roles and functions involved and the technical and operational features of the related infrastructure. It provides good practice guidance on the siting and design principles of such equipment and provides local authorities, telecommunications industry operators and their consultants, local communities, the public and other organisations and bodies, an insight into telecommunications-related development. It should be read in conjunction with NPF4 and replaces PAN 62: Radio Telecommunications.

8.71 The purpose of land use planning is to manage the development and use of land in the long-term public interest. For telecommunications and digital connectivity, this means ensuring that Scotland's connectivity aspirations are met, whilst respecting the built, historic and natural environment, and ensuring proposals comply with safety aspects within safeguarded areas. LDPs should take account of the overall policy approach set out in Policy 24 of NPF4, to

support the delivery of digital infrastructure, particularly in areas with gaps in connectivity and barriers to digital access. Planning authorities must also have regard to Regional Spatial Strategies (RSS) in the preparation of their LDPs. The Guidance also refers to the Planning Application process relating to Digital Telecommunications and the relevant Permitted Development Rights, specifically under [Class 67 of the GPDO](#) (Document 207). It also highlights the role of planning authorities in working collaboratively with the communications industry to ensure policy and regulation are kept up to date with industry changes, technological change and opportunities.

8.72 Full details of broadband and fixed line coverage across the UK can be viewed from the [Connected Nations 2025 Report](#) (Document 208) database provided by Ofcom. This shows that the speed of fixed broadband can be divided into four categories, namely, 'Decent' broadband with download speeds of around 10 mega-bits-per-second or mbps, 'Superfast' broadband (30mbps), 'Ultrafast' broadband (100mbps) and 'Gigabit' (1Gbps or 1000mbps). The data shows that 99% of properties in North Lanarkshire have fixed broadband installed with downloadable speeds of 30mbps which is widely recognised as the minimum speed required to live digitally in the modern world. Up to 1% of properties within North Lanarkshire receive less than 10mbps.

8.73 However, it is noted that only 64% of North Lanarkshire properties can receive Fibre to the Premises, which is below Scotland's average of 70% but has improved significantly recently from a base of 32% in 2023. Overall performance is strong at gigabit level, but full-fibre remains uneven across communities and business areas; targeted rollout continues

8.74 Further details of Broadband Provision for both commercial and residential properties is provided later in this Chapter. For clarity, the coverage base covers information for All premises vs Residential vs Non-residential to show differences and the statistics shown are included in the Ofcom report, Connect the Nations, November 2025 which presents data from Jul 2025. In addition to this Thinkbroadband provides data from a Mar 2026 base and is seen as supporting as it is identified as independent.

National Initiatives

8.75 [Delivering R100](#) (Document 189) is a Scottish Government voucher scheme project to improve connections across Scotland for those who live in remote and isolated areas where connections are difficult. The Scottish Government is committed to ensuring that all homes and businesses can access superfast broadband (minimum speed of 30mb/s) and work is underway to build the infrastructure which will underpin R100, backed by Scottish Government funding of £579 million. This, together with commercially driven work, will ensure most homes

and businesses across the country can access superfast broadband by the end of 2021. North Lanarkshire has delivered R100 to 307 properties out of 1905 to date.

8.76 [Project Gigabit](#) (Document 190) is a UK Government £5 billion programme to deliver fast and reliable connectivity to homes and businesses across the UK. The project includes the Gigabit Broadband Voucher Scheme. There is up to £210 million available to give people in eligible rural areas immediate financial help to get gigabit-capable speeds. The scheme is accessible through broadband service providers that have registered to provide connections through the scheme. Vouchers worth up to £4,500 for homes and businesses help to cover the costs of installing gigabit broadband. There is also up to £110 million available to connect public sector buildings and create Giga Hubs - such as GP surgeries, libraries and schools - in hard-to-reach parts of the UK. For contracts signed by late 2020 The Scottish government has received circa £21 million pounds in Total Broadband Delivery UK Contracted Funding and £584 million.

8.77 [Project Gigabit](#) aims to enhance broadband connectivity across the UK, with Type C projects focusing on delivering gigabit-capable broadband to the hardest-to-reach areas.

8.78 R100 and Type C, are both managed by Openreach for the respective governments and there is further detail on these from a local perspective provided later in the Chapter.

Scottish Government initiatives with rural focus

8.79 Planned programmes on the future expansion of mobile networks and broadband services in Scotland include:

- The Scottish Government's [Scottish 4G Infill Programme \(S4GI\)](#) (Document 209) is a £28.75 million initiative delivering 4G infrastructure and services in 55 mobile “not-spots” in rural and island parts of Scotland.
- The [Shared Rural Network](#) (Document 210) (SRN) will deliver reliable mobile broadband to 95% of the UK, addressing the digital divide by improving 4G coverage in the areas that need it most. Through the programme, the UK’s four mobile network operators (MNOs); EE, Three, Virgin Media / O2 and Vodafone expect to provide coverage for an additional 280,000 premises and for people in cars on an additional 16,000 km of the UK’s road network. The programme will also improve geographic coverage to 79% of Areas of Natural Beauty, up from 51%, and 74% of National Parks, up from 41%. To deliver the programme, MNOs will invest £532m to eliminate the majority of ‘partial not-spots’ areas which receive coverage from at least one, but not all, operators. The UK Government will provide a further £500m to build new masts to eliminate total not-spots in hard-to-reach areas where there is currently no coverage at all. Most of the Government funding is being invested in Scotland. Building Digital UK has published a

report detailing the benefits the Shared Rural Network will deliver in the most rural parts of Scotland.

Local

8.80 Integral to the successful delivery of The Plan for North Lanarkshire (Document 023), the Digital and IT Strategy (Document 034) is critical to enable the council to deliver on its vision. It sets standards and provides direction for the strategies, policies, and plans which enable the delivery of critical public services, business as usual activities and the investment programmes of work. It sets out plans which improve the connectivity and accessibility of North Lanarkshire as a place, but also to improve the ability of local people, businesses, and communities to gain the skills and confidence to benefit from digital opportunities.

8.81 The Digital and IT Strategy reflects the recent Digital Infrastructure Connectivity project which includes sector leading technologies, extending connectivity, access and affordability, enhancing training and employment opportunities, supporting business growth and digital transformation, and generating inward investment. Making sure that residents are involved at the heart of digital transformation and understanding their needs will continue to underpin all service redesign activity across the council. Ensuring they can work, learn, access services, and connect with others through having the right support, tools, and skills is critical to achieving a Digital North Lanarkshire.

8.82 The Digital and IT Strategy has three main themes:

1. **Digital Communities** seek to enhance the coverage and reach of digital networks to all homes, eliminating areas of low connectivity, driving take up, tackling areas of digital exclusion, and creating markets that support affordability and give the people and businesses of North Lanarkshire improved choice and increased access to education, training, jobs, and opportunities.
2. **Digital Economy** seeks to stimulate economic growth by supporting an environment that improves digital connectivity and helps businesses to grow, transform and automate, improve digital skills, enhance productivity, foster innovation, and make more jobs and opportunities possible.
3. **Digital Council** seeks to establish North Lanarkshire Council as a smart digital council, encompassing technological advances and innovations to help the council and communities. Within this, automated and self-serve processes will become key in delivering services with mobile working becoming more important.

8.83 As part of the council's Digital and IT Strategy 2024-27 (Document 034), Commsworld, a leading UK wide provider of networking and connectivity solutions, has been awarded a contract which could see £150m spent over 15 years to transform North Lanarkshire's digital infrastructure and connectivity. A range of projects are being pursued including improved access to high-quality, reliable fibre connections, which will make a transformative difference to investment opportunities for businesses in the area as well as tackling digital exclusion among its citizens. This will futureproof North Lanarkshire's digital backbone, enhance the coverage and reach of gigabit-capable networks to businesses, private and council-owned social housing and residential households that are not currently served by existing networks which will help to increase access to employment opportunities, improve health and social wellbeing and economic growth. The agreement will see the creation of a free public Wi-Fi network connecting all town centres, Council and public buildings, sport and leisure facilities, culture venues, libraries, country parks, sheltered housing, schools and homelessness accommodation, enabling people who don't have digital connectivity to have fast internet access, helping to reduce the digital gap across North Lanarkshire. In a phased programme of work, the council's school estate will also enjoy a significant uplift in internet connectivity with a minimum 1GB connection for primary schools (20 times the current capacity), and secondary schools increasing to a resilient 5GB, boosting digital learning through faster upload speeds.

8.84 It is also useful to point out that in terms of Digital Infrastructure, the roll out of digital services has continued at pace across North Lanarkshire in line with Scottish Government aspirations, and in support of NPF4s goal of delivering Digital Infrastructure to unlock the potential of all our places and the economy in general. While residential properties generally are Gigabit Capable, the most recent Ofcom data identifies only 64% of commercial properties attain these speeds, there has been increased from 54% in the six months from January to July 2025. However, for Full Fibre this figure is lower at only 35%. However again this has seen an increase from 29% in the same six-month period. This shows there is still progress to be made to enable improved connectivity to commercial properties, as well as delivering faster services to the small proportion of residential properties that can only access slower speed connections.

8.85 While there are programmes in place to deliver infrastructure to specific sites and locations, there is often a requirement for additional works to be undertaken in order to access a site, connect a site to existing infrastructure or to provide off site works to alleviate or mitigate an issue created by the development such as addressing flooding risk or contributing to the provision of facilities such as education, where additional development places additional pressures on classroom spaces for example, requiring contributions from the developer to address such impacts.

8.86 It should be noted there are several schemes currently ongoing to address this issue including the [Scottish Broadband Voucher Scheme](#) (Document 189), which will facilitate installation of alternative broadband solutions.

8.87 The [NLLDP](#) (Document 005) deals with Telecommunications as a subsection of Policy ID2 Utilities Improvements with the Council seeking to support utilities development in principle, subject to assessment criteria which required evidence to be presented as to how the proposed equipment would deliver new or enhanced connectivity to an area; fit into the wider network and comply with ICNIRP Radiation Guidelines. While assessments were to consider the cumulative effects of the proposed development in combination with existing equipment in the area, policy highlighted a need to share or use existing buildings or structures and be sited and designed to reduce visual and environmental impact. The Policy also sought to seek removal of operationally redundant communications installations and the restoration of the location to the Council's satisfaction, through planning conditions.

8.88 NLLPD Policy EDQ3 Quality of Development also related to Digital Infrastructure and sought to ensure that developments can connection to the fibre optic network to ensure that next generation broadband speeds of 100 megabytes per second and above can be provided.

Water and Drainage

8.89 Scottish Water is responsible for the provision of water and wastewater services in Scotland. In terms of accommodating new development, it is required to meet the costs of providing strategic capacity for household purposes. This applies to the infrastructure section, i.e. strategic assets such as water and wastewater treatment works. Scottish Water works with local authorities to establish any capacity issues based on allocations in the local development plan and to identify and programme solutions to enable development. Local infrastructure connections are funded by developers but with a specified level of rebate (reasonable cost contribution) from Scottish Water.

Infrastructure Capacity

8.90 Scottish Water have a requirement to identify and provide new strategic capacity for water and wastewater to meet demand of all new housing development and the domestic requirements of commercial and industrial development. Factors such as the total number of proposed developments, their scale and their distance from our treatment works may impact our ability to service them and therefore there is the potential of future growth investment may be required.

8.91 Scottish Water model scenarios for future growth based on local authority-provided housing development planning data and Scottish Government population projections. The model

calculates expected future population at each water and wastewater treatment works across Scotland. When the demand for water or wastewater capacity exceeds the remaining available capacity at a treatment works, then investment is required to investigate this and to understand the level of risk to service for our existing customers when connecting new developments to the network. Whilst the need for growth investment may be identified through this modelling work, Scottish Water will only invest once they are confident that the development is committed.

8.92 Scottish Water have a standardised set of criteria that must be fulfilled to enable growth investment to be triggered, and we require the points below from the applicant to satisfy the following five Growth Investment Criteria:

1. Development is supported by the Local Development Plan and the applicant has a validated date from the Planning Authority for submission of planning application.
2. Applicant can confirm land ownership or control through a solicitor's letter.
3. Applicant can confirm they have plans in place to deliver required enhancement of the existing network assets because of connecting their development. This may be through a Minute of Agreement.
4. Applicant can confirm time remaining on current planning permissions.
5. Applicant can demonstrate reasonable proposals in terms of development's annual build out rate.

This approach allows development to be supported with infrastructure delivery in the right place, just ahead of need and represents best value for investment of public funds whilst reducing the risk of stranded or oversized assets in the event development ambitions are not realised.

Water Supply

8.93 Scottish Water (Development Services) have supplied details on Water and Wastewater treatment capacity within North Lanarkshire giving a high-level view of current capacity status for the relevant treatment works for initial screening for development planning purposes. It is a snapshot in time and subject to change and it should be noted that in all cases the size of development and distance away from any treatment works will affect Scottish Water's ability to service any given site.

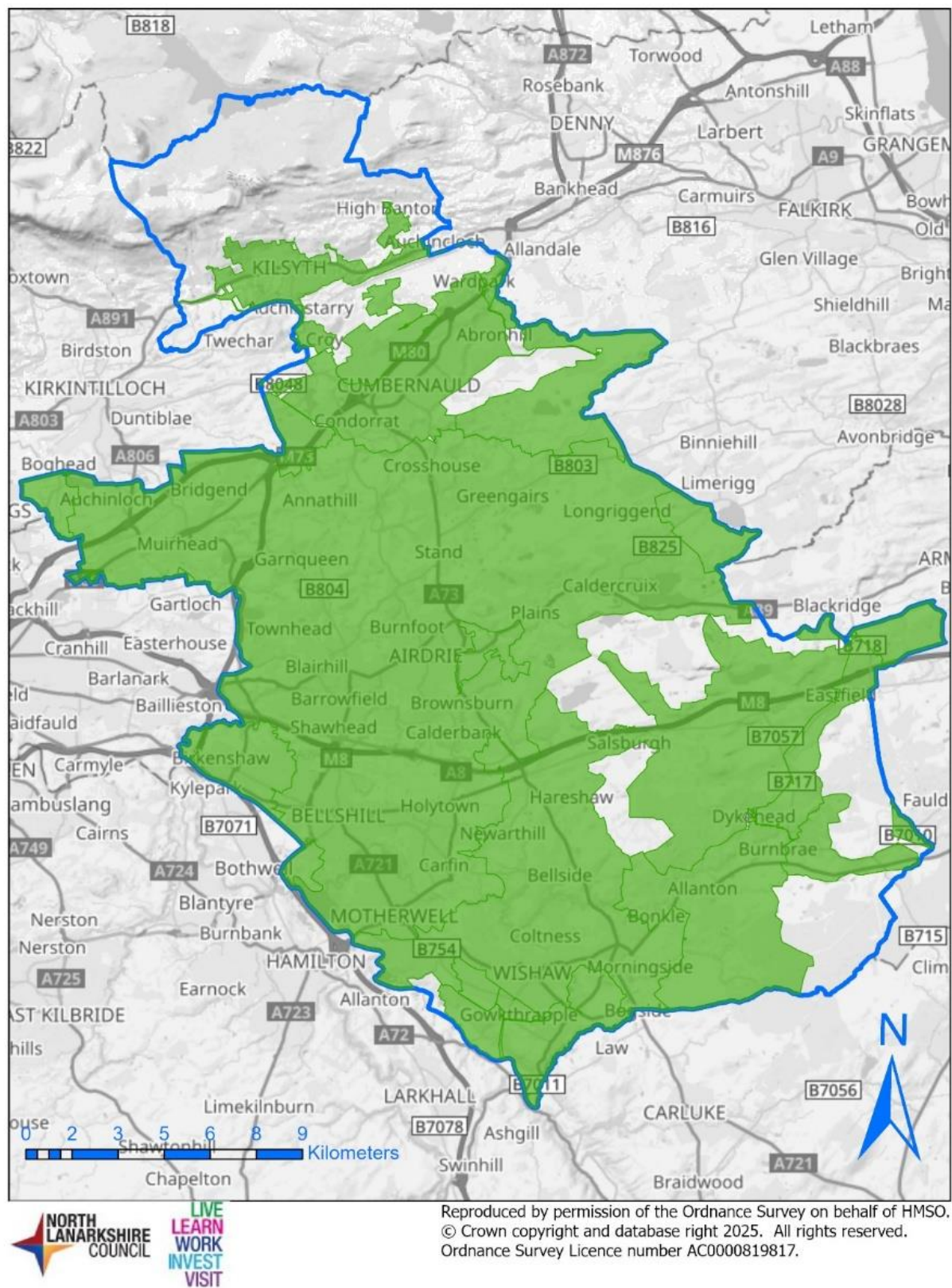
8.94 Scottish Water have provided a high-level snapshot of the current of treatment works for initial screening and development planning purposes. Factors such as the total number of proposed

developments, their scale and their distance from treatment works may impact on their ability to service them and therefore potential future growth investment may be required.

8.95 It is a requirement of Scottish Water to identify and provide new strategic capacity that will meet the demand of all new housing development and the domestic requirements of commercial and industrial development. Scottish Water have advised they will engage with North Lanarkshire Council to gain a better understanding of the future proposed developments (scale and location) which will inform our strategic plans to identify where our future growth investment priorities are.

8.96 The information below provides details in relation to need and deliverability. The below map shows available water capacity and indicates that there appear to be no known water capacity issues across North Lanarkshire albeit this would be subject to confirmation as part of consultations with Scottish Water as part of the development management process.

Map showing Areas with Available Water Capacity 2025

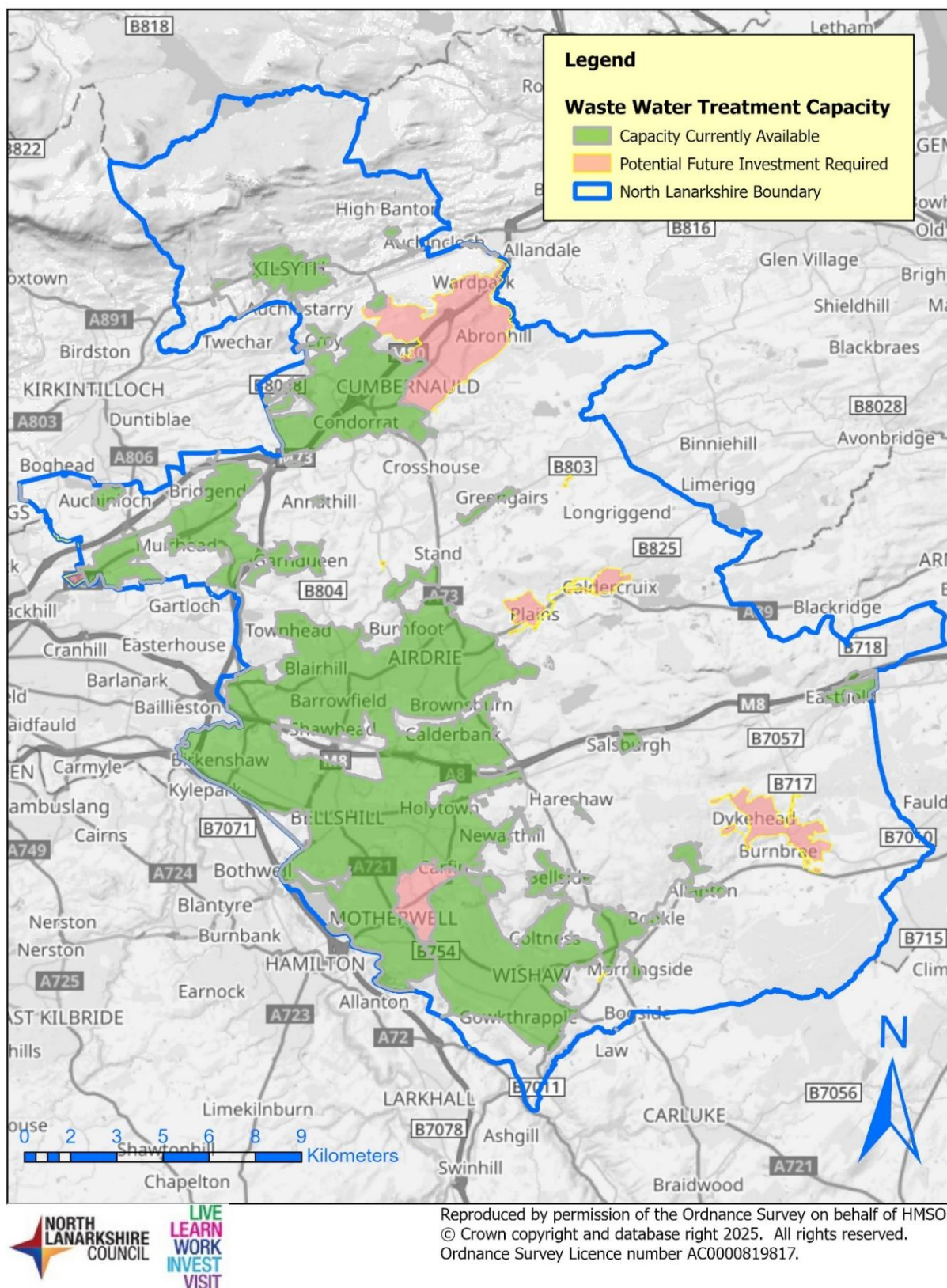


Map 8.1: Available Water Capacity

Wastewater

8.97 In terms of Wastewater Treatment Capacity there would appear to be a potential need depending on phasing of development for Potential Future Investment in the Eastern half of Cumbernauld, and across the Airdrie and Coatbridge area, as well as most of the Bellshill, Motherwell, Wishaw and Shotts areas. Areas with available capacity include the Western half of Cumbernauld, Kilsyth, the Northern Corridor Area and Ravenscraig. A Map showing Waste Water Treatment Capacity is shown on the following page.

Map showing Waste Water Treatment Capacity 2025



Map 8.2: Wastewater Treatment Capacity

Network Impact Assessment Studies

8.98 To understand the cumulative impact of new connections on the water and wastewater network, Scottish Water carry out strategic network impact assessments for all Local Authority areas in Scotland. They use the data provided from the Housing Land Audit and Local Development plans to inform these studies - site locations/size of development and phasing are required to drive these studies. If mitigation is identified to enable development, Scottish Water have a dedicated Network Enablement Team that are funded to deliver strategic network mitigations in line with Development needs. For the North Lanarkshire area, we have completed the following studies:

8.99 For the North Lanarkshire area, the following studies have been completed:

Water	Wastewater
Balmore South Region - Nith	Carbarns
Moodiesburn	Daldowie
	Dunnswood
	Harthill
	Moodiesburn
	Newton Stewart
	Plains
	Coursington
	Shotts

Table 8.2: Scottish Water North Lanarkshire completed studies

8.100 Scottish Water have initiated water network mitigation projects in Moodiesburn, these have included the installation of approximately 30 meters of new water main and a rezoning exercise to enable development in the area. Additionally, there are wastewater network mitigations required in Moodiesburn, the proposed solutions are still in discussions with options being – upgrading several sections of sewer pipework and renewing pipe bridges. However, another option is surface water removal, and the organisation have been actively engaged with the Road departments of North Lanarkshire Council and conversations are on-going for this proposal.

Condition

8.101 Scottish Water have advised they do not provide information on condition of their existing water and sewers networks to Local Authorities; this is not a data set which they hold across Scotland.

Pipelines and Major Hazards

8.102 The council area is crossed by numerous gas pipelines, several of these being High Pressure gas lines and represent important infrastructure. The major pipelines have HSE consultation zones associated with them within which development may be restricted. Typically, they follow corridor routes between the settlements, often in green belt, although occasionally they impinge on development in towns. Where this happens, housing design proposals are required to take required to take recognisance in any design principles and SGN as the key infrastructure provider will be consulted as part of the planning process.

8.103 While National Grid files showing pipeline routes are publicly available, operators may choose to share certain information; no operational components or emergency arrangements should be disclosed by Local Authorities.

8.104 Following discussion with the Scottish Government, North Lanarkshire Councils Resilience Planning Manager has confirmed that no mapping details should be provided relating to significant gas infrastructure map details. They have confirmed that the public should only be able to access what is in the public domain provided by operators. As a result, it is not possible to share detailed pipeline emergency plans with the public because The Pipeline Safety Regulations do not require information about a hazard pipeline to be supplied to the public by the local authority or pipeline operator, and doing so could compromise safety and security. Further information on Major Accident Hazard Pipelines can be found: [HSE and major accident hazard \(MAH\) pipelines - HSE](#) (Document 237).

8.105 Notwithstanding this, SGN provide local authorities with mapping information pressure tier to depict the location of their gas network:

- LP - Low Pressure (19 mbar - 75 mbar)
- MP - Medium Pressure (75 mbar - 2 bar)
- IP - Intermediate Pressure (2 bar - 7 bar)
- HP - Regional High Pressure (>7 bar)

8.106 To assess the risk of planning applications affecting the gas infrastructure, there is a requirement to buffer the above pipe network by different distances. These are consultation zones where SGN should be informed about relevant planning applications. Major developments with potentially widespread effects should have larger consultation distances of up to 1km: e.g. quarrying, deep mining, demolition, blasting, siting of High Voltage Infrastructure.

- Current buffers: HP buffer (75m either side of pipe - 150m total)
- HP buffer (1km either side of pipe - 2km total) - for assessment of large, major-scale works involving quarrying, demolition or power generation.
- IP buffer (25m either side of pipe - 50m total)
- MP buffer (12.5m either side of pipe - 25m total)

8.107 SGN have advised they do not wish to provide specific building proximity distances as there are several variables/factors that can influence these distances. They consider these to be better reflected in the wide consultation zones areas noted above as you have included from the spatial hub. Additionally, they have advised that no connection can be made within 10m of a District Governor.

8.108 North Lanarkshire Council has one “top tier” COMAH (Control of Major Accident Hazard) site: Inver House Distillers in Airdrie. Comprehensive emergency plans are in place for both onsite and offsite responses, developed in collaboration with Category 1 and 2 responders to ensure a coordinated and effective approach to major incident management.

Gas – SGN

8.109 Scotia Gas Network (SGN) owns and operates the gas distribution networks in Scotland and the South-East of England, supplying energy to 5.9 million homes and businesses through over 74,000km of pipeline infrastructure. The UK Government has legally committed to reducing greenhouse gas emissions to net zero by 2050, with the Scottish Government committing to the same reduction by 2045. As part of this transition to net zero, demand for unabated natural gas must be phased out and replaced by low carbon and ultimately renewable energy sources. This will require the transition of natural gas connections to low carbon alternatives such as hydrogen or biomethane.

Current Position

8.110 SGN have advised there are currently no planned network wide reinforcements or capacity issues across SGNs network within the North Lanarkshire area. (refer to Further detail: No

planned network reinforcements 8.129 - 8.130 for further technical description on what this means)

8.111 Future Provision of the Network: There is no reinforcement currently required on the medium or intermediate pressure infrastructure.

8.112 A capacity review was carried out by SGN on an all-analysis model that contained all live or accepted connections to the network. The capacity checks were carried out on the medium and intermediate pressure infrastructure. The available capacity noted is based on network conditions at a point in time only (08/2025) and may not reflect the available capacity at the time of any connection request.

8.113 SGN have advised localised low-pressure constraints may exist resulting in capacity limitations in relation to downstream low-pressure infrastructure.

- Strong availability– Bellshill, Coatbridge, Chapelhall, Coltness, and Airdrie to Caldercruix.
- Availability – Motherwell, Carfin, and Cumbernauld (central).
- Limited availability – area north of Cumbernauld (Balloch, Croy, Castlecary), and area from east of Carfin and Newarthill.
- Limited to no availability – area from east of Carfin to Cleland.

East of Carfin to Cleland – Availability is based on the current level of gas demand in that area.

8.114 SGN have advised that if there were to be large scale release of land for housing with gas connections dependent on capacity available in that area, network reinforcement may be required. If reinforcement was required, this would be designed reactively upon receiving the connection request. The below identifies the rational for this not being considered a likely issue to affect development in the medium term.

8.115 Gas supply to new developments: SGN have advised that the capacity check may not include additional sites with outstanding building warrants that have not yet come forward for a connection to the network as information on whether these sites exist is not something that was available to them. They consider this capacity assessment to be sufficient due to the small window remaining for domestic gas connections in Scotland as required by the NBHS.

New Build Heat Standard (NBHS)

8.116 The [New Build Heat Standard \(NBHS\)](#) (Document 194) requires new buildings to install climate-friendly heating systems instead of oil and gas boilers. The NBHS applies to:

- all new buildings and some conversions where a building warrant was applied for on or after 1 April 2024
- systems used for heating and cooling, and hot water

The NBHS does not apply to:

- heating systems used in industrial processes

8.117 In addition, heat networks are considered clean heating regardless of the fuel used to power them. This is due to Heating Scotland's homes and buildings is one of the biggest contributors to our carbon emissions. The NBHS helps ensure new buildings do not contribute to this.

8.118 NBHS is part of the wider [Heat in Buildings Strategy](#) (Document 098). A [New Build Heat Standard](#) (NBHS) (Document 117), was introduced and applied through [Standard 6.11 of schedule 5](#) (Document 222) of the [Building \(Scotland\) Regulations 2004](#) (Document 212).

8.119 Due to the introduction of the NBHS, Scotia Gas Networks (SGN) have advised that the capacity check that has been undertaken is sufficient and there would be no need to undertake an assessment based on future housing sites promoted in the NLLDP2. They have, however, noted the possibly additional sites with outstanding building warrants that have not yet come forward for a connection to the network have not been included as this is not information that was available to them.

8.120 SGN have also advised that while heating systems used in industrial processes are exempt from the NBHS regulations there would be no benefit in undertaking future modelling associated with sites promoted for industrial/commercial use as specified development type and proposed use are required along with locations for accurate capacity checks. Anything else is considered as purely speculative and of little value or benefit.

8.121 While no reinforcements are planned, SGN have advised that reinforcements to meet the required capacity of any future development would be assessed at the time of a connection request. The costs for this reinforcement would either be met by SGN, or in part, or in whole by the developer. To determine this an economic test is applied which calculates net transportation revenue against the reinforcement outlay.

Heat Networks using gas

8.122 Heat networks are excluded from the NBHS as they are considered as clean heating regardless of the fuel used to power them and can still connect to the gas network. Should developers wish to utilise this method as a heating source within their development an offtake would be taken from SGNs network, with the infrastructure beyond this the responsibility of the

developer. SGNs connections team have advised of uncertainty amongst developers on heat networks being considered a feasible option, with many of them choosing to turn to other sources of energy, but this is for developers to decide upon.

8.123 SGN have advised that currently there are not any heat networks coming onto the network within North Lanarkshire following the introduction of the NBHS and for housing developments, developers are generally choosing to use alternative heat sources to gas. However, this position could change in the future with the transition to 100% hydrogen or biomethane.

8.124 SGN has published its [RIIO-GD3 Business Plan](#) (Document 195) for the five years from April 2026. This sets out our plans for investment in Scotland and southern England to ensure the efficient operation of a safe and reliable energy network into the 2030s. The plans priorities are based on a five-year regulatory plan will deliver £4.5bn investment that will:

- Prioritises keeping everyone safe and warm, resilience in a changing energy system and supporting jobs and growth.
- Plan informed by a comprehensive programme of customer and stakeholder engagement.

Conclusion

8.125 While the evidence identifies and SGN have advised, that under current network conditions, there is generally capacity available on their network that there is available capacity on their network, connections are served on a first-come-first-served bases and this may result in localised local constraints at a point in time.

8.126 It should be recognised, that while SGN have advised

- No planned reinforcements - no major strategic project is approved.
- Localised constraints - small pockets exist that cannot reliably support new loads.

the two statements can both be true at the same time, this situation is common where:

- The wider network has adequate capacity overall
- But specific locations have issues due to pipe size, layout, or distance

Reinforcement might only be triggered if:

- A customer applies for a connection requiring it
- Funding or network investment justification emerges

8.127 This means SGN have advised that while they aren't upgrading the network overall, certain spots have pressure issues, so new development in those areas may be restricted.

8.128 Practical implications for project planning if you are assessing development viability or gas availability:

- New loads may not be accepted in constrained areas without cost-bearing reinforcement
- You may need a feasibility assessment or capacity study
- Timelines could be affected if reinforcement is required (even though none are currently planned)
- There may be developer-funded reinforcement, depending on the load and business rules

However, for the NLLDP2 this is not considered to be a major issue as new housing development will not link to this network, and existing largescale industrial areas are already served.

8.129 With no planned network reinforcements the Gas Distribution Network Operator (GDNO) has no major capacity-enhancing upgrades scheduled, meaning they are not expanding or strengthening the network here soon. This usually suggests:

- Current demand generally matches the designed capacity
- No strategic investment has been approved or funded
- Reinforcements may not be economically justified based on forecast demand
- Localised low-pressure constraints, including areas with limited to no availability

8.130 This is more operational and localised, and it refers to real-world pressure limitations at specific points on the network. What this means practically:

- The system can technically serve existing customers, but pressure margins are tight.
- New gas connections or loads in those constrained areas may be:
 - Limited,
 - Require reinforcement, or
 - Not possible at all under current infrastructure.

Even if the overall network is fine, these micro-areas can experience:

- Pressure drops below required thresholds
- Insufficient pressure for new commercial or industrial loads
- Constraints at peak times, even if average pressure seems acceptable

Futures Programme

Local Transmission System.

- 8.131 SGN are working in collaboration with the other gas networks to provide evidentiary support for the UK Government's heat policy decision about hydrogen's future role to support Net Zero. SGN are undertaking an extensive programme of R&D, demonstration, and trial projects to prepare for and enable the system transition of the gas networks to 100% hydrogen. These projects include the [Local Transmission System \(LTS\) Futures Programme](#) (Document 223) and the [H100 Fife hydrogen neighbourhood](#) (Document 234).
- 8.132 LTS Futures (Document 223) has researched, developed, tested and evidenced the compatibility of LTS assets, pipelines, associated plant and ancillary fittings with hydrogen – this is important as the LTS consists of high-pressure pipelines that distribute gas directly to industry and feed the lower pressure gas networks that are used by homes and businesses.
- 8.133 The H100 (Document 234) is a world-first demonstration that will bring 100% green hydrogen gas to provide clean heat to around 300 homes in Buckhaven and Denbeath. It identifies what could be done in the future to enable new development to be connected to the Gas network
- 8.134 Whilst the demonstration project did not take place in North Lanarkshire the potential to convert existing LTS pipelines across GB has been proven. This could include the opportunity to repurpose LTS high pressure pipelines in the North Lanarkshire footprint in the future and we will continue exclude locations that are affected by these continue to follow guidance regarding relegated exclusion zone where development should not take place.

Conversion of the gas networks in Scotland to 100% hydrogen

- 8.135 In addition, in preparation for the conversion of the gas networks in Scotland to 100% hydrogen, SGN has several system transformation projects which are developing the plans, roadmaps, and infrastructure requirements.
- 8.136 In Central Scotland and the North-East, SGN have a Pre-FEED project, [H2 Caledonia](#) (Document 235), which is designing and routing new hydrogen transmission pipelines to connect hydrogen production, storage, and network injection locations. These new pipelines would form a hydrogen backbone, providing the hydrogen required to support the phased conversion of gas distribution networks which would ultimately allow for hydrogen use. H2 Caledonia represents the technical and commercial development of SGN's hydrogen rollout strategy, which aims to demonstrate and ensure the timely delivery of the system transformation to hydrogen.

8.137 Additionally in the southwest of Scotland, SGN have investigated the potential for green hydrogen production from curtailed renewable generators and its implications for new hydrogen infrastructure and the repurposing of existing gas assets.

Power - Scottish Power Energy Network (SPEN)

8.138 SPEN recognise that access to data and information will be a key enabler in society's ability to achieve Net Zero. SPEN are committed to sharing their data with customers and stakeholders, and their Open Data Portal provides access to data via a single, easy-to-access interface. SPEN have provided appropriate information related to the area to be presented in this section of the Evidence Report.

North Lanarkshire Network (SPEN)	Current Capacity	Investment Information
Coatbridge	Available	TBC
Cumbernauld	Available	TBC
Easterhouse	Available	TBC
Newarthill	Available	TBC
Wishaw	Available with planned upgrades to increase capacity	Capacity to be increased by 6MVA through reinforcement at Stonehouse Primary.

Table 8.3: SPEN summary of electricity capacity & planned investment

8.139 SPEN have developed [an interactive heat map](#) (Document 238) which provides an indication of SPENs network capabilities and potential opportunities to connect Distributed Generation to the 11kV and 33kV network. As summarised in the table above, the map indicates that the network serving North Lanarkshire Council has available capacity, this is valid at the time the data was produced. Network capacity is subject to change over time as new connections and demand arise, therefore developers should engage directly with SPEN to confirm current network availability and any reinforcement requirements at the relevant stage of project development. However, detailed network analysis will be required to understand if a grid connection can be achieved without the need for reinforcement.

8.140 SPEN have also developed a bespoke tool, [Local Authority Insight Tool \(LANIT\)](#) (Document 239), to support local authorities with their energy plans. The tool enables local authorities to simulate the network impact of the addition of Electric Vehicle charge points (there is a

requirement for new build EV charging and retrofitting to existing homes reducing the demand for public charging points), heat pumps or photovoltaics in their local area

8.141 SPEN launched their [RIIO-ED2 Business Plan in 2021](#) (Document 213), detailing the £3.3 billion worth of spending to support the challenge of Net Zero, this plan runs to 2028.

8.142 SPEN are currently developing the new RIIO-ED which will run from 2028-2033 and will have focus on distribution with the aim of facilitating regional growth. The four pillars of this plan are:

- Investing for the Energy Transition
- Resilient Networks
- Smarter Networks
- Responsible and Sustainable Business

8.143 NLC are engaging with SPEN in developing their RIIO-ED3 business plan, which will be used for the next price control period starting from 2028. Whilst developing this plan, SPEN are actively seeking information from stakeholders about future projects so that the future investments required to facilitate these connections are included within the business plan.

8.144 By way of planned developments, the new RIIO-ED3 will focus on three key elements;

Future Network Blueprints

(1) SPEN are planning their distribution network to meet long term decarbonisation by:

- Increased investment expected in RIIO-ED3 (2028-2033)
- Preparing 120+ technical assessments to support investment
- Creating Future Network Blueprints across Scottish Power distribution
Clean Power 2030

(2) SPEN are facilitating distribution connections that are first ready, and needed by 2023:

- Working with NESO and Ofgem on Connections Reform
- Prioritising connections for: 0.9GW Solar PV and 0.7GW Wind
Regional Energy Strategic Plans (RESP)

(3) SPEN are working with NESO to enable Regional Energy Strategic Plans by:

- Engaging with customers and stakeholders
- Updating detailed [Distribution Future Energy Scenarios](#) (Document 215) forecasts

8.145 By doing this SPEN will invest in the areas of:

- Creating Capacity – to ensure SPEN can accommodate business and domestic customers requirement for electricity.
- Reinforce Resilience – to strengthen the network against threats from new risks like storms related to the climate crisis and cyber-attacks.
- Delivering Digitisation – to get the most from what infrastructure that already have, using smarter systems and tools to optimise activity.

8.146 SPEN have advised that ongoing engagement with NLC will be key in allowing SPEN to appropriately plan for future investments as part of their next price control period, RIIO-ED3, which will start in 2028. Whilst assessments will be carried out based on the current conditions of the network, this continuous engagement will allow SPEN to plan suitably and ensure that SPEN remains aware of these projects as they progress.

8.147 SPEN also published a [Network Development Plan](#) (NDP) (Document 236) which provides information on available network capacity to accommodate demand and generation growth, and interventions for SPEN plans which will increase network capacity. The NDP is a medium-term outline and is designed to sit between two other published documents, the short-term [Long Term Development Statements](#) (LTDS) (Document 214), and long-term [Distribution Future Energy Scenarios](#) (DFES) (Document 215) forecasts.

8.148 Connections to the network will have to go through SPEN's formal connections process to guarantee available capacity. Whilst SPEN can support from a strategic planning side, no capacity can be guaranteed until a formal quotation has been issued by our connections team, in which suitable studies and analysis will be carried out to ensure the best possible solution has been provided. Network capacity operates on a first-come-first-served basis, so without a formal connection's application, capacity cannot be seen as definite.

8.149 [SPENs network Development Plan NDP](#) (Document 236) provides a detailed report on the interventions SPEN plan that will increase capacity across their Grid Supply Points (GSP's). All GSP's within North Lanarkshire Council are listed in the above table 8.3.

8.150 [6.10 Coatbridge](#) This section of network is fed via two 120MVA 275/33kV super grid transformers. This group supplies around 34,000 customers in Coats Street, Myrtle Road, Woodside, Dundyvan, Airdrie, Clark Way and surrounding areas.

8.151 **Cumbernauld** Not noted in the 2024 Network Development Plan. Cumbernauld GSP is currently a 132/33kV substation fed via two 90MVA 132/33kV grid transformers.

- 8.152 [6.23 Easterhouse](#) This section of network is fed via two 120MVA 275/33kV super grid transformers. This group supplies around 48,000 customers in Woodisle, Kirkintilloch, Bishop, Gartsherrie, Stepford, Avenue End Road, Consett Street, Bartiebeith Road and surrounding areas.
- 8.153 [6.47 Newarthill](#) This section of network is fed via two 120MVA 275/33kV super grid transformers. This group supplies around 43,000 customers in Coddington Cres, Newhouse, Bellshill (Primary), Towers Road, Shotts, Carfin, Chapelhall, Allanbank and surrounding areas
- 8.154 [6.66 Wishaw](#) This section of network is fed via two 120MVA 275/33kV super grid transformers. This group supplies around 48,000 customers in Muirhouse, Larkhall Town, Larkhall (Primary), Craigneuk, Overtown, Belhaven West, Stonehouse, Watling Street, Leven Street and surrounding areas.

Denny to Wishaw Network Upgrade

- 8.155 The Denny to Wishaw Network Upgrade will allow more clean, green energy to get to homes and businesses in central Scotland and beyond. This investment by SPEN on their network on this upgrade project will allow an additional 1,000MW (Megawatts) of green energy to flow through Scotland's central belt and enable an increase in renewable energy in Scotland, including offshore windfarms in the North Sea.
- 8.156 The project is a critical step in the UK's energy transition. Scotland's high-voltage transmission system needs to be upgraded to add capacity needed to accommodate the increased demand for energy we will all need in future.
- 8.157 Locally, the proposal includes new equipment at the existing substations at Cumbernauld, Easterhouse and Wishaw; increasing the voltage of three existing overhead lines from 275kV (275,000 volts) to 400kV; and building a new overhead transmission line between Bonnybridge and Glenmavis.
- 8.158 The upgrades delivered through the project will connect to existing transmission network and enable an additional 1,000MW of clean electricity to flow through the grid.
- 8.159 It is anticipated that the application for consent with supporting Environmental Impact Assessment (EIA) will be submitted in Summer 2026, more information on the proposals can be found on the [project website \(Document 240\)](#).

Condition of SPENs Network

- 8.160 SPEN have advised their network is maintained to the highest standard as per the regulatory conditions of our operation as a Distribution Network Operator. They aim to maintain the network to the highest standard, through both reactive works such as fault identification and

maintenance, and proactive reinforcement works in line with their Asset Integrity Register to ensure essential equipment is maintained suitably. SPENs works schedule is constantly updated and monitored, with our long-term plans being detailed in the Network Development Plan as part of their ED2 investment period.

SPENs Distribution Future Energy Scenarios (DFES)

- 8.161 The [Distribution Future Energy Scenarios](#) (DFES) (Document 215) sets out forecasts for how electricity generation and consumption may evolve in Central and Southern Scotland out to 2050. The document presents an annual update to these DFES forecasts following the publication of the National Energy System Operator's Future Energy Scenarios in July 2024, and their subsequent advice to government on Clean Power 2030.
- 8.162 Electricity networks are at the heart of the Net Zero transition. The scale of decarbonisation means that by 2050 the peak demand on SPENs distribution networks is forecast to double, and they consider it likely they will see a five-fold increase in connected generation and storage. Over recent years they have seen strong appetite from solar PV and large-scale batteries, and a steady increase in connection rates of domestic, low carbon technologies.
- 8.163 These trends are expected to continue, and they forecast that customers are likely to connect to eight million electric vehicles and heat-pumps by 2050. Detailed modelling they undertake has shown that this new demand, generation, and storage will increasingly push the distribution network beyond what it is designed for. In response, they are investing in network capacity, flexibility markets, and operational capabilities to enable customers' Net Zero transition.
- 8.164 Through ongoing discussions between SPEN and NLC, strategic plans for the area will be discussed and reviewed to ensure consideration in SPENs DFES forecasts. It will be critical to ensure ongoing discussions with SPEN as sites develop to ensure proposed plans can be supported and required infrastructure investment can be secured.
- 8.165 SPEN and North Lanarkshire Council will actively engage to ensure the NLLDP2 is considered within the DFES process. SPEN are aware of development proposals identified in the NLLDP (Document 005) and these are factored into the 5-year projections associated with substations.

Transmission customer connections and customer driven reinforcement

- 8.166 Information on transmission connections can be found at [Transmission Connections - SP Energy Networks](#) (Document 242). National Energy System Operator (NESO) are the designated System Operator for England, Scotland, and Wales.

- 8.167 As the System Operator, NESO is responsible for providing transmission services to generators, electricity suppliers and large customers, and deals with contracts for the connection to the electricity transmission system. SPEN are obliged to provide connections to all new generation customers seeking a connection to the network and to develop and coordinate the network in an efficient manner to accommodate existing and new customers. They are therefore reactive to customer demands and the position on contracted connections will continually change throughout the NLLDP2 review period.
- 8.168 The [SPEN Transmission Generation Heat Map](#) (Document 238) gives an overview of existing and planned connections within the SPEN network area. Some of these will align with the information presented in the RIIO-T3 Business Plan this is T3 proposals which identifies that Central Scotland is historically the area with the largest existing transmission network. The below projects provide opportunities to increase capacity by updating existing circuits, which is more cost-effective and has less environmental impact than building new routes.
- 8.169 The projects set out in this part are examples of how SPEN are planning to maximise the potential of these opportunities to transfer power through the region and support the connection of new generation within the region itself. The reinforcement works are recommended in the [Pathway to 2030](#) (Document 243) and the National Energy Systems Operator (NESO) [Beyond 2030](#) report (Document 217). These Business Plans identify wider, strategic upgrades, modernisations and reinforcements.

Evidence Report Messaging

- 8.170 SPEN have highlighted to NLC the importance of both distribution and transmission infrastructure (reinforced through Policy 11 of NPF4) and would welcome local development policy weighting and focus on the role that electricity transmission and distribution play (separate but related to renewables development) in delivering net zero, enabling local development and meeting the challenges of the climate emergency.

Conclusion

- 8.171 While the evidence identifies and SPEN have advised that there is available capacity on their network, connections are served on a first-come-first-served bases and this may result in localised local constraints at a point in time.

NESO and Regional Energy Strategic Planning (RESP)

- 8.172 In early-2025, NESO became responsible for producing [Regional Energy Strategic Plans \(RESPs\)](#) (Document 244) for England, Scotland and Wales. The plans will help ensure that local areas get the energy infrastructure they need to meet local net zero and growth ambitions,

and help communities access reliable, clean and affordable energy. The RESPs will form part of NESO's wider strategic energy planning activities, ensuring a joined-up approach between national, regional and local levels.

Scottish Context

8.173 The Nations and Regions contexts are the first of four key components of transitional Regional Energy Strategic Planning (tRESP). The Story map provides the [Scottish context and is the first of four key components of transitional Regional Energy Strategic Planning \(tRESP\)](#) (Document 306), alongside Pathways, Consistent Planning Assumptions (CPAs), and Strategic Investment Need (SI Need). They map and reflect an initial view of national and regional conditions and priorities, highlighting key challenges and opportunities across each RESP nation and region. The context supports strategic energy planning through providing a view across key themes and topics, in a consistent and comparative way, providing insights and narrative supported by quantitative data.

Interactions with spatial planning

8.174 In the [Decision on the Regional Energy Strategic Plan Policy Framework](#) (Document 218) proposal, the RESP will function at the nexus of local spatial planning and energy network planning and provide a crucial source of information in a region, indicating the challenges and opportunities to better enable the transition to net zero.

8.175 In developing RESPs, NESO will need to engage with local and devolved governments and gather data from local planning bodies. Introduction of RESP does not change the accountabilities of local government or any actor with responsibility for spatial planning. That is a matter for Government. There is no requirement for those undertaking spatial planning or local energy planning to adhere to the direction of the RESP.

8.176 The RESP framework will provide a structured approach and governance for how spatial planning should be integrated into energy system planning on a consistent basis. It will provide a focal point of information for how the energy system will develop, it is expected engagement with stakeholders throughout RESP development, can be used to inform spatial planning or investment decisions.

8.176 It is considered that if there is confidence that network infrastructure will be built in an area then this will support decisions to proceed with projects. Likewise, the need for network infrastructure identified through the RESP will be informed by an understanding of spatial plans.

- RESPs will ensure that spatial planning is better integrated into energy system planning.

- The RESP framework does not change or impact the accountability for spatial planning

Digital Infrastructure

8.177 Data on access to fixed and mobile broadband is available from [Ofcom's Connected Nations report](#) (Document 245) as shown in the following tables. The figures show a generally good level of connectivity across the area compared to Scotland as a whole. Gaps tend to be in the rural area where connection can be challenging. Satellite broadband can be a solution for remoter areas but is more expensive than standard home broadband offered by the major operators. Full fibre availability is still relatively low.

Connect Nations UK Report 2025

8.178 Full details of broadband and fixed line coverage across the UK can be viewed from the Connected Nations UK Report. Database provided by Ofcom. This shows that the speed of fixed broadband can be divided into four categories, namely, 'Decent' broadband with download speeds of around 10 mega-bits-per-second or mbps, 'Superfast' broadband (30mbps), 'Ultrafast' broadband (100mbps) and 'Gigabit' (1Gbps or 1000mbps). The data shows that 99% of properties in North Lanarkshire have fixed broadband installed with downloadable speeds of 30mbps which is widely recognised as the minimum speed required to live digitally in the modern world.

8.179 Key facts:

- Overall coverage in North Lanarkshire is above Scotland's average
- Up to 1% of properties within North Lanarkshire receive less than 10mbps.
- 99% of properties receive internet/downloadable speeds of 30mbps and
- 92% of properties in North Lanarkshire receive 100 Mbps compared to the national average of 78%.

8.180 The Ofcom [Connect Nations interactive report](#) (Document 246) (Published November 2025) notes that across North Lanarkshire as 64% of properties can connect to the full fibre network, which is below Scotland's average of 70%. This shows a 10% increase from the previous report in January 2025 and the speed of increase over this time shows the success in delivering the upgraded infrastructure within the local area.

8.181 In addition to this, the independent Thinkbroadband, [Local Broadband Information](#) (Document 247) website notes Full Fibre (FTTP or FTTH as 76.69% represent an even more positive picture which is above the national average. This notes a technology split: FTTC 28% Cable 29.9% FTTP 42.1%, however it is acknowledged there could be an element of provide overlap.

8.182 Further details of Broadband Provision for both commercial and residential properties as per Ofcom is provided below. For the local Devolved Constituency, the data presented has been updated to July 2025 to show improvements in connectivity due to recent investment in the local infrastructure in a short six-month period.

8.183 What Full Fibre means: (FTTP – Fibre to the Premises) uses fibre optic cable all the way to your home. As there is no copper involved, it delivers much faster and more reliable speeds than older fibre-to-cabinet (FTTC) connections.

Digital connections North Lanarkshire

Types of Broadband Coverage	North Lanarkshire January 2025	North Lanarkshire July 2025	Scotland July 2025
Fixed superfast broadband availability (threshold used (min 24 vs 30Mb download speed)	99%	99%	97%
Fixed ultrafast broadband availability (threshold Ultrafast ≥min 100 Mbps / ≥300 Mbps) download speed	92%	92%	80%
Gigabit (1000Mb) availability	92%	92%	80%
Full Fibre - (FTTP – Fibre to the Premises	54%	64%	70%
Mobile broadband 4G (outdoor) signal from at least one operator	100%	100%	90%
Mobile broadband 4G (outdoor) signal from all operators	92%	92%	67%
Mobile broadband 5G (outdoor) high confidence at least one operator	84%	87%	37%

Types of Broadband Coverage	North Lanarkshire January 2025	North Lanarkshire July 2025	Scotland July 2025
Mobile broadband 5G (outdoor) high confidence all operators	8%	10%	2%

Table 8.4: Fixed and Mobile Broadband coverage in North Lanarkshire

8.184 The increase from 54% to 64% shows the speed of success of the government initiatives to grade current digital infrastructure in the overall North Lanarkshire area.

North Lanarkshire - (from [Connected Nations: Interactive report 2025](#)) November 2025

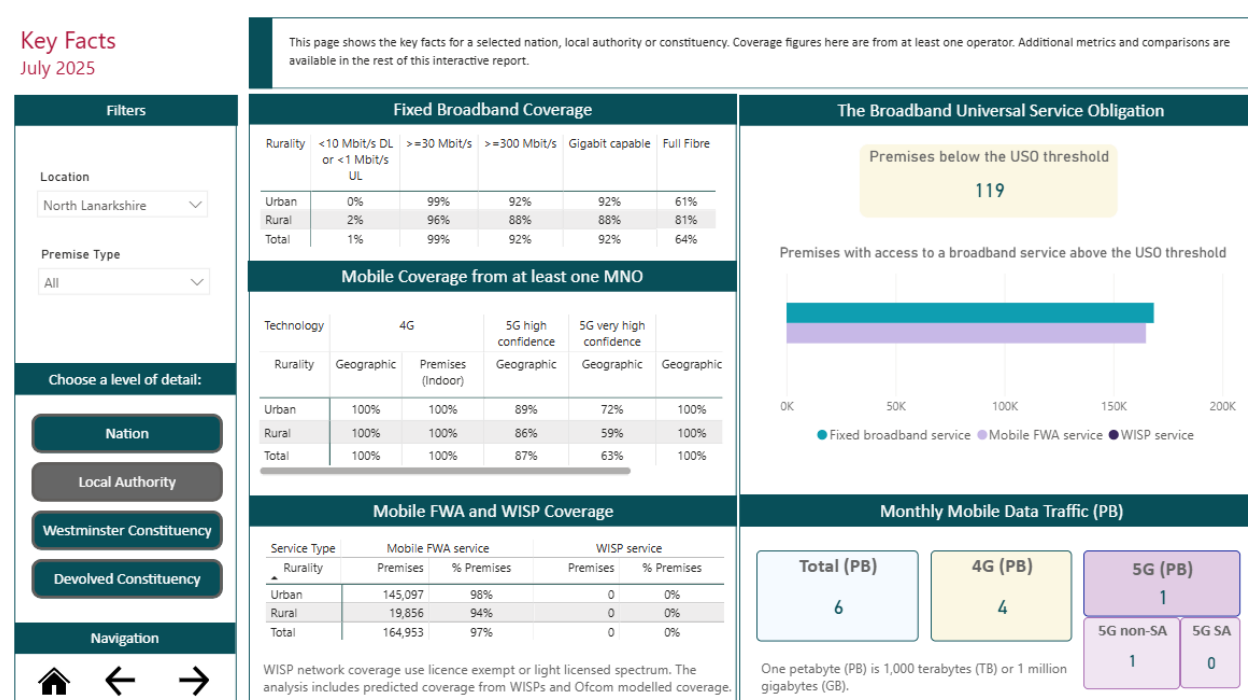


Figure 8.1: North Lanarkshire Digital Connection

North Lanarkshire - Commercial from [Connected Nations: Interactive report 2025](#)) November 2025

Key Facts July 2025

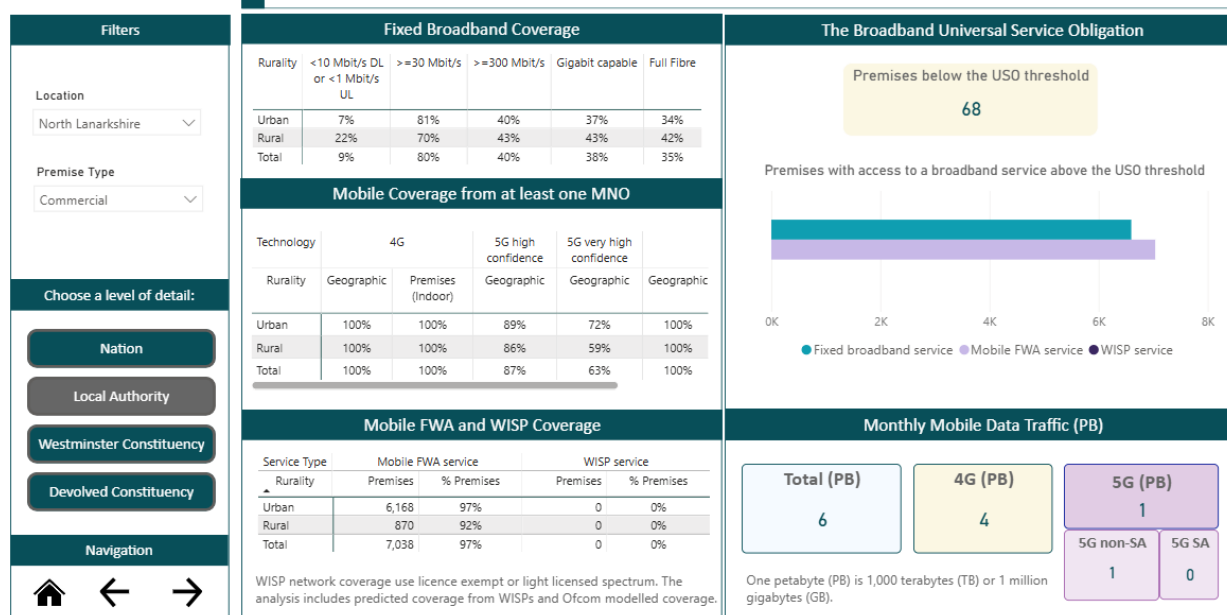


Figure 8.2: North Lanarkshire Digital - Commercial Connection

North Lanarkshire – Residential - (from [Connected Nations: Interactive report 2025](#)) November 2025)

Key Facts July 2025

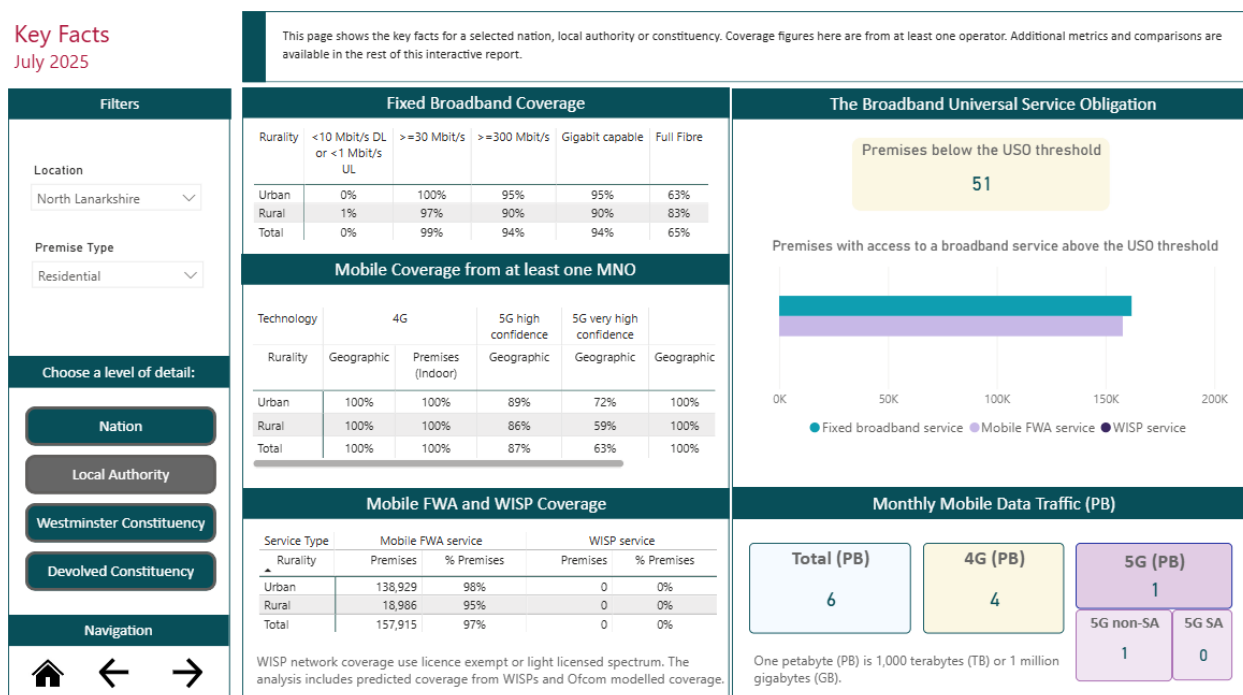


Figure 8.3: North Lanarkshire Digital - Residential Connection

Devolved Constituencies

8.185 To give this data a more localised perspective and relate it to specific geographies as much as possible, this data has been assessed by each of the five Devolved Constituencies that relate to the Local Authority area. Although this is the lowest geography at which this data can be presented, it is much more relatable to NLC than the three Westminster Constituencies that include a large area related to Carlisle in South Lanarkshire.

- Airdrie and Shotts
- Coatbridge and Chryston
- Cumbernauld and Kilsyth
- Motherwell and Wishaw
- Uddingston and Bellshill

Information provided for the local devolved constituency areas relates to data shows an increased connectivity in more localised tables and figures. This is particularly evident with Full Fibre even in a recent short period.

8.186 Airdrie and Shotts

July 2025 Data [Connected Nations: Interactive report 2025](#)

Types of Broadband Coverage	Airdrie and Shotts July 2025	Airdrie and Shotts Jan 2025	North Lanarkshire July 2025	Scotland July 2025
Fixed superfast broadband availability (threshold used (min 24 vs 30Mb download speed))	99%	99%	99%	97%
Fixed ultrafast broadband availability (threshold Ultrafast ≥min 100 Mbps / ≥300 Mbps) download speed	92%	90%	92%	80%
Gigabit (1000Mb) availability	92%	90%	92%	80%
Full Fibre (FTTP – Fibre to the Premises)	82%	76%	64%	70%

Types of Broadband Coverage	Airdrie and Shotts July 2025	Airdrie and Shotts Jan 2025	North Lanarkshire July 2025	Scotland July 2025
Mobile broadband 4G (outdoor) signal from at least one operator	100%	100%	100%	90%
Mobile broadband 4G (outdoor) signal from all operators	89%	89%	92%	66%
Mobile broadband 5G (outdoor) signal from at least one operator	80%	78%	87%	34%
Mobile broadband 5G (outdoor) high confidence all operators	2%	2%	10%	2%

Table 8.5: Fixed and Mobile Broadband coverage in Airdrie and Shotts

Full Fibre: From January 2025 to July 2025 there has been an increase from 76% to 82%

Airdrie and Shotts - All

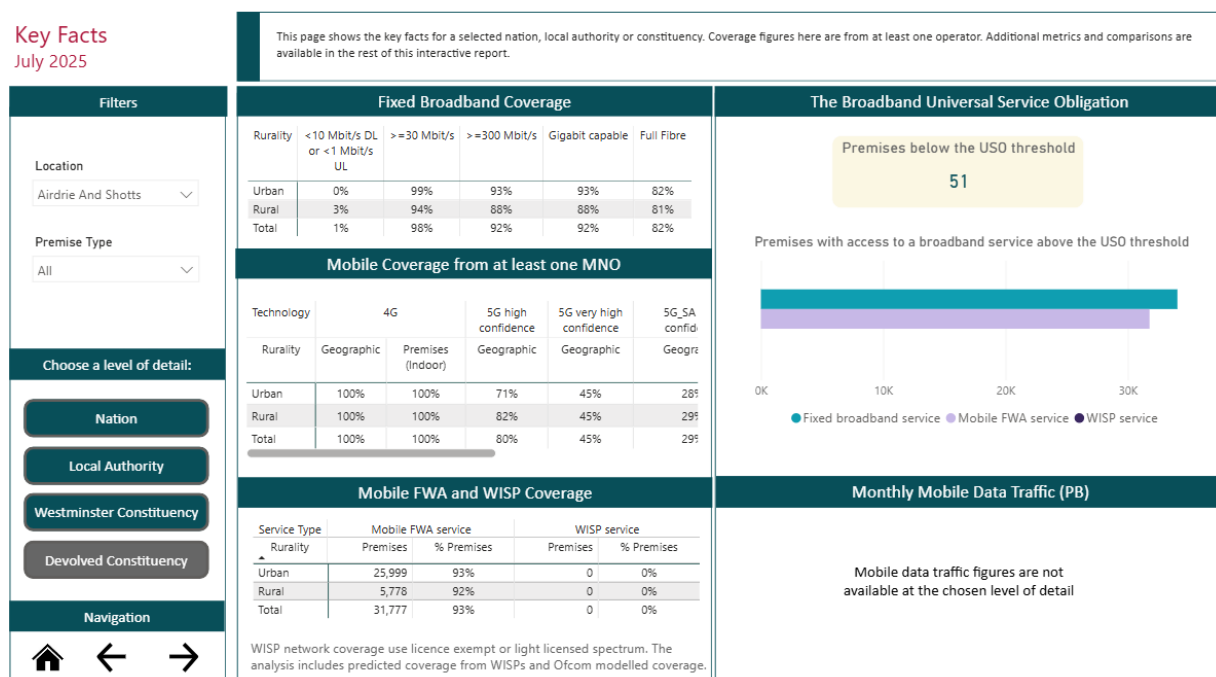


Figure 8.4: Airdrie and Shotts Digital Connection

Airdrie and Shotts - Commercial

Key Facts July 2025

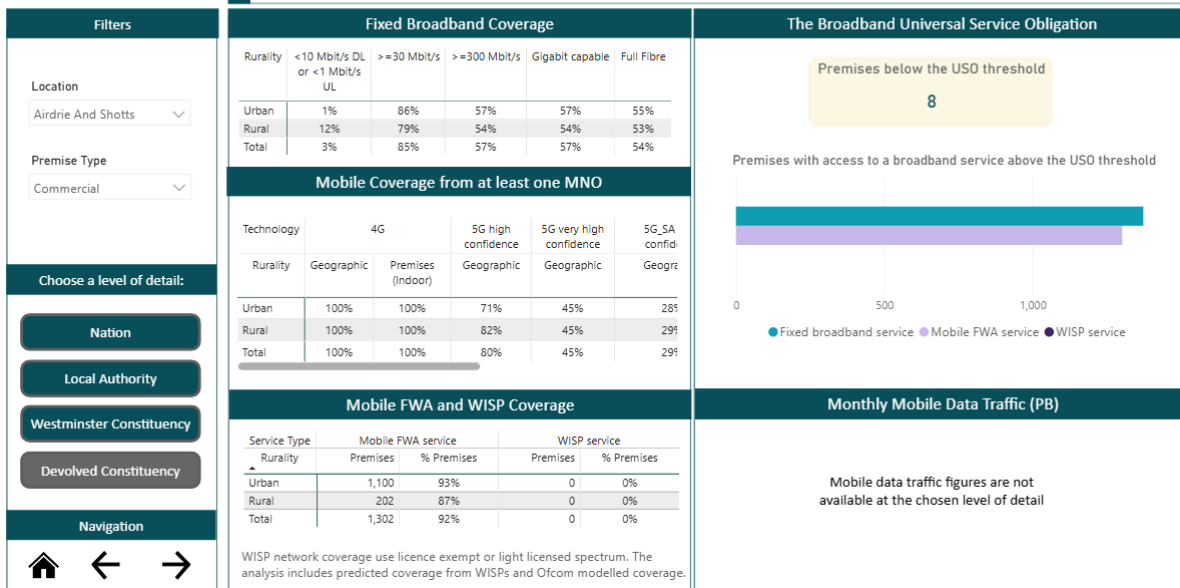


Figure 8.5: Airdrie and Shotts Digital – Commercial Connection

Airdrie and Shotts - Residential

Key Facts July 2025

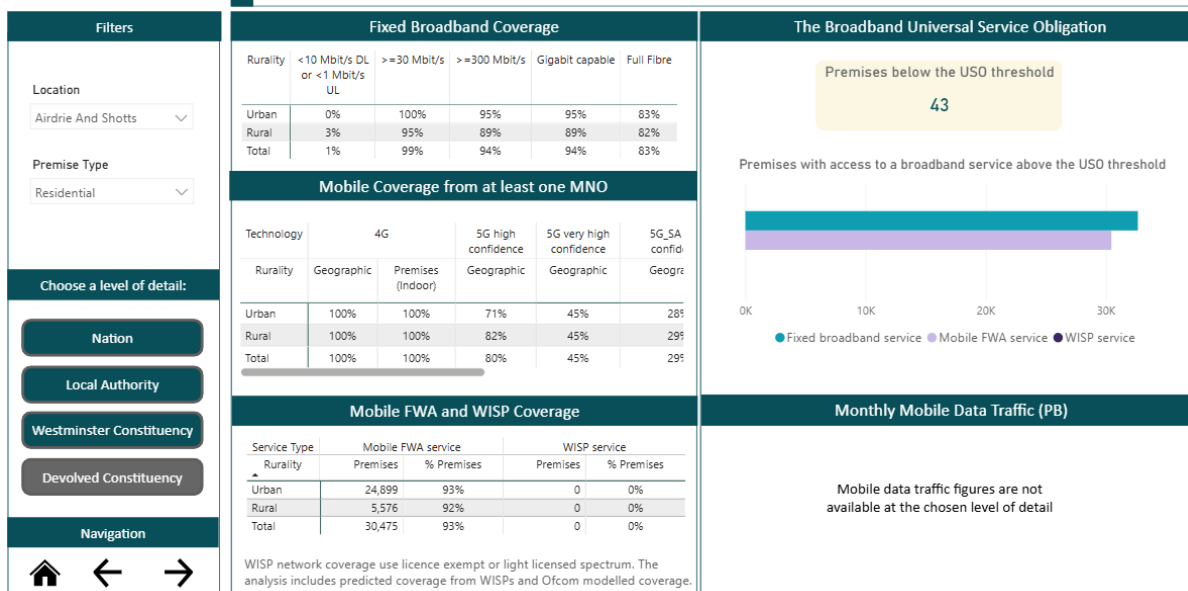


Figure 8.6: Airdrie and Shotts Digital – Residential Connection

8.187 Cumbernauld and Kilsyth

July 2025 Data [Connected Nations: Interactive report 2025](#)

Types of Broadband Coverage	Coatbridge and Chryston July 2025	Coatbridge and Chryston Jan 2025	North Lanarkshire July 2025	Scotland July 2025
Fixed superfast broadband availability (threshold used (min 24 vs 30Mb download speed)	98%	99%	99%	97%
Fixed ultrafast broadband availability (threshold Ultrafast ≥min 100 Mbps / ≥300 Mbps") download speed	91%	92%	92%	80%
Gigabit (1000Mb) availability	90%	91%	92%	80%
Full Fibre (FTTP – Fibre to the Premises)	53%	51%	64%	70%
Mobile broadband 4G (outdoor) signal from at least one operator	100%	100%	100%	90%
Mobile broadband 4G (outdoor) signal from all operators	99%	100%	92%	66%
Mobile broadband 5G (outdoor) signal high confidence all from at least one operator	98%	25%	87%	34%
Mobile broadband 5G (outdoor) signal high confidence all operators	29%	25%	10%	2%

Table 8.6: Fixed and Mobile Broadband coverage in Coatbridge and Chryston

Full Fibre: From January 2025 to July 2025 there has been an increase from 51% to 53%

Coatbridge and Chryston – All

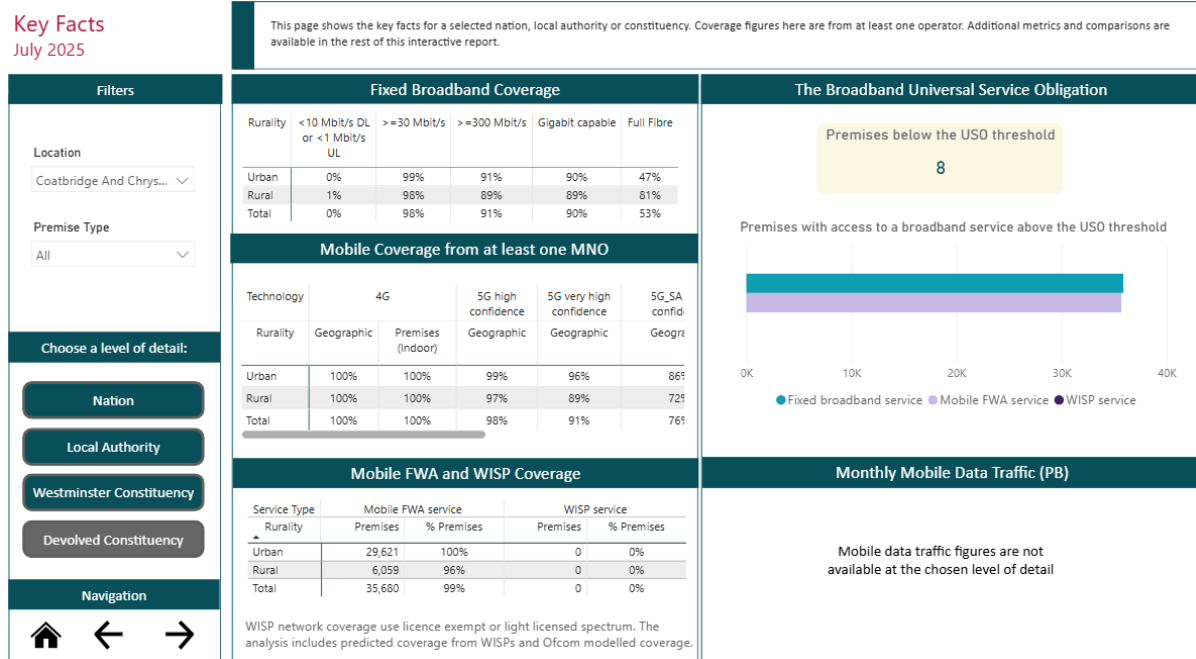


Figure 8.7: Coatbridge and Chryston Digital Connection

Coatbridge and Chryston – Commercial

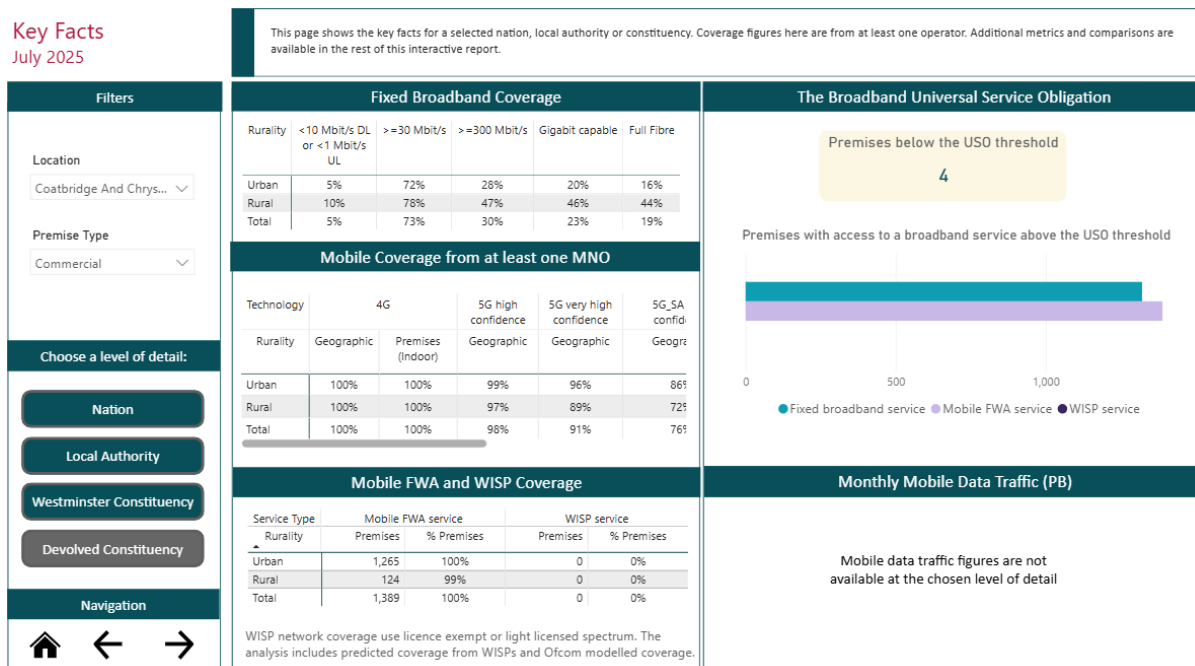


Figure 8.8: Coatbridge and Chryston – Commercial Connection

Coatbridge and Chryston – Residential

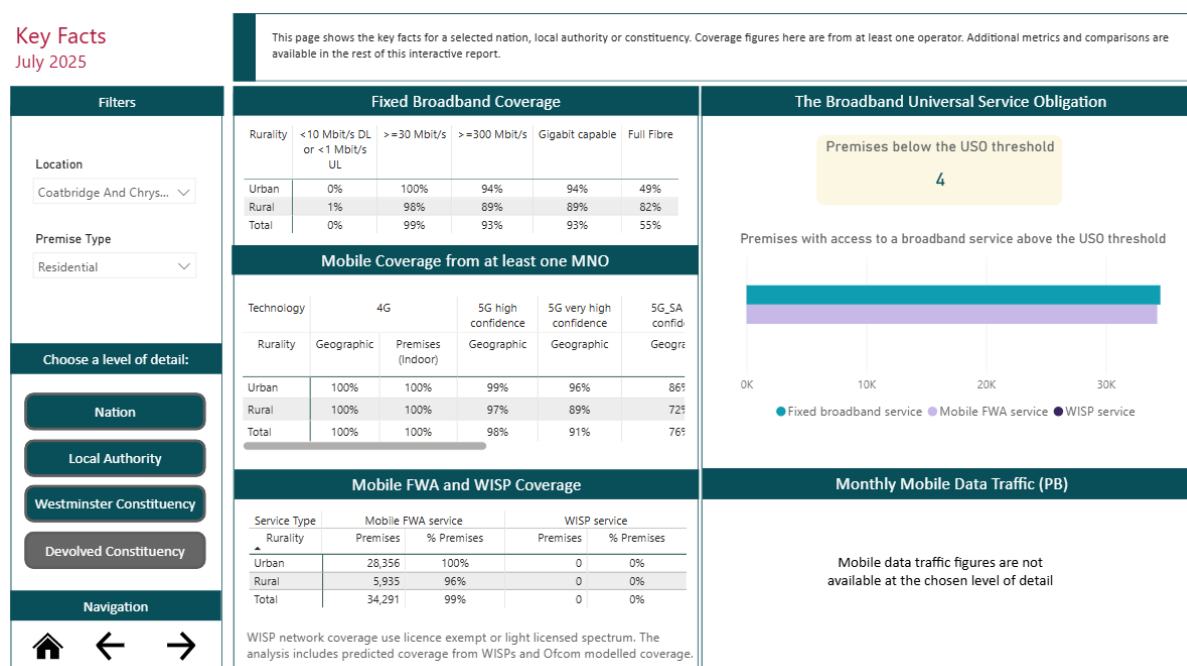


Figure 8.9: Coatbridge and Chryston – Residential Connection

8.188 Cumbernauld and Kilsyth

July 2025 Data [Connected Nations: Interactive report 2025](#)

Types of Broadband Coverage	Cumbernauld and Kilsyth July 2025	Cumbernauld and Kilsyth Jan 2025	North Lanarkshire July 2025	Scotland July 2025
Fixed superfast broadband availability (threshold used (min 24 vs 30Mb download speed)	99%	99%	99%	97%
Fixed ultrafast broadband availability (threshold Ultrafast ≥min 100 Mbps / ≥300 Mbps") download speed	92%	92%	92%	80%
Gigabit (1000Mb) availability	91%	90%	92%	80%
Full Fibre (FTTP – Fibre to the Premises)	68%	44%	64%	70%

Types of Broadband Coverage	Cumbernauld and Kilsyth July 2025	Cumbernauld and Kilsyth Jan 2025	North Lanarkshire July 2025	Scotland July 2025
Mobile broadband 4G (outdoor) signal from at least one operator	100%	99%	100%	90%
Mobile broadband 4G (outdoor) signal from all operators	86%	86%	92%	66%
Mobile broadband 5G (outdoor) signal from at least one operator	83%	72%	87%	34%
Mobile broadband 5G (outdoor) high confidence all operators	9%	6%	10%	2%

Table 8.7: Fixed and Mobile Broadband coverage in Cumbernauld and Kilsyth

Full Fibre: From January 2025 to July 2025 there has been an increase from 44% to 68%

Cumbernauld and Kilsyth - All

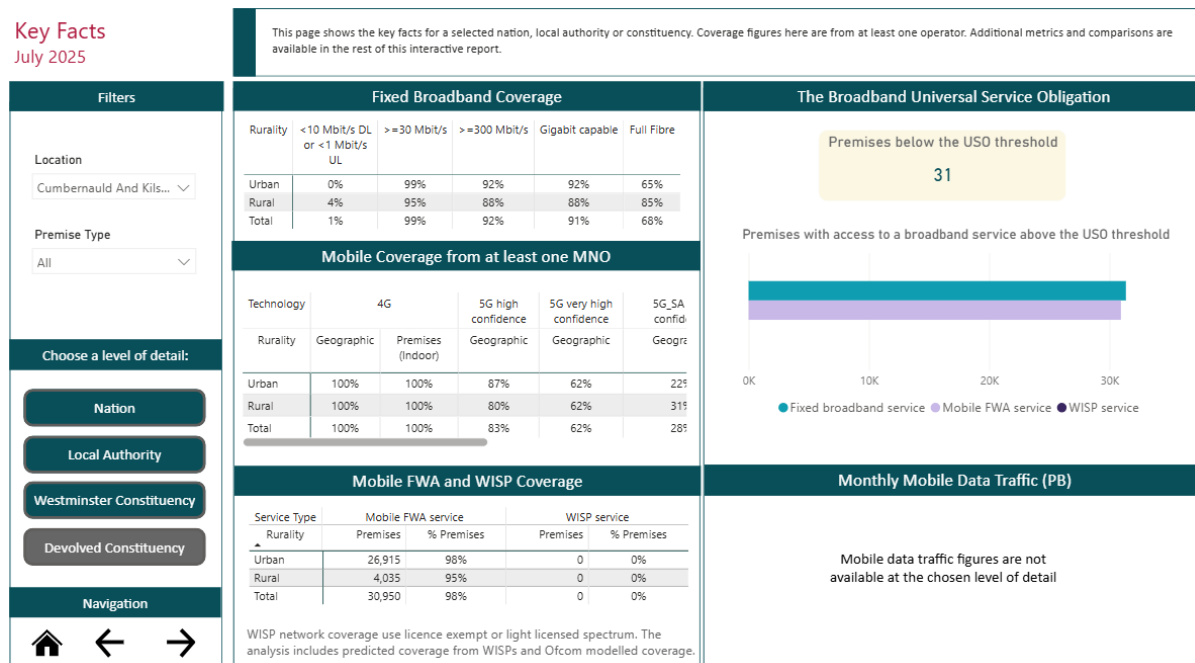


Figure 8.10: Cumbernauld and Kilsyth Digital Connection

Cumbernauld and Kilsyth - Commercial

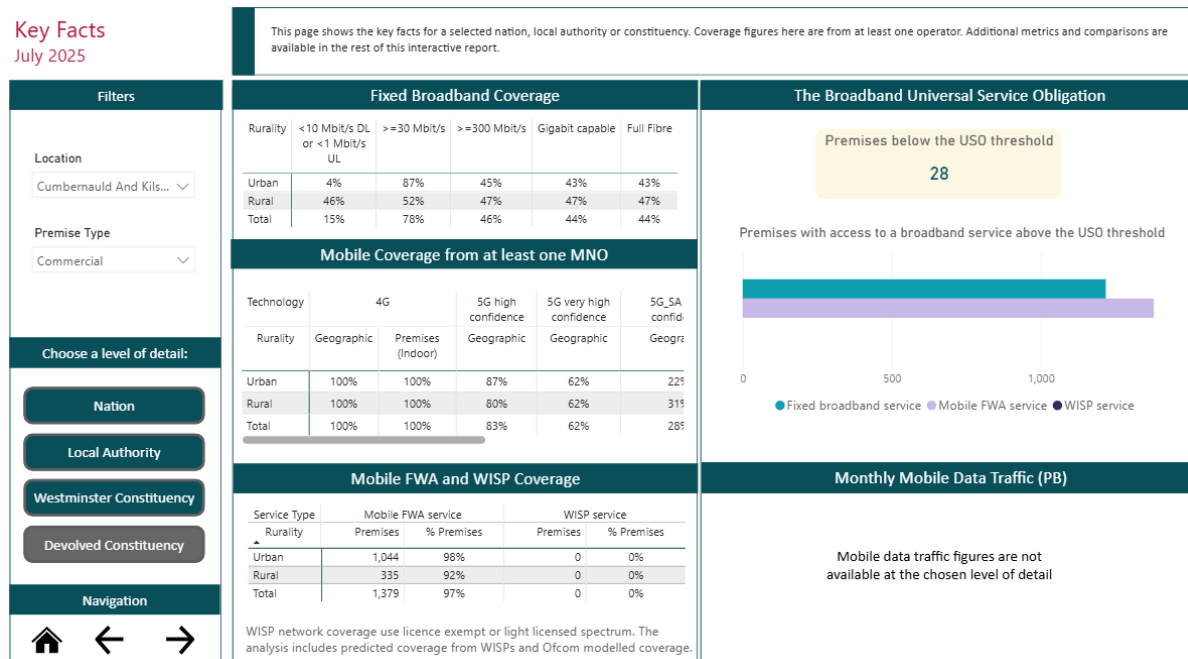


Figure 8.11: Cumbernauld and Kilsyth – Commercial Connection

Cumbernauld and Kilsyth - Residential

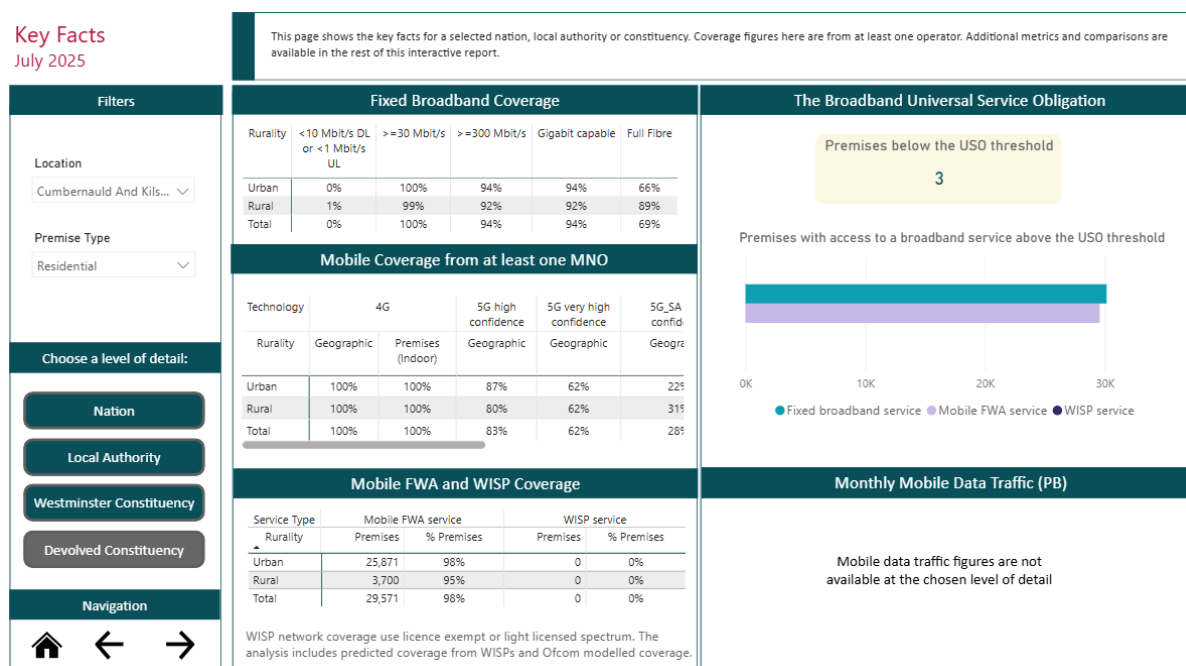


Figure 8.12: Cumbernauld and Kilsyth – Residential Connection

8.189 Motherwell and Wishaw

July 2025 Data [Connected Nations: Interactive report 2025](#) -

Types of Broadband Coverage	Motherwell and Wishaw July 2025	Motherwell and Wishaw Jan 2025	North Lanarkshire January 2025	Scotland January 2025
Fixed superfast broadband availability (threshold used (min 24 vs 30Mb download speed)	99%	99%	99%	97%
Fixed ultrafast broadband availability (threshold Ultrafast ≥min 100 Mbps / ≥300 Mbps") download speed	92%	93%	92%	80%
Gigabit (1000Mb) availability	92%	93%	92%	80%
Full Fibre (FTTP – Fibre to the Premises)	63%	51%	64%	70%
Mobile broadband 4G (outdoor) signal from at least one operator	100%	100%	100%	90%
Mobile broadband 4G (outdoor) signal from all operators	98%	97%	92%	66%
Mobile broadband 5G (outdoor) signal from at least one operator	97%	96%	87%	34%
Mobile broadband 5G (outdoor) high confidence all operators	8%	2%	10%	2%

Table 8.8: Fixed and Mobile Broadband coverage in Motherwell and Wishaw

Full Fibre: From January 2025 to July 2025 there has been an increase from 51% to 63%

Motherwell and Wishaw - All

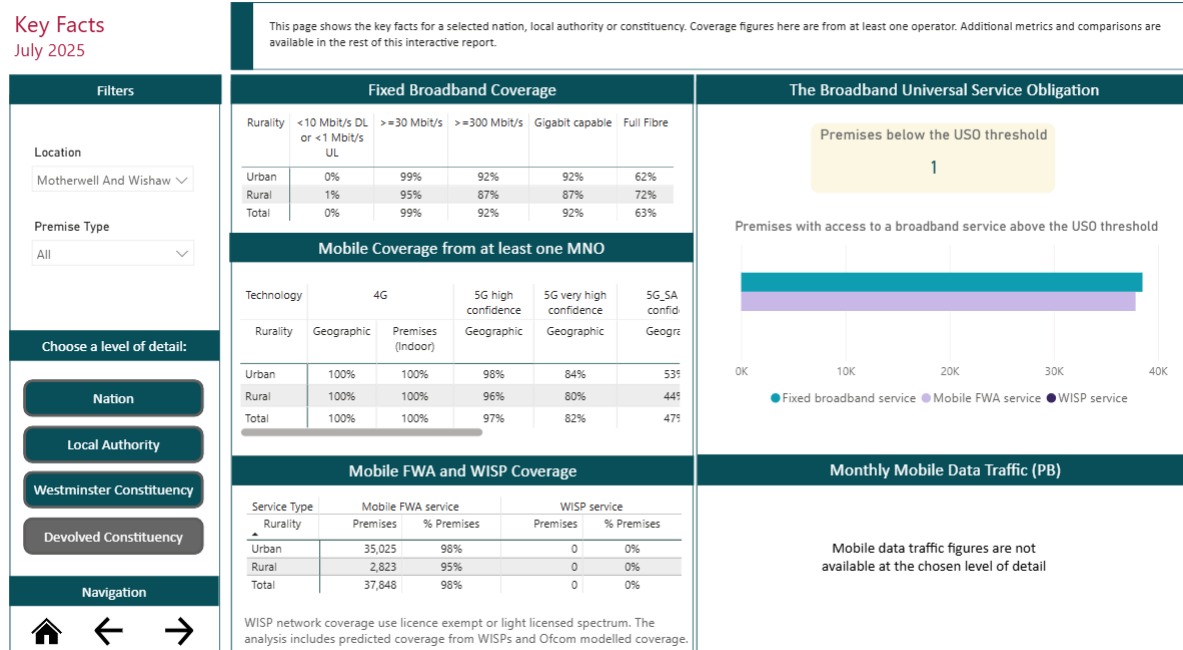


Figure 8.13: Motherwell and Wishaw Digital Connection

Motherwell and Wishaw - Commercial

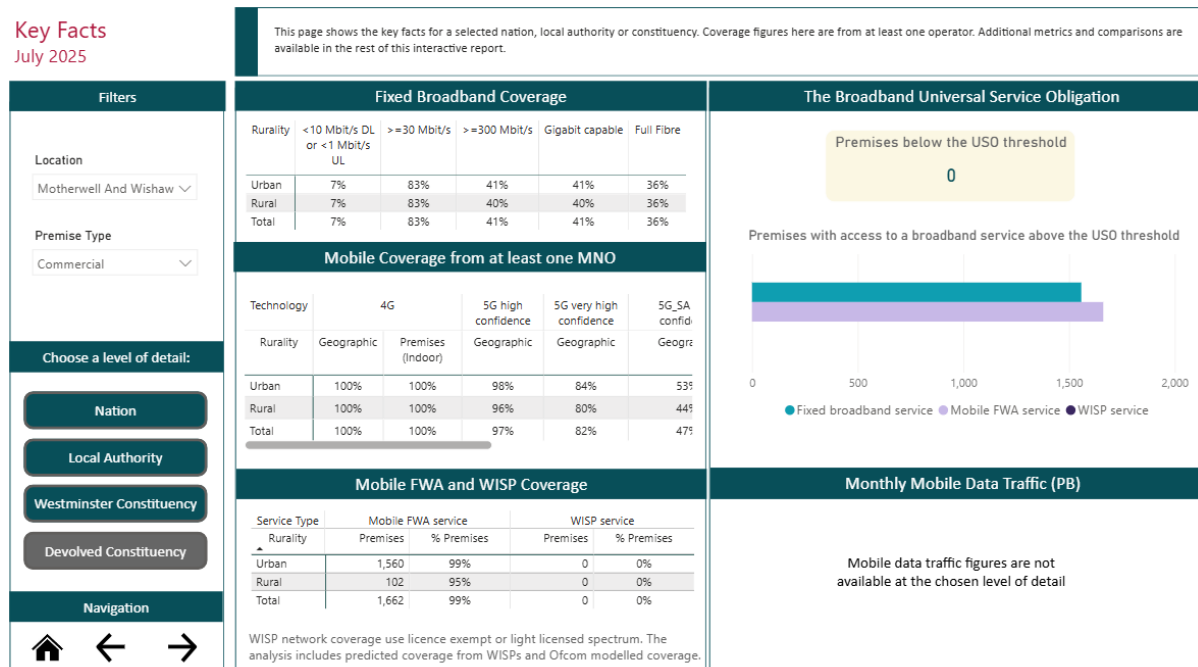


Figure 8.14: Motherwell and Wishaw – Commercial Connection

Motherwell and Wishaw - Residential

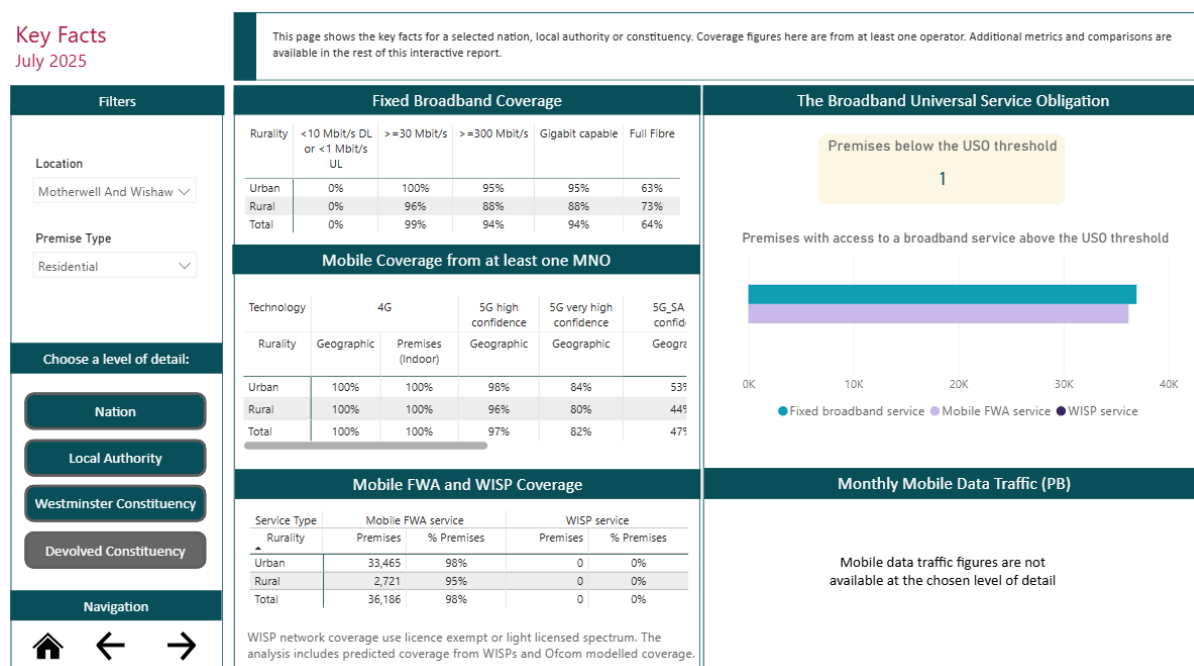


Figure 8.15: Motherwell and Wishaw – Residential Connection

8.190 Uddingston and Bellshill

July 2025 Data [Connected Nations: Interactive report 2025](#)

Types of Broadband Coverage	Uddingston and Bellshill July 2025	Uddingston and Bellshill Jan 2025	North Lanarkshire July 2025	Scotland January 2025
Fixed superfast broadband availability (threshold used (min 24 vs 30Mb download speed))	99%	99%	99%	97%
Fixed ultrafast broadband availability (threshold Ultrafast ≥min 100 Mbps / ≥300 Mbps”) download speed	91%	92%	92%	80%
Gigabit (1000Mb) availability	91%	92%	92%	80%
Full Fibre (FTTP – Fibre to the Premises)	51%	45%	64%	70%

Types of Broadband Coverage	Uddingston and Bellshill July 2025	Uddingston and Bellshill Jan 2025	North Lanarkshire July 2025	Scotland January 2025
Mobile broadband 4G (outdoor) signal from at least one operator	100%	100%	100%	90%
Mobile broadband 4G (outdoor) signal from all operators	99%	99%	92%	66%
Mobile broadband 5G (outdoor) signal from at least one operator	100%	99%	84%	34%
Mobile broadband 5G (outdoor) high confidence all operators	28%	19%	8%	2%

Table 8.9: Fixed and Mobile Broadband coverage in Uddingston and Bellshill

Full Fibre: From January 2025 to July 2025 there has been an increase from 45% to 51%

Uddingston and Bellshill – All

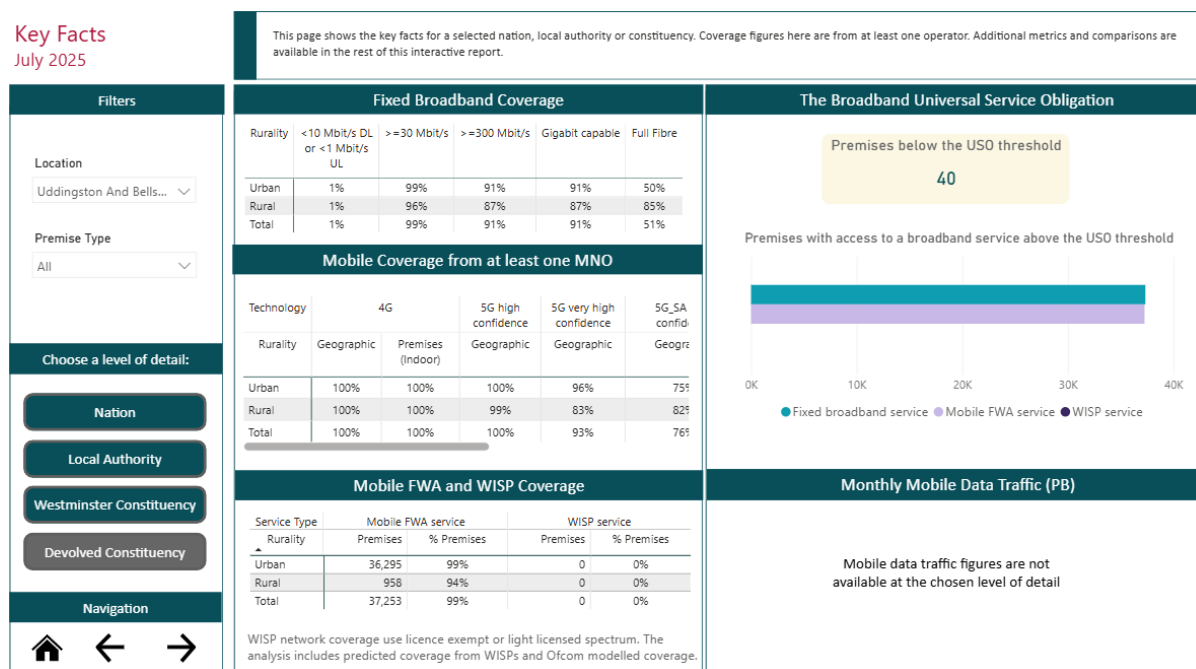


Figure 8.16: Uddingston and Bellshill Digital Connection

Uddingston and Bellshill – Commercial

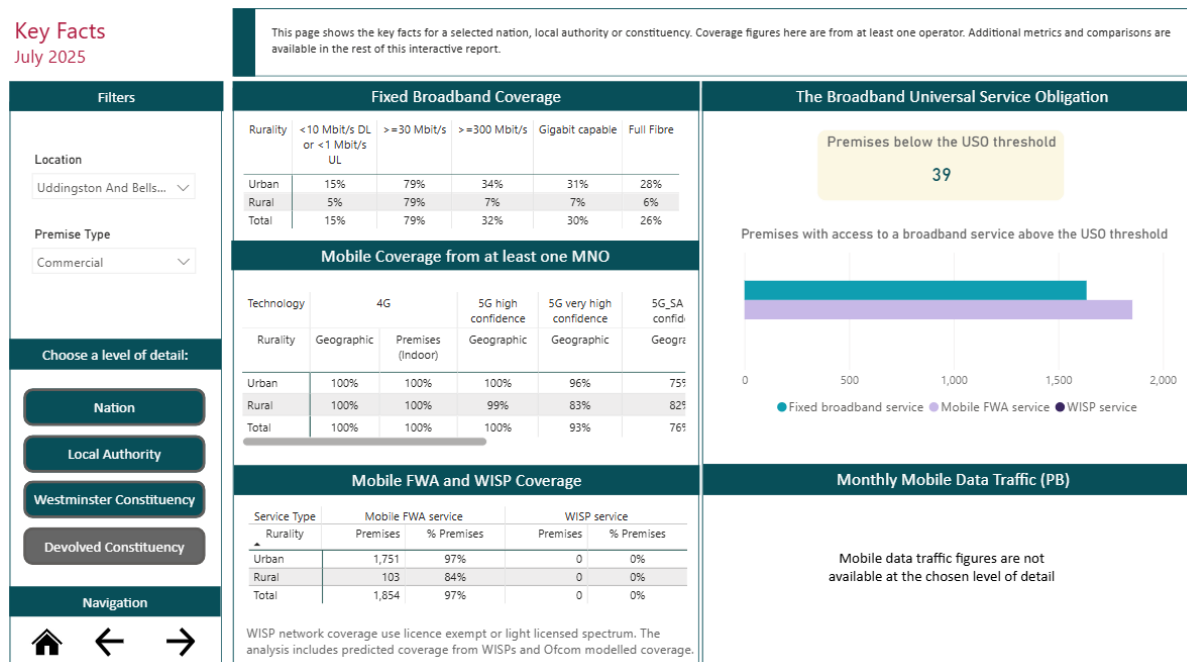


Figure 8.17: Uddingston and Bellshill – Commercial Connection

Uddingston and Bellshill – Residential

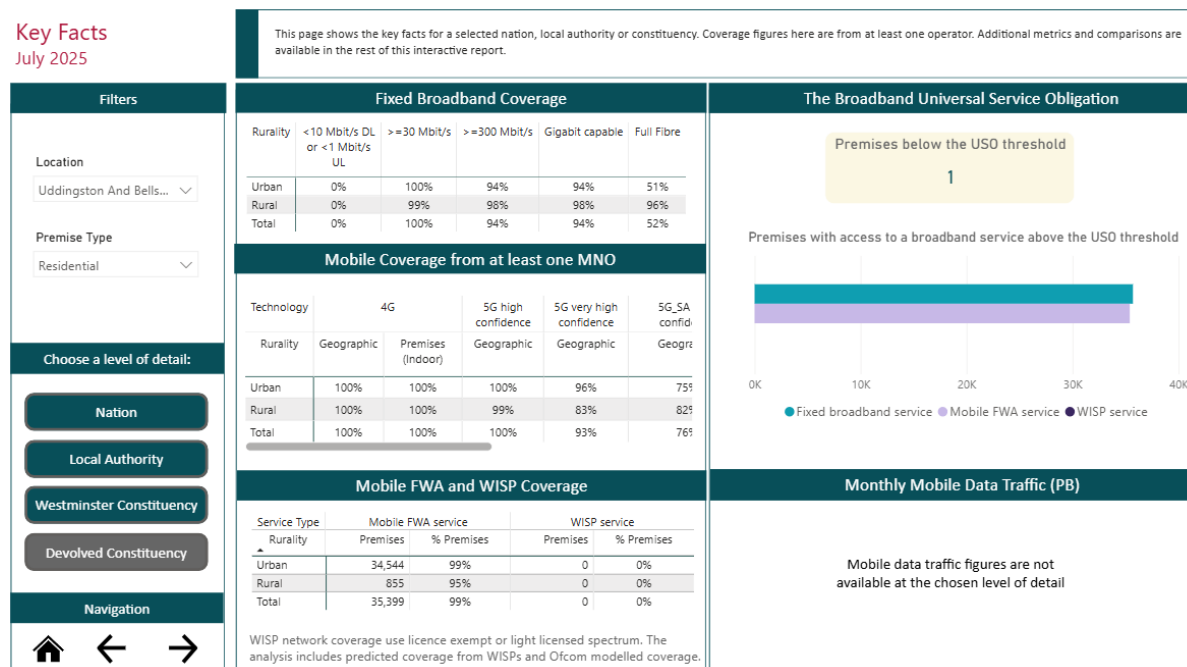


Figure 8.18: Uddingston and Bellshill - Residential Connection

8.191 [Delivering R100](#) This, together with commercially driven work, will ensure most homes and businesses across the country can access superfast broadband by the end of 2021. North Lanarkshire has delivered R100 (Document 189) to 307 properties out of 1905 to date.

North Lanarkshire: [suppliers registered with the R100 Scottish Broadband Voucher Scheme](#) (Document 427)

Supplier	Full fibre	Fixed wireless	Fixed mobile	Satellite
Busby Telecom Ltd			Yes	
Converged Communication Solutions Ltd	Yes			Yes
Farmer's Eye			Yes	
Flexifi Ltd	Yes	Yes	Yes	Yes
Gigability Broadband Ltd	Yes	Yes		
National Broadband Ltd			Yes	
Openreach Ltd	Yes			
Scotnet	Yes	Yes		

Table 8.10: Suppliers registered for R100 scheme

Project Gigabit

8.192 [Project Gigabit](#) (Document 190) is the government's programme to enable hard-to-reach communities to access lightning-fast gigabit-capable broadband. It targets homes and businesses that are not included in broadband suppliers' plans, reaching parts of the UK that might otherwise miss out on getting the digital connectivity they need. The government is committed to achieving nationwide gigabit coverage and expects 99% of premises to have access to a gigabit-capable connection by 2032.

8.193 The project includes the Gigabit Broadband Voucher Scheme, vouchers worth up to £4,500 for homes and businesses help to cover the costs of installing gigabit broadband. There is also up to £110 million available to connect public sector buildings and create Giga Hubs - such as GP surgeries, libraries and schools - in hard-to-reach parts of the UK. For contracts signed by late 2020 The Scottish government has received circa £21 million pounds in Total Broadband Delivery UK Contracted Funding and £584 million Total Local Broadband Contracted Funding with contracts for 23,965 premises of which 6,780 were delivered by March 2022. Information

on North Lanarkshire premises who have benefited from this can be found on the thinkbroadband.com website at [Project Gigabit OMR Map Sept 2024](#) (Document 248).

North Lanarkshire Overview

8.194 Openreach are committed to building the best digital future for the UK. They have announced an ambitious plan to deliver [Ultrafast Full Fibre Broadband](#) (Document 249) to 25 million homes and businesses by 2026. They intend to keep building after that - to as many as 30 million premises by the end of the decade – assuming the conditions for investment are still supportive.

Coverage/Investment

8.195 Across North Lanarkshire, full fibre now reaches around 73% of homes and businesses with over a third adopting it. Overall, take-up across North Lanarkshire on the Openreach network is lower than the Scotland average of 42%, largely due to the high level of competition and choice available. Openreach advise their service providers to continue to attract customers where possible. They advise investment will continue where they can get customers buying services.

8.196 Across the Authority area, Openreach has invested nearly £38M to date, with further local funding planned over the next 4 years as Openreach works to deliver full fibre to meet UK ambitions. They are currently building in Cleland, Cumbernauld, Cambusnethan, Uddingston, and other locations commercially as well as through the R100 programme (Document 189), 1,900 premises now have full fibre, with more expansions coming. Recent work undertaken covered Bellside, Hareshaw, Caldercruix, and Harthill.

Further funding

8.197 Openreach was successful in securing the Type C Project Gigabit contract and that has secured around £175M so far to support tens of thousands more homes and businesses expected to benefit over the next 5 years. Around 2,000 form part of both the existing R100 and future Project gigabit programme which will be deployed in the years ahead. This will add additional coverage and reach even more communities.

8.198 A recent example of this is the £18 million investment to [connect 12,500 homes and businesses in Dumfries & Galloway](#) (Document 447) which are to benefit from gigabit-capable broadband. The investment, funded by the UK Government and co-managed by the Scottish Government, will see premises in Dumfries & Galloway added to the existing Project Gigabit contract being delivered by Openreach.

Social Housing

8.199 Openreach are working collaboratively with the Authority regarding its [social housing provision \(Document 250\)](#), encompassing both houses and flats, and remain committed to advancing Full fibre access providing enhanced digital connectivity options to tenants.

Communities

8.200 Openreach are committed to funding vouchers for communities outside existing programmes. Voucher availability is temporarily paused; however, their Fibre Community Partnerships team will review options as Scotland's procurement processes conclude. Positively, they have been working on an existing scheme in the Greengairs exchange around Upperton which was recently completed.

8.201 Irrespective of programme Openreach recommend people to register on their website to check current availability and/ or register to be kept updated on progress at [Broadband for homes | Openreach](#) (Document 251)

New Sites

8.202 Openreach provide free Full fibre FTTP to any new site developments with greater than >20 plots/ homes. They provide support to developers and make sure that on day 1, those moving into new homes have the absolute best connectivity possible. They have a dedicated team that account manage these customers. Information on this can be found at: [Broadband for developers | Openreach](#) (Document 252).

8.203 For developments less than 20 plots they offer a standard rate card that provides a contribution requirement from developers, and this also provides a streamlined way for any new site big or small to be built with FTTP being available.

8.204 Openreach occasionally encounters situations where smaller providers do not engage early enough in the build process, leading to significant dissatisfaction when broadband is not available in homes on day one. Therefore, enhancing understanding among smaller developers about the importance of early engagement may be required.

8.205 Openreach have advised to their knowledge there are no settlements/locations within North Lanarkshire where new/upgraded infrastructure is not planned that new development be promoted through the NLLDP2 that would cause concern due to them not being able to connect to full fibre broadband connection and generally new site development is something they can manage effectively.

8.206 All new builds are now legally required to be equipped with gigabit-capable broadband. The only potential barriers to achieving this in smaller locations would be the financial investment

necessary to deliver the output. This is done through the [Building \(Scotland\) Amendment Regulations 2024: Business and Regulatory Impact Assessment](#) (Document 253)

8.207 Amendments to the [Building \(Scotland\) Regulations 2004](#) (Document 212) and statutory guidance in Standard 4.14 introduced changes to require developers to make available gigabit capable broadband infrastructure.

8.208 Over the next five years, North Lanarkshire will see substantial further investment from Openreach on network infrastructure. This includes both commercial investments and funded programme deliveries, expanding their network coverage significantly.

Exchange exit and closure programme

8.209 Openreach plans to progress the [exchange exit and closure programme](#), (Document 470) they will begin the next phase of this programme in Q3 2025/26 which will impact a further 12 exchanges. The Motherwell exchange forms part of Phase 2, with closure planned by April 2029. Therefore, they have advised it is critical that full fibre coverage within this exchange is maximised.

Access to Multi Dwelling Units (MDU)

8.210 Currently, across Scotland over a quarter (approximately 26%) of MDU premises lack either a wayleave agreement or a viable broadband upgrade plan. This obstacle is leaving many tenants behind in terms of work, social and leisure opportunities, and threatens the excellent work being done on digital inclusion. In North Lanarkshire, this figure could be closer to 50% based on current datasets.

8.211 Digital infrastructure underpins public services, flexible working and AI adoption. While operators can access communal areas for copper repairs, they cannot upgrade tenants to faster, more reliable broadband without formal wayleave agreements. As a result, many residents remain excluded from the benefits of full fibre due to outdated access rules.

8.212 The challenge is particularly acute in Scotland, where properties are typically held on a freehold basis. Communal areas within MDUs are jointly owned by all property owners, requiring operators to secure consent from every individual in a block. This contrasts with England's leasehold model, which allows for a single point of consent.

Need for legislative change

8.213 In Scotland, progress is often delayed by absent landlords or unresponsive owners. Whilst outwith the responsibility of a Local Development Plan, Openreach have advised they would urge the UK Government to reflect Scotland's unique circumstances in the forthcoming consultation and consider amending the Electronic Communications Code (2017) to allow

broadband upgrades in MDU communal areas where a simple majority of owners agree. The Scottish Government has already identified this as a priority, and much of the legislative change required sits with Westminster.

8.214 Openreach have commented that while a proposed amendment in England and Wales was announced in the King’s Speech May 26, it is unlikely to deliver meaningful change in Scotland given freehold v leasehold conditions. They would request Scotland-specific reform on this matter, faster broadband for thousands of tenants will remain out of reach and the digital divide will persist.

North Lanarkshire Council Superfast and Fibre Coverage

8.215 Specific information relating to Broadband connections, coverage can be found at the [labs thinkbroadband.com website](#) (Document 254) March 2026

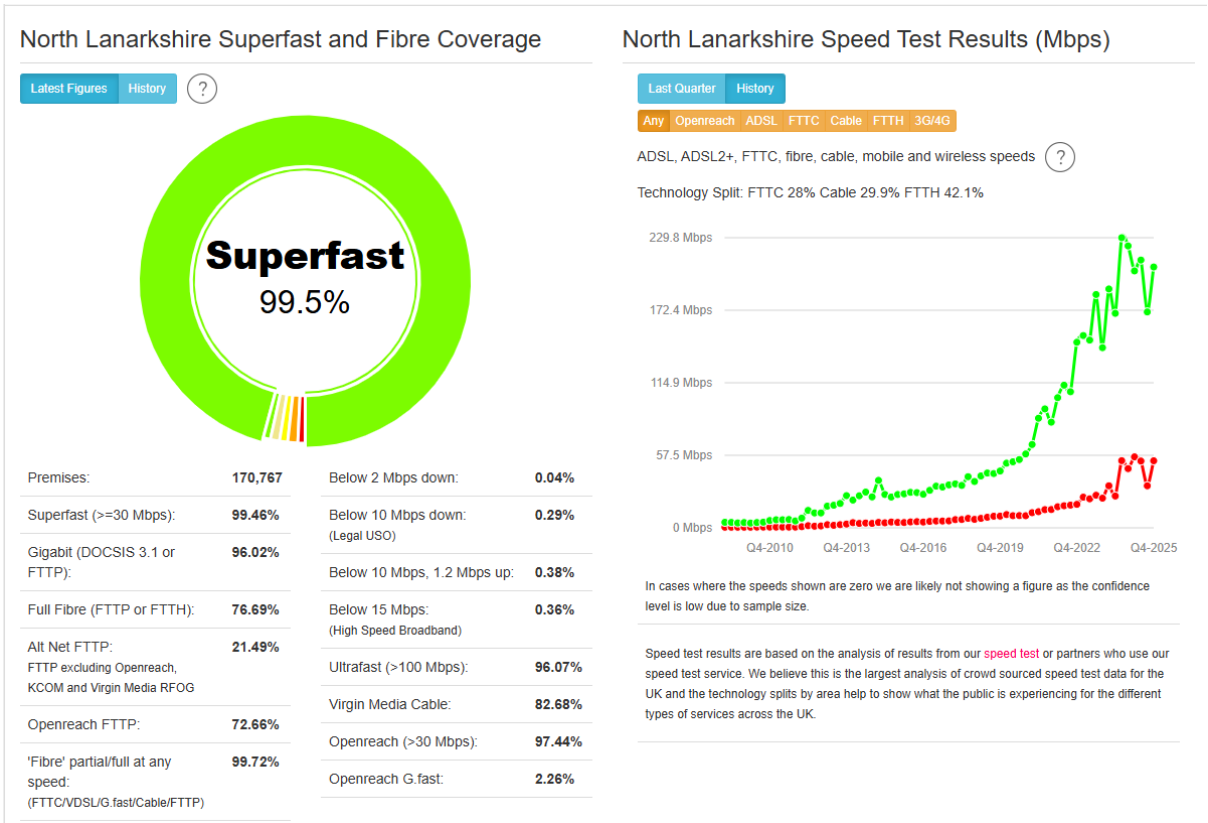


Figure 8.19: Broadband Coverage and Speed Test Statistics for North Lanarkshire

Broadband Coverage and Speed Test Statistics for North Lanarkshire

8.216 To support the statistics provided above, mapping can be viewed for the area at a Westminster constituency level relating to North Lanarkshire using the hyperlinks provided. - It should be noted that Westminster consistency boundaries differ to those associated with

Devolved Consistency for the Scottish Government, but it is another mapping source available for these purposes and is used as supporting information.

- Airdrie and Shotts
- Cumbernauld and Kilsyth
- Coatbridge and Bellshill
- Motherwell, Wishaw and Carluke

8.217 [Constituency Gigabit Coverage Levels](#) (Document 255) identifies all as being over 93% for speeds of a Gigabit

8.218 Properties with any [FTTP provider postcodes](#) (Document 310) have been identified as where there are the perceived gaps

8.219 There are [few postcodes' having a connection of slower than 24 Mbps](#) (Document 309)

8.220 In relation to [Openreach infrastructure and relative speeds of over 24 Mbps](#), (Document 308) more properties now have more provision of Fibre to the Premises broadband service by delivered directly from the broadband exchange to the customer's premises using fibre optic cables, rather than fibre from an exchange to cabinet and then from the cabinet to your property the broadband over the copper based line. This shows improved connectivity in the area for more residential or commercial premises.

8.221 The other key infrastructure provider in the area is [Virgin Media/O2](#) (Document 256). This infrastructure is currently being upgraded with the areas on their network that are served coax or RFoG FTTP being replaced by faster XGS-PON FTTP by 2028. This means that all Virgin Media areas will be equal and will be able to enjoy multi gig and symmetrical speeds.

8.222 This also means moving forward that those premises on XGS-PON FTTP network can be easily upgraded in the future to faster technology like 50G-PON as the fibre optic cables in the ground remain the same and it would only be the boxes end of the network that would need to be changed. Virgin Media have advised that there is currently a pause in them installing new infrastructure to connect to new areas where they currently don't have a presence.

8.223 There are few Internet Service Providers with infrastructure in North Lanarkshire with [Netomnia](#) (Document 257) which is the fourth largest Full Fible network in the UK being the only competitor to Openreach and Virgin Media/O2, but only has [infrastructure in certain areas](#) within existing settlements. While [CityFibre FTTP](#) (Document 258) have widespread network in Glasgow and have purchased infrastructure from other Internet Service Providers they do not have a presence in North Lanarkshire.

Local Road infrastructure

8.224 The public road network in North Lanarkshire is the largest and one of the most visible community assets for which the council is responsible, with a gross replacement cost of more than £3 billion. It is used daily by all our residents and businesses. It is fundamental to the success of The Plan for North Lanarkshire (Document 023) which sets the direction for all of us. This includes our partners, stakeholders and, most importantly, for each of our unique communities and the people who live, learn, work, invest and visit within North Lanarkshire.

8.225 It is therefore vitally important that this asset is well managed, maintained and improved. To help achieve this, the Roads Asset Management Plan (RAMP) (Document 188) provides a strategic approach to the allocation and targeting of resources and the management of the road assets.

Roads Asset Management Plan

8.226 The [Road Asset Management Plan](#) (RAMP) (Document 188) defines the council's plans for the maintenance of the "Road Asset" which comprises of carriageways, footways, structures, street lighting, traffic management and street furniture. The below illustrates how the RAMP relates to other National, Regional and Council plans. Most of these have been noted in the Sustainable Transport section of the Evidence Report.

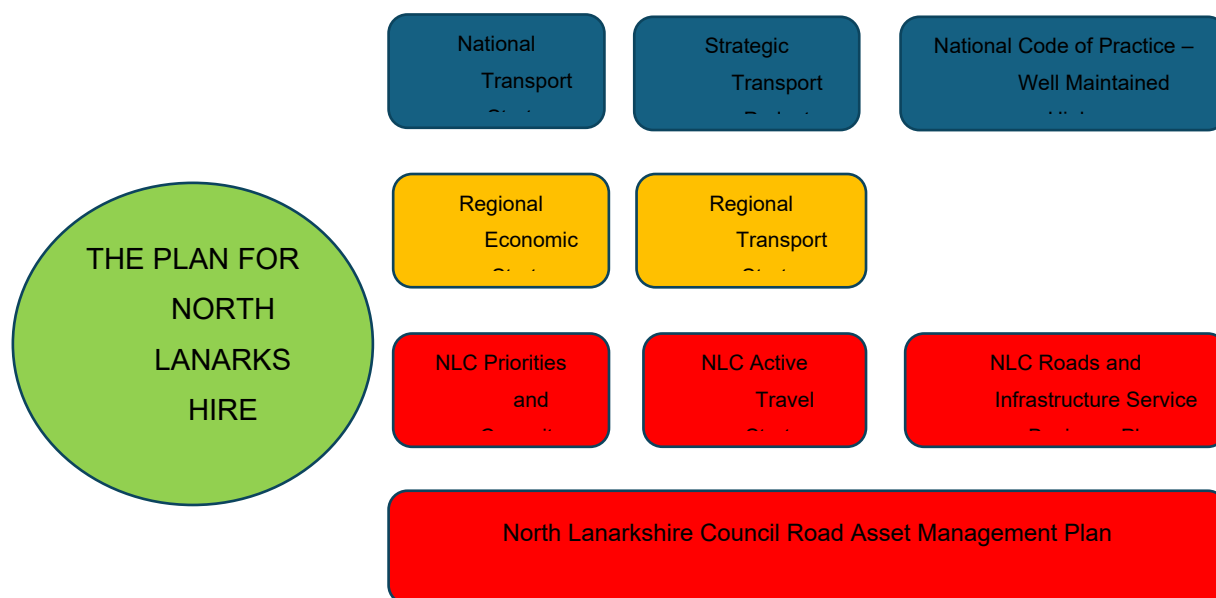


Figure 8.20: RAMP related to other National, Regional and Council plans.

- 8.227 The council's approach to managing the condition and future provision of the local road network is guided by its Roads Asset Management Plan (RAMP), which aligns with the [SCOTS national Roads Asset Management Framework](#) (Document 187). All 32 Scottish local authorities operate within this common framework to ensure consistency, evidence-based decision-making, and efficient stewardship of the Scottish local road network.
- 8.228 The RAMP sets out a structured, long-term approach to maintaining, renewing, and improving road infrastructure assets. Asset management is defined as a systematic process that enables optimal maintenance and renewal over the lifecycle of assets, ensuring value for money and alignment with wider corporate objectives.
- 8.229 The current RAMP plans for the Road Assets for the period 2022-2025. This is still in a draft format and wasn't presented to committee. The Roads service will be presenting a revised RAMP to Committee in Cycle 2 2026, the below sets out what this will do.
- 8.230 The RAMP is referenced at a high level within the current [Corporate Asset Management Plan](#) (Document 295) and the same information will be presented in the new CAMP due to the update RAMP not being approved by committee.

Current Condition of the Local Road Network

- 8.231 The RAMP provides an up-to-date assessment of carriageways, footways, structures, lighting, traffic signals and related infrastructure. Carriageway and footway condition assessments are undertaken in accordance with SCOTS and APSE core performance indicators. This forms a significant part of the evidence base used to prioritise investment. The plan makes use of measured condition data and trend analysis to determine deterioration rates, future treatment needs, and the risks associated with under-investment.
- 8.232 The national RAMP (Document 187) programme notes that ongoing improvements in asset management practices have strengthened councils' ability to monitor condition, predict future requirements, and evaluate investment options. The Annual Status and Options Reports (ASOR) will support transparent, evidence-based decision making and helps communicate the consequences of various levels of investment.
- 8.233 North Lanarkshire road network condition is assessed via the [Scottish Road Maintenance Condition Survey](#) (Document 259) SCOTS commissions the annual collection of this survey and data processing services across the entire Scottish local authority road network
- 8.234 Specialist vehicles equipped with lasers and high-resolution cameras record a variety of road characteristics. The collected data is assessed, and a Roads Condition Indicator (RCI) score

assigned to each ten-meter stretch of road. This score allows categorisation of each section of the road into one of three categories.

- **Green**– where the road is generally in a good state of repair
- **Amber**– where the road shows some apparent deterioration which should be investigated to determine the optimum time for planned maintenance
- **Red**– where the road is in poor overall condition and likely to require planned maintenance soon (i.e. within a year or so)

8.235 The survey aims to cover all local authority A roads in both directions every two years, all B and C roads in both directions every four years and a 10% sample of unclassified roads every year, with the RCI for unclassified road being calculated from four years of combined data to give a rolling four-year indicator.

8.236 As the carriageway network is an authority’s most valuable asset, data providing information on changes in condition and thus the investment required to treat the network is critical to all authorities’ roads asset management plan.

8.237 Figure 8.21 below shows the proportion of roads that are categorised as Amber or Red for NLC and Scotland, by road class. In the period 2022-23, NLC had a lower proportion of red roads, irrespective of road classification, than the national average. Similarly, NLC had a lower proportion of Amber roads except from Unclassified roads, their proportion being slightly higher than across Scotland (30% compared to 29%).

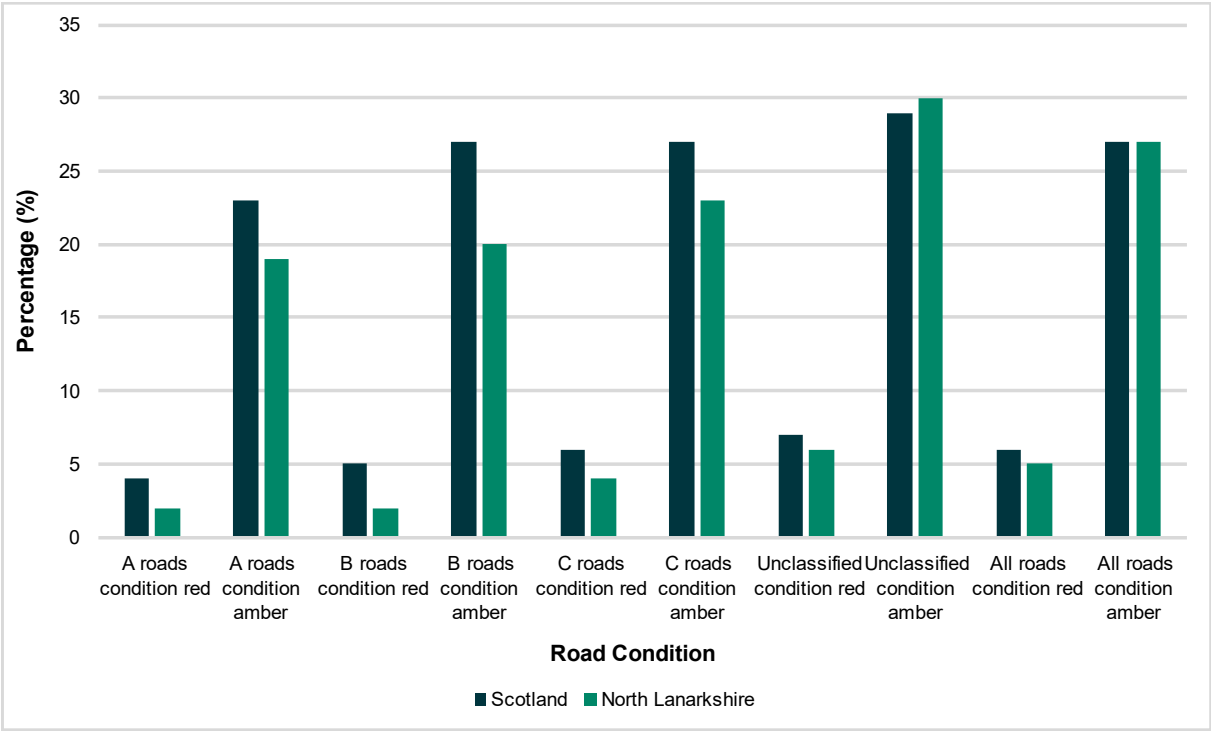


Figure 8.21: NLC and Scotland Road Conditions

8.238 The updated Corporate Asset Management Plan will identify the current position regarding the Road Condition as shown in Figure 8.22.

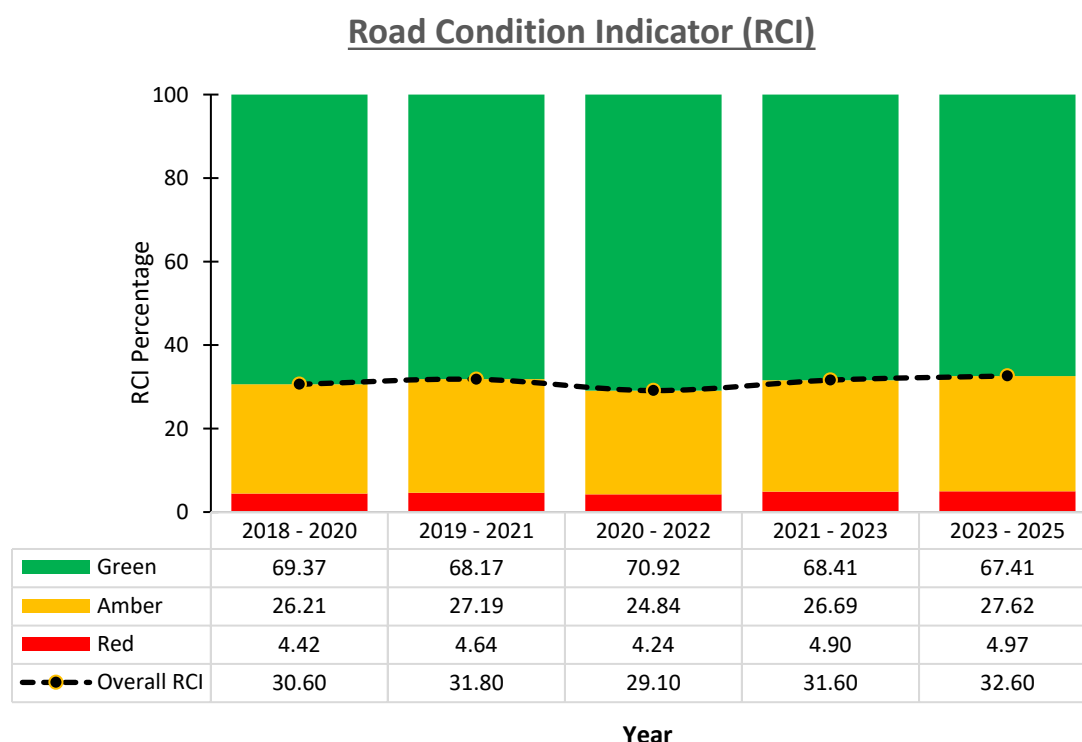


Figure 8.22: Condition of NLC roads 2018 - 2025

8.239 Historic information on the condition on the carriageway for the period 2014 – 2019 is presented in [The Road Asset Management Plan \(RAMP\) section of the current Corporate Asset Management Plan 2021-2026](#) (Document 295). This shows that North Lanarkshire local road network has consistency been in a good condition.

Future Provision and Investment Requirements

8.240 The RAMP (Document 188) highlights that the road network faces increasing pressures linked to traffic growth, climate change impacts, and aging infrastructure. Extreme weather events and harsh winters continue to accelerate asset deterioration, requiring more resilient network management practices and increased future investment to protect network integrity.

8.241 Investment strategies within the RAMP, including the Carriageway, Footway and Street Lighting will set out planned interventions to maintain service levels within available budgets. These strategies directly inform annual works programmes and enable the council to prioritise treatments based on whole-life costs, deterioration modelling, and risk assessment.

Alignment with Infrastructure-First Principles

8.242 The Infrastructure First approach is supported through:

- Forward-looking asset management, using long-term forecasts to determine future maintenance and renewal needs.
- Evidence-based prioritisation through SCOTS-aligned condition data and performance indicators.
- Risk-based decision-making, ensuring resources target the areas of greatest need and highest impact on network resilience.
- Climate resilience planning, recognising long-term impacts of severe weather on network condition.

Collectively, these measures ensure that the condition and future provision of the local road network are planned proactively, integrated with wider infrastructure and land-use considerations, and aligned with council priorities for economic development, sustainable transport, and community wellbeing.

8.243 The Transportation Service undertakes a yearly asset valuation task and the information for 2024 is presented below. The 2025 data is being collated at present.

Table 1.1 Road Assets					
Asset Type	Quantity		Quantity Added During Year		Comment
Carriageways	1658	km	0	km	
Footways	3203.7	km	0	km	
Cycle Tracks	0	km	0	km	
Structures: Bridges & culverts	522	no.	0	no.	
Structures: Retaining Walls	18	no.	0	no.	
Highway Lighting (Columns)	63298	no.	0	no.	
Highway Lighting (Luminaires)	68,886	no.	0	no.	
Street Furniture (approx)	119893	no.	0	no.	
Traffic Signals (junctions)	57	no.	1	no.	
Pedestrian Crossings	187	no.	5	no.	
Other Traffic Management Systems	379	no.	0	no.	
Land		ha.		ha.	

Table 8.11: Local Road Assets 2024

Roads & Infrastructure Maintenance & Improvement Services

8.244 The [Roads & Infrastructure Maintenance & Improvement Services Contract](#) (Document 192) (the “Roads & Infrastructure Contract”), awarded to Hochtief PPP Solutions for an initial eight-year term and went live in October 2024. The Roads & Infrastructure Contract provides reactive maintenance, incident response services, routine maintenance, winter maintenance planning / delivery, network inspections, investment / improvement projects and programmes and other related work to the council's existing roads assets at scale. The Enterprise Contract identifies the way forward for the maintenance of all corporate assets under the [Enterprise Asset Management Model](#) (Document 260).

Climate resilience planning.

Road surfacing material

8.245 By way of climate resilience planning, recognising long-term impacts of severe weather on network condition. The council are part of nation project called [Live Labs](#)2 (Document 261) which uses and assess the benefits of carbon reducing materials for resurfacing. This involves the Assets Management Section in Roads undertaking live trials and working with academia.

8.246 Nottingham University are undertaking accelerated destructive lab testing of the materials. The lab testing will give us a ‘best estimate’ of future service life alongside the continued monitoring and evaluation over the next 5 years through Live Labs 2. Once final reports from the University testing of individual products, they will be published via the at [decarbonisingroads.co.uk](#) (Document 191). While the results are yet to identify that these methods extend the life of the surface and provides better value for money for road maintenance in addition to the low carbon objectives, the councils proactive involvement in the scheme shows the commitment to taking a lead in achieving national sustainability objectives.

Electric Vehicle Charging

8.247 North Lanarkshire Council are working [with Glasgow City Region \(GCR\) on delivery of a new contract for Charge Place Scotland \(CPS\)](#) (Document 262) which will cease to exist from 31/12/2026. The new contract should be awarded in Sept 2026. Council services who currently operate charges may be able to utilise this facility (e.g. for chargers in private housing areas and corporate facilities, however the private sector will operate their own in addition and outwith the GCR contract.

- 8.248 Through this scheme in the GCR area there are currently 316 Electric Vehicle Charging Locations (ECVL) withing the distinct providing 629 charge points – This is just those run by Charge Place Scotland (CPS) as per [Charge Place Scotland](#) (Document 263).
- 8.249 Within North Lanarkshire there are currently 43 locations and 125 existing chargers on CPS. It is proposed that through the project 480 new charging points will be provided; however, the final locations are still to be identified. To ensure there is sufficient capacity on their network SPEN are involved in this process.
- 8.250 The new charge point operator (once appointed) will be required to work with SPEN to ensure that the proposed locations are suitable in terms of existing capacity or realistically achievable in terms of upgrade works required to their infrastructure.
- 8.251 At this time the locations of the charge points have not been finalised and a list of potential future ChargePoint locations will be published with the procurement documents. This list will be subject to change and will require the agreement of the successful supplier.
- 8.252 In addition to this there are privately operated charging points which operation independently and are outwith the scope of this project. They will continue to operate in this way, and additional locations will be able to be added by private businesses. In instances such as these it will be for the provider to engage with SPEN. Locations of all EVCLs and information of the charging points they serve and be found at: [ChargeFinder - Charging stations for electric cars \(EV\)](#) (Document 264).
- 8.253 Involvement in this initiative shows the commitment of the council to contribute and lead in ensuring delivery on the government's objective to reduce carbon emissions.

Bus Infrastructure and Provision

- 8.254 North Lanarkshire is well served by bus infrastructure on the local road network, with services being provided by several providers both national and local. These serve different purposes for different communities with smaller, more local providers filling gaps in the market that provide valuable links for local communities. They use existing infrastructure, and this is regularly assessed by the responsible organisation. different communities. SPT have advised that bus operators are unlikely to provide information on the levels of demand to allow us to identify the viability of services to ensure they will continue however the below map identifies frequency of services and has been provided by SPT.

Bus Service operators and services provided.

Operator	information
Scottish Citylink	Scottish Citylink does not operate dedicated local bus services within North Lanarkshire, but some of their intercity coach routes may pass through or near the area. Citylink runs 24 long-distance coach lines across Scotland, serving 761 stops nationwide. While Buchanan Bus Station in Glasgow is a key hub for Citylink, and close to North Lanarkshire, most routes do not stop within North Lanarkshire towns like Motherwell, Coatbridge, or Wishaw unless it is part of a broader express route.
Stagecoach	Stagecoach (West Scotland) operates a range of local and express bus services across North Lanarkshire, though the exact number of routes isn't publicly listed in one place. Their services typically connect towns like Motherwell, Wishaw, Bellshill, and Coatbridge to Glasgow, Hamilton, and other parts of West and South Scotland. They run frequent express services to Glasgow, including routes like the X11 and X12, which pass through North Lanarkshire.
First Bus	First Bus operates multiple local/inter town routes in North Lanarkshire, using a fleet of 483 buses to connect communities across the region. These services include high-frequency routes.
McGill's	McGill's operates over 30 bus routes across North Lanarkshire, serving key towns like Coatbridge, Airdrie, Bellshill, Motherwell, and Wishaw. These include local services, express routes to Glasgow, and connections to nearby areas like East Renfrewshire and South Lanarkshire.
Western Buses Limited (Stagecoach West Scotland)	Midland Bluebird Limited, now part of the McGills Scotland East network, operates at least 5 bus routes that serve North Lanarkshire, particularly in areas like Coatbridge, Caldercruix, Moodiesburn, and Cumbernauld
ARG Travel Limited	ARG Travel Limited operates at least 15 bus routes across North Lanarkshire, connecting towns like Coatbridge, Bellshill, Motherwell, Moodiesburn, and Harthill. Their services range from short local loops to longer inter-town routes, and they're known for covering areas that larger operators sometimes overlook.

Operator	information
Canavan Travel Ltd	Canavan Travel Ltd operates at least 14 bus routes across North Lanarkshire, serving towns like Kilsyth, Cumbernauld, Coatbridge, Airdrie, and Twechar. Their network includes both local and inter-town services, often reaching areas that larger operators don't cover.
Craigs of Cumbernauld LTD	Craigs of Cumbernauld Ltd operates 8 bus routes across North Lanarkshire, serving 157 bus stops throughout the region. Their network includes both local and inter-town services, with coverage in areas like Coatbridge, Moodiesburn, Gartcross Road, and Blairhill.
Hobson Travel Ltd	Hobson Travel Ltd operates 6 bus routes that serve parts of North Lanarkshire, including towns like Carluke, Coatbridge, and East Kilbride. Their network includes both local circular services and longer inter-town routes, with a total of 52 bus stops across the region.
JMB Travel Ltd	JMB Travel Ltd operates at least 20 bus routes across North Lanarkshire, connecting towns like Wishaw, Motherwell, Coatbridge, Airdrie, Bellshill, Carluke, and Lanark. Their network includes both local services and longer inter-town routes, often filling gaps left by larger operators.
McNairn's Coaches Ltd	McNairn's Coaches Ltd operates at least 10 bus routes across North Lanarkshire, serving towns like Coatbridge, Carnbroe, Salsburgh, Chapelhall, Caldercruix, Moodiesburn, and Holytown. Their network includes both local services and community-focused routes, often run in partnership with SPT (Strathclyde Partnership for Transport).
Midland Bluebird Limited	Midland Bluebird Limited, now part of the McGill's Scotland East network, operates at least 5 bus routes that serve North Lanarkshire, particularly in areas like Coatbridge, Caldercruix, Moodiesburn, and Cumbernauld.
Stuarts Coaches Ltd	Stuarts Coaches Ltd operates at least 30 bus routes that serve North Lanarkshire, connecting towns like Wishaw, Motherwell, Bellshill, Airdrie, Coatbridge, Shotts, and Harthill. Their network includes both local services and inter-town routes, often reaching areas that larger operators don't cover.
Whitelaws Coaches Ltd	Whitelaws Coaches Ltd operates at least 12 local bus routes across North Lanarkshire, with a focus on towns like Larkhall, Stonehouse, Hamilton,

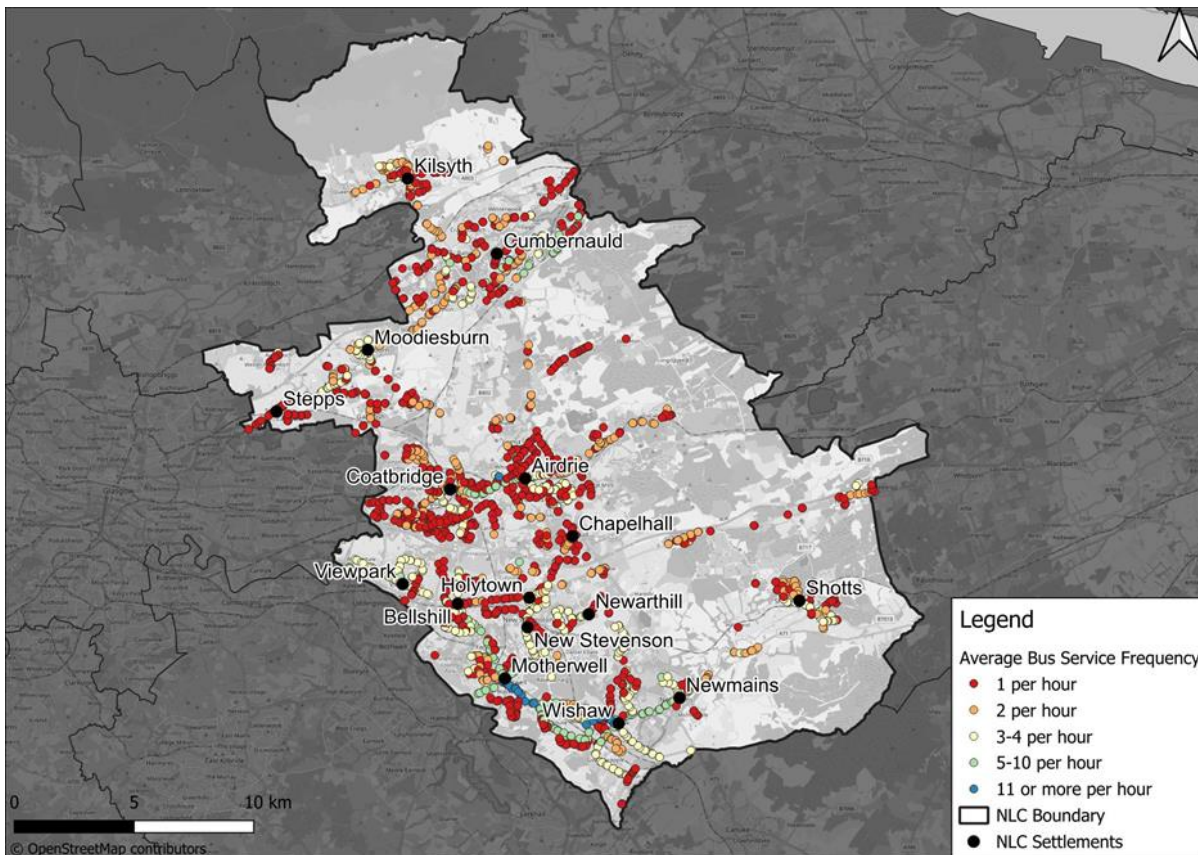
Operator	information
	Wishaw, and Motherwell. Their services include both community-focused routes and inter-town connections, and they've recently shifted their entire business model to concentrate solely on bus operations.

Table 8.12: Bus service operators within North Lanarkshire

8.255 Strathclyde Partnership for Transport (SPT) has advised that due to commercial sensitivity of information related to passenger numbers using individual service due to fears of additional competition on routes bus operators are unlikely to get any suitable information in relation to future commercial viability.

8.256 Neither SPT nor the council have the authority to ensure services which are currently available continue to run as they are provided commercially by private companies and services are provided to reflect demand.

8.257 Service frequency information has been provided by Strathclyde Partnership for Transport and further details are provided in the Transportation Baseline. The Map 8.3 below highlights that most of the bus stops within NLC have on average between one and two services per hour. Bus stops with an average of 2 or more services per hour are limited to more urban areas of NLC, particularly in the south around Motherwell, Wishaw and Viewpark. In contrast, other urban areas such as Cumbernauld and Stepps located in the north have fewer frequent services, and Kilsyth, Shotts, Moodiesburn and Airdrie have no stops with more than four services per hour.



Map 8.3: Bus stop service frequency

8.258 The North Lanarkshire evidence-based line identifies that bus infrastructure coverage is extensive, but frequencies are typically 1–2 buses/hour outside core corridors. As service provision is provided by private companies, unfortunately this is outwith the control of the council.

City Deal

8.259 The [Glasgow City Region \(GCR\) City Deal](#) (Document 311) is an agreement between the UK and Scottish Governments and the eight GCR Local Authorities, with the sole focus of creating additional economic growth. The 20-year GCR Deal was accepted by GCR Council Leaders on 20 August 2014 and incorporated the following:

- implementing a £1.13bn Infrastructure Fund to improve the regional transport network, regenerate sites for economic use and improve public transport provision
- supporting growth in the life sciences sector
- helping small and medium enterprises to grow and develop
- establishing programmes to support the unemployed; and

- piloting new ways of boosting the incomes of low wage employees

Clyde Metro

8.260 Looking wider than NLC, another infrastructure project that has a Case for Investment funded by the Glasgow City Region Deal is [Clyde Metro](#) (Document 319). This aims to transform public transport in and around Glasgow with a fully integrated mass transport system, aiming to improve, enhance and modernise public transport connectivity and capacity across Glasgow and the surrounding local authorities. The project is a key recommendation in Transport Scotland's Strategic Transport Projects Review (STPR2) and National Planning Framework 4 (NPF4).

8.261 Within NLC, localities such as Cumbernauld, Airdrie, Coatbridge, Bellshill and Motherwell are all located on rail lines to be retained during the project. Potential interchanges and new mode installations in the surrounding local authorities will likely impact transport within North Lanarkshire given its location on the rail network between Glasgow and Edinburgh.

8.262 Work on Clyde Metro now centres on developing the STPR2 recommendation into a programme of future works/projects through the Case for Investment (Cfi). The Cfi will specify the Clyde Metro network, the routes and mode(s) that will operate on the network, and the way the network will be delivered and operated. [The first stage of the Cfi](#) (Document 320) concluded in early 2025 and sets out the core requirements of the appraisal process including a Case for Change and network option development.

8.263 The second stage of the CFI began in early 2025 and will deliver the Clyde Metro Programme Level Business Case, including a preferred network option, phasing and specific projects. This CFI stage will also assess overarching governance and operational models, along with associated funding and delivery mechanisms for Clyde Metro. The Programme Business Case is due to be completed by early 2027.

Providing major local transport infrastructure.

Reporting and current position

8.264 The North Lanarkshire City Deal Programme is regularly reported to the [Enterprise and Fair Work Committee](#) (Document 266) to inform and provide updates on the status of North Lanarkshire City Deal Infrastructure Programme and its subprojects. The most recent Committee report was presented on 20 February which was also sought agreement from Committee for the submission of the Eurocentral Strategic Active Travel Full Business Case for Phase 1 and 2 to the Glasgow City Region for approval.

Project Information

Glenboig Link Road

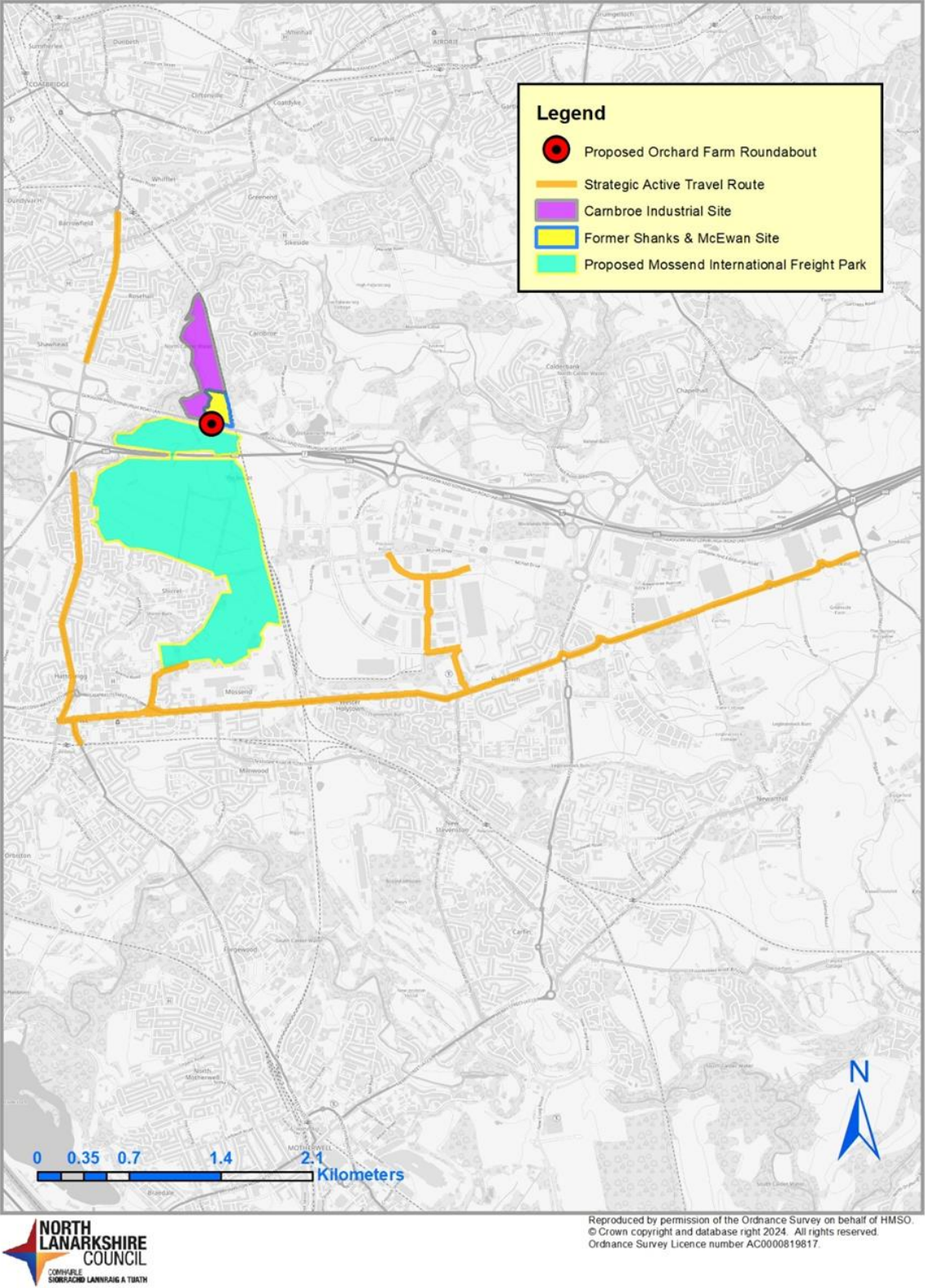
8.265 The City Deal programme for North Lanarkshire comprises three main components, the first being the [Glenboig Link Road](#) (Document 267), a 2.6 million new road and associated infrastructure linking Gartcosh to Glenboig which was completed in June 2018 to create access to new housing in the Gartcosh / Glenboig Community Growth Area (CGA) and Gartcosh Business Park.

A8/M8 Corridor Access Improvement

8.266 The second component is the £6.5 million [A8/M8 Corridor Access Improvement project](#) (Document 268) which seeks to support the local economy and help create a more joined-up transport network, to enable the sustainable movement of people and goods. This project is made up of two sub projects:

- [Orchard Farm Roundabout](#) (Document 269) which will create a new junction on the A8 to open-up access to the Mossend International Rail Freight Park, Mossend Railhead, and to adjacent industrial sites at Carnbroe and the Former Shanks and McEwan site thus enabling significant new industrial and business development. Work is anticipated to commence during Autumn 2026.
- [Eurocentral Strategic Active Travel](#) (Document 270) which will create new shared path routes along the corridor will allow more people from surrounding communities to take up jobs at Eurocentral, Mossend and Newhouse. Work is expected to start on the route mid-2026.

Map showing City Deal A8/M8 Corridor Access Improvement Project



Map 8.4: A8/M8Corridor Access Improvement

Pan-Lanarkshire Orbital Transport Corridor

8.267 The third and largest component of the City Deal project is the [Pan-Lanarkshire Orbital Transport Corridor](#) (Document 271) aiming to link the M74 in the south with the M80 in the North through a series of road improvements, and running through the Ravenscraig Regeneration Site. Together with similar infrastructure investment planned within South Lanarkshire this will support the economic regeneration of the area to help stimulate business investment, create new employment opportunities, and improve access to jobs in North Lanarkshire and the wider Glasgow City Region.

8.268 Initial works related to the Pan-Lanarkshire Transport Corridor have already been undertaken with the creation of a [new transport hub at Motherwell Station](#) (Document 272) involving improved station access for pedestrians and cyclists, along with a new station access road with expanded bus and taxi facilities. These works were completed in June 2023.

8.269 The main element of this project and the North Lanarkshire City Deal programme is the [East Airdrie Link Road](#) (Document 273) an £185 million project which will create a new single-carriageway road link, north of the M8 (A723/Newhouse Interchange) to the A73 south of Cumbernauld. The new road infrastructure which is currently at outline business case stage will.

- improve journey times and transport reliability
- improve connections between residential areas, town centres, business centres, employment and education
- improve air quality, by relieving congestion along the existing A73
- allow access to the new Monklands replacement hospital in Airdrie

This is now reaching its final stage of its development, and the planning application for the overall scheme is expected to be submitted in summer 2026. The scale of this project can be experienced by viewing the [Project flythrough](#) (Document 277) video.

8.270 To support the delivery of the EALR proposal, the scheme will be progressed with two planning applications. This enables the responsible team to meet programme milestones and progress into the next stage with potential benefits of earlier delivery of section 1.

- [Section 1 of the EALR \(including Towers Road link\)](#) (Document 274) – Supporting [Monklands Replacement Hospital](#) (Document 275).
- Full scheme planning application – Expected Summer 2026

Section 1

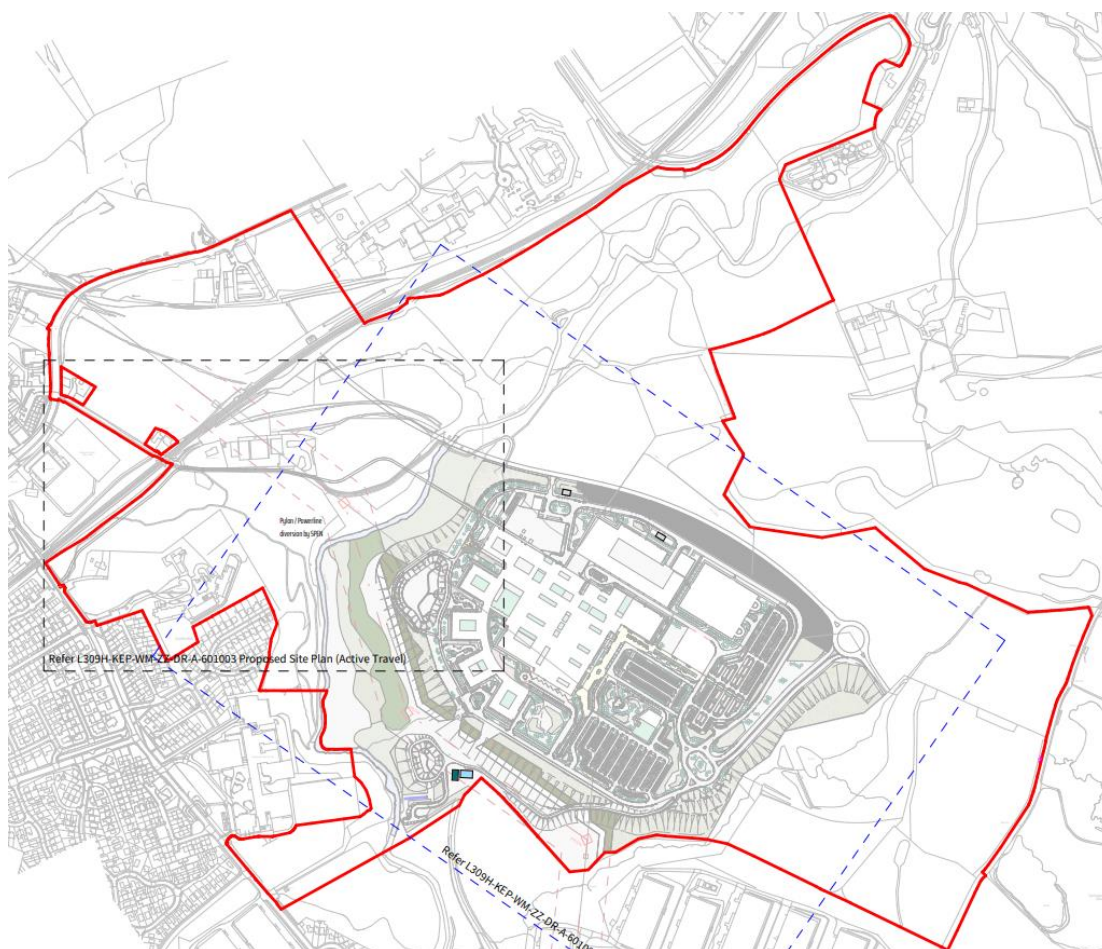
- 8.271 The East Airdrie Link Road (EALR) will provide access to the new hospital site at Wester Moffat and will be delivered by North Lanarkshire Council. The Monklands Replacement Project team within NHS Lanarkshire and North Lanarkshire Council City Deal project team have worked in close partnership to maximise the benefits of both projects in the decision to introduce the new link at Towers Road and submitted a joint planning on 30 January ([26/00081/FUL | Creation of a new single-carriageway road link Including associated junction improvements](#)) (Document 276).
- 8.272 This approach which was approved at the [Council's Policy and Strategy Committee in June 2025](#) (Document 278) (subject to further feasibility and costs) was developed to manage risks particularly on land matters, overall project costs and potentially allow (Section 1) of the link road to be brought forward and deliver this earlier than currently programmed. This is subject to planning approval and acquisition of land.
- 8.273 From a project delivery perspective, it aids in managing physical interfaces with the hospital site and provides funders, and our communities with increased confidence. Section 1 offers additional construction access to both projects, provides a corridor for some of the hospital's public utilities and would create a second permanent direct route to the hospital offering resilience and local access. More locally, it also benefits the immediate local road network with road improvements to Towers Road. The link would divert hospital-related traffic away from other local roads, with the potential to relieve pressure on existing junctions, at the A89.



Map 8.5: EALR Section 1 of road for Monklands Replacement Hospital

8.274 In preparation for the submission of the planning application for the full EALR scheme, a [Pre-Application Notice \(25/00593/PAN\)](#) (Document 279), was submitted on 28 May 2025 and was the first stage in the process of applying for planning permission. This involved two rounds of Pre-Application Consultation in June and September 2025, where people could submit feedback on the design proposals. The Details of the [East Airdrie Link Road Project Update - Sept 25](#) (Document 280). The Hospital planning application [23/00800/FUL | for the \(Use Class 8\) Hospital \(replacement University Hospital Monklands\) and supporting hospital-related facilities, \(Use Class 10\) Nursery, and all associated elements](#) (Document 281) was permitted in June 2024.

Proposed Site Plan (Masterplan) showing relationship with East Airdrie Link Road



Map 8.6: Monklands Replacement Hospital site plan

8.275 To support the objectives of the Monklands Replacement Hospital proposal to be Carbon Neutral and a NHS building for the future, there has been a recently permitted application [25/00965/FUL to provide a Solar Farm comprising ground-mounted solar arrays with associated substations](#) (Document 281).

EALR - The full scheme

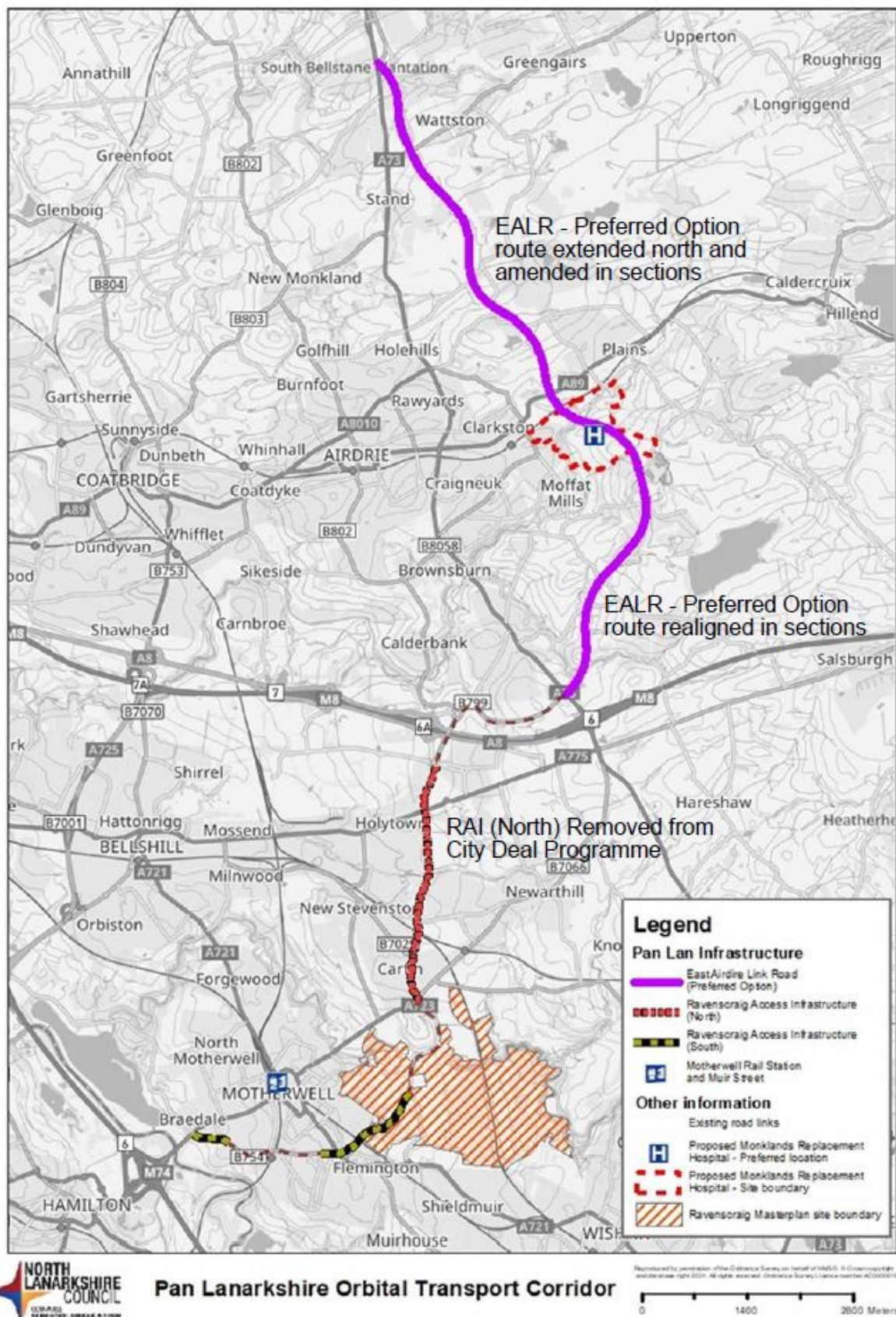
8.276 The proposed Link Road is currently under development and is at Stage 3 in its design process and has undertaken several iterations in its development and numerous engagement exercises with the community and stakeholders to get to the current proposal for the scheme. From a planning perspective a [Pre-Application Notice \(25/00593/PAN\)](#) (Document 282), was submitted on 28 May 2025 and was the first stage in the process of applying for planning permission.

8.277 To help inform the current roads design in preparation for the planning application for the full scheme, there have been two rounds of Pre-Application Consultation in June and September

2025, where people could submit feedback on the design proposals, through a series of in-person events or online. The alignment/design of the road and its supporting infrastructure which was presented during the PAN can be viewed on the [East Airdrie Link Road StoryMap](#) (Document 283).

8.278 Further works are also ongoing to develop new, and improve existing, road and active travel routes to support the development of Ravenscraig, with the [Ravenscraig Access Infrastructure \(South\)](#) (Document 284) project seeking to create a new road link with pedestrian and cycle paths into Ravenscraig from Airbles Road, up to the Regional Sports Facility. [A new road bridge under the West Coast Main Line Railway has already been completed](#) (Document 285) with further works planned to create a new roundabout on Windmillhill Street with work on this due to commence in 2025. Further improvements are also proposed at the western end of Airbles Road and the full scheme can viewed on the [Ravenscraig Access Infrastructure South](#) (Document 286) StoryMap.

8.279 Previous plans to upgrading three kilometres of the A723 to provide a dual carriageway and shared footway/cycleway from the New Craig Road junction at Ravenscraig to the M8 at Holytown through implementing the Ravenscraig Access Infrastructure (North) project, have been placed on hold due to funding being relocated to the [Ravenscraig \(South\)](#) (Document 287) and [East Airdrie Link Road](#) (Document 273) projects instead. This was approved at [Glasgow City Region Cabinet on 6 August 2024](#) (Document 289).



Map 8.7: Preferred Route for the Pan Lanarkshire Transport Corridor along with other key Development Sites. (As per approved Business Plans)

Rail

- 8.280 Network Rail have provided the below information in relation to infrastructure at passenger Rail Stations and have advised that there is sufficient capacity and infrastructure provision to facilitate current housing site numbers allocated with developments promoted in the current NLLDP (Document 005).
- 8.281 In addition, Scotrail have advised there is capacity on the rail network routes for additional customers and the seat miles utilisation across the network is low. Specific route can be found at <https://www.scotrail.co.uk/media/3644/download?inline> (Document 290)
- 8.282 The information provided on Entries and Exits is from the Office of Road and Rail estimates which is available along with the methodology report at [Estimates of station usage | ORR Data Portal](#) (Document 291).
- 8.283 The accessibility category should be considered along with the Sustainable Travel to Stations strategy [STtS-Practitioners-Guide-FINAL.pdf](#) (Document 292).
- 8.284 In addition to the information presented in table 8.13 Passenger Rail data below Scotrail have advised Airdrie station has three platforms, but only two lengths are provided.
- 8.285 Scotrail have also advised, when looking at constraints they require to look wider than North Lanarkshire and simply the length of platforms etc. As they operate a network they require to look at constraints across the entire network. They have previously looked at the North Electric and Argyle lines the constraints on the network meant that the maximum length for the New Suburban Trains that they planned to procure will be ~120m, consistent with the maximum length of train that they currently operate. They have advised that many of the platforms in North Lanarkshire are considerably longer.
- 8.286 Scotrail have also advised the maximum length that they can operate on the Shotts and Glasgow to Falkirk Grahamston via Gartcosh routes is ~140m, which is done using Selective Door Opening.
- 8.287 Information on service provided at stations they operate can be downloaded at [ScotRail Ticket Office Changes | ScotRail](#) (Document 293).

Passenger Rail Station data

			Platform Lengths (m)		Car Park Spaces			Blue Badge Spaces (included in total column)					
Station	Entries and Exits (March 2024)	Accessibility Category	Platform 1	Platform 2	SRT	NLC	Total	SRT	NLC	Ticket office	Ticket Vending Machine	Cycling Spaces	Comment
Airbles	110,728	A	132	132	0	0	0	0	0	No	Yes (1 on platform)	6	
Airdrie	774,562	A	192	150	139	0	139	4	0	Yes	Yes (2 at ticket office)	30	
Bellshill	620,518	B	155	150	3	0	3	3	0	Yes	Yes (1 on platform)	12	
Blairhill	342,648	B	135	116	0	0	0	0	0	Yes	Yes (2 at ticket office)	6	
Caldercruix	70,158	B	150	150	167	0	167	12	0	No	Yes (1 on platform)	20	

			Platform Lengths (m)	Car Park Spaces				Blue Badge Spaces (included in total column)					
Station	Entries and Exits (March 2024)	Accessibility Category	Platform 1	Platform 2	SRT	NLC	Total	SRT	NLC	Ticket office	Ticket Vending Machine	Cycling Spaces	Comment
Carfin	116,600	B	97	82	10	0	10	0	0	No	Yes (1 on platform)	10	
Coatbridge Central	41,514	A	133	133	0	0	0	0	0	No	No	6	
Coatbridge Sunnyside	435,870	A	146	151	120	0	120	8	0	Yes	Yes (1 on platform)	10	
Coatdyke	221,842	C	129	129	23	0	23	0	0	No	Yes (1 on platform)	10	
Croy	1,306,282	A	195	195	240	0	240	12	0	Yes	Yes (4 on platform)	48	
Cumbernauld	190,372	B	130	134	97	0	97	5	0	Yes	Yes (1 at ticket office)	30	

			Platform Lengths (m)		Car Park Spaces			Blue Badge Spaces (included in total column)					
Station	Entries and Exits (March 2024)	Accessibility Category	Platform 1	Platform 2	SRT	NLC	Total	SRT	NLC	Ticket office	Ticket Vending Machine	Cycling Spaces	Comment
Greenfaulds	112,890	B	130	130	0	320	320	0	4	No	Yes (1 on platform)	10	
Motherwell	917,772	A	275	275	3	0	0	3	0	Yes	Yes (1 at ticket office)	32	Platform 3 - 251m and Platform 4 - 130m
Shieldmuir	111,508	A	132	132	0	0	0	0	0	No	Yes (1 on platform)	6	
Shotts	149,698	B	145	162	12	0	12	10	0	Yes	Yes (1 on platform)	6	

			Platform Lengths (m)		Car Park Spaces			Blue Badge Spaces (included in total column)					
Station	Entries and Exits (March 2024)	Accessibility Category	Platform 1	Platform 2	SRT	NLC	Total	SRT	NLC	Ticket office	Ticket Vending Machine	Cycling Spaces	Comment
Whifflet	223,418	A	132	132	36	0	36	2	0	No	Yes (1 on platform)	10	
Wishaw	383,574	B	145	142	25	0	25	0	0	Yes	Yes (1 on platform)	16	

Table 8.13: Network Rail Passenger Rail Station data

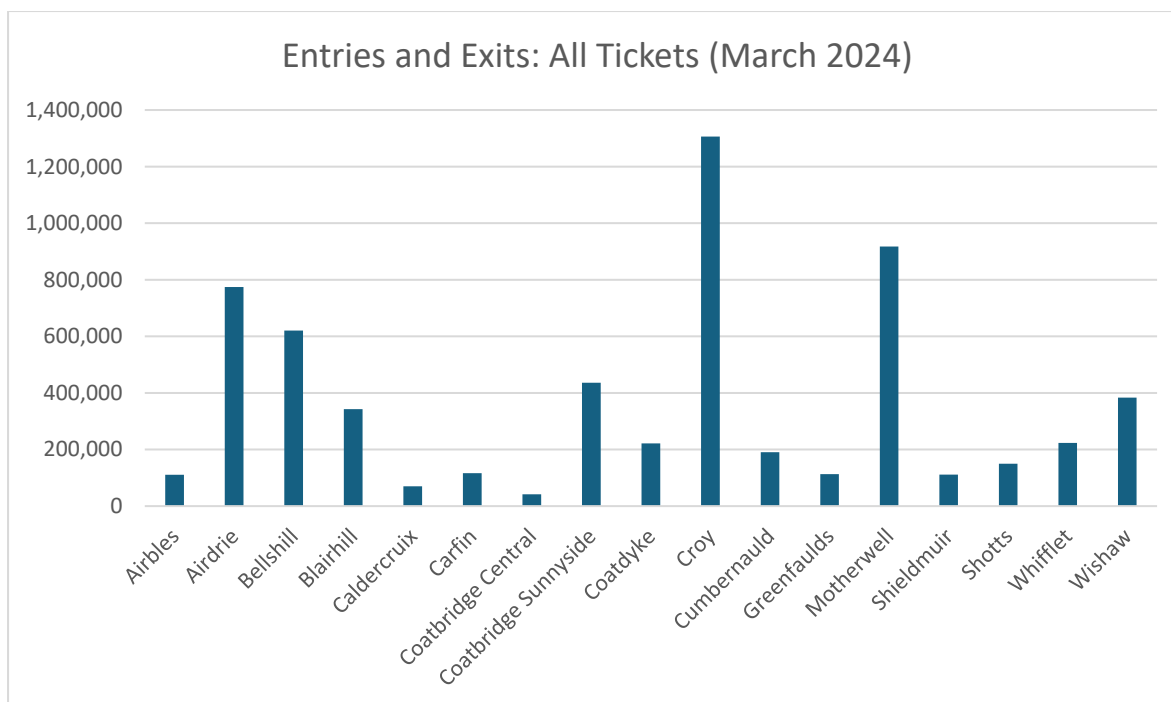


Figure 8.23: Entry and Exit passenger ticket information (source Scotrail)

Station	Car Park Spaces Per 1,000 Passengers	Cycle Spaces Per 1,000 Passengers	Approx. No of carriages (based on 23m length)
Airbles	0.0000	0.054187	5.739130435
Airdrie	0.1795	0.038732	6.52173913
Bellshill	0.0048	0.019339	6.52173913
Blairhill	0.0000	0.017511	5.043478261
Caldercruix	2.3803	0.285071	6.52173913
Carfin	0.0858	0.085763	3.565217391
Coatbridge Central	0.0000	0.144530	5.782608696

Station	Car Park Spaces Per 1,000 Passengers	Cycle Spaces Per 1,000 Passengers	Approx. No of carriages (based on 23m length)
Coatbridge Sunnyside	0.2753	0.022943	6.565217391
Coatdyke	0.1037	0.045077	5.608695652
Croy	0.1837	0.036746	8.47826087
Cumbernauld	0.5095	0.157586	5.826086957
Greenfaulds	2.8346	0.088582	5.652173913
Motherwell	0.0000	0.034867	11.95652174
Shieldmuir	0.0000	0.053808	5.739130435
Shotts	0.0802	0.040081	7.043478261
Whifflet	0.1611	0.044759	5.739130435
Wishaw	0.0652	0.041713	6.173913043

Table 8.14: Network Rail Rail Station Carpark and Cycle spaces & carriages

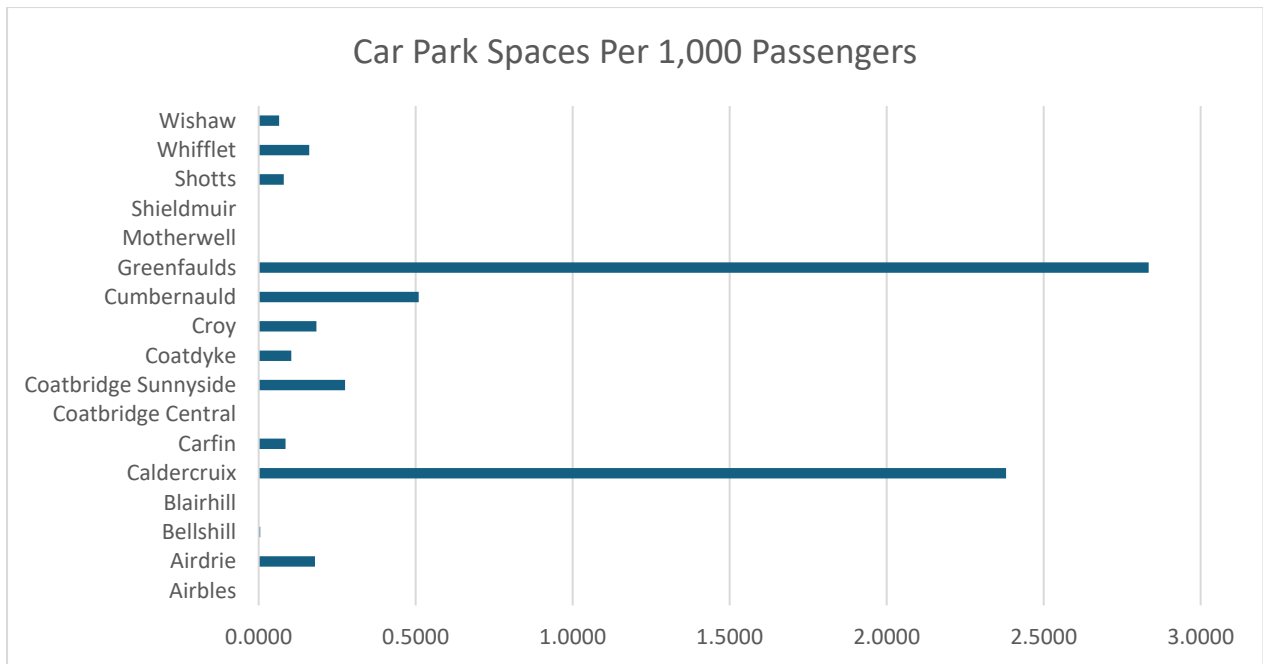


Figure 8.24: Car Park Spaces per 1,000 passengers

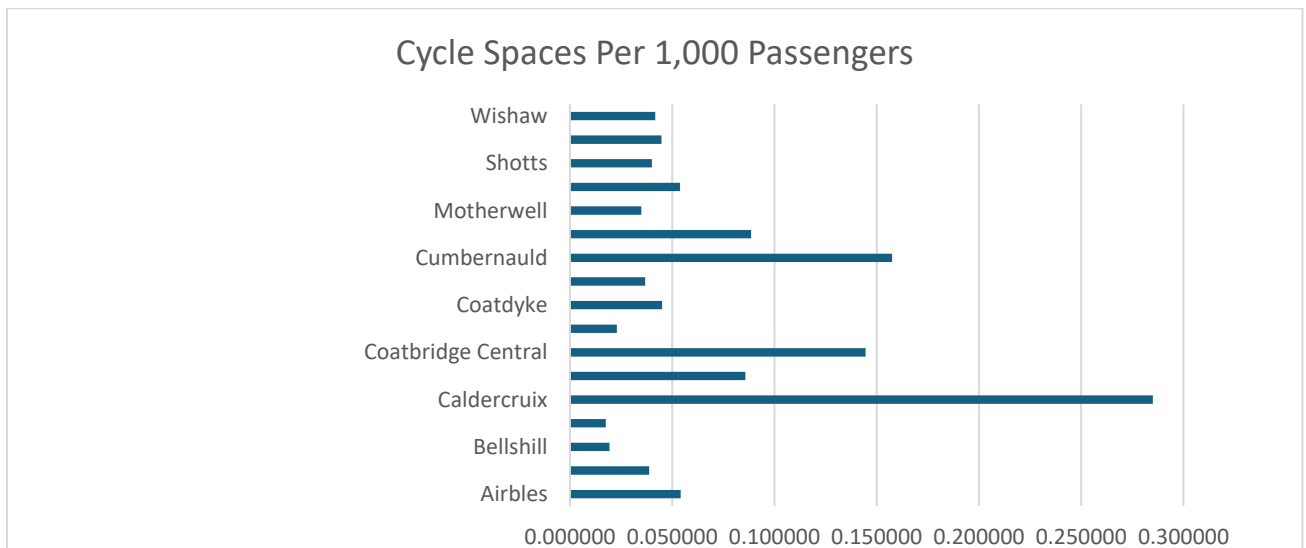


Figure 8.25: Cycle spaces per 1,000 passengers

Summary of Implications for the Proposed Plan

8.288 The strategic infrastructure evidence establishes a clear and comprehensive baseline for the NLLDP2, demonstrating that whilst North Lanarkshire benefits from broadly resilient regional infrastructure networks, localised constraints, varied capacity, differing investment horizons and an increasing emphasis on net zero mean that the NLLDP2 must apply an explicit and robust Infrastructure First approach to all spatial and policy decisions.

8.289 This approach reflects the expectations of NPF4, particularly Policy 18, which requires development to be aligned with infrastructure capacity, needs and deliverability from the outset.

1. Infrastructure First Approach

- Development must only be supported where required infrastructure is deliverable, with early provider engagement central to viable land allocations, these will require to be supported by the delivery programme and align with the investment hierarchy.
- Future land release should be directly tied to proven capacity or planned investment, informing site phasing and suitability.
- The spatial strategy must avoid reliance on speculative or unfunded infrastructure, supported by a robust Delivery Programme.

2. Evidence-Led, Deliverable Spatial Strategy

- NLLDP2 must be shaped by a comprehensive evidence base covering utilities, transport, energy, digital and community infrastructure.
- Site assessment must be rigorous, favouring locations with existing or committed investment.
- Sites lacking infrastructure feasibility within the plan period should be removed or de-prioritised.

3. Localised Capacity Constraints

- Infrastructure pressures exist in several areas and must shape planning decisions:
- Water & Wastewater - Potential future investment needs in multiple settlements depend on development scale and timing.
- Gas - Limited commercial capacity north of Cumbernauld and east of Carfin–Cleland, with reinforcement required for large schemes.
- Electricity - Capacity is available but allocated on a first-come, first-served basis; Wishaw requires reinforcement.
- Digital - Full-fibre gaps exist in some communities and business areas.
- Transport - Local congestion and incomplete active travel networks constrain sustainable growth.

- These factors require growth to be directed where networks can support it and where mitigation is realistic and costed.

4. Continuous Engagement with Providers

- Structured, ongoing collaboration with Scottish Water, SPEN, SGN, Network Rail and telecoms operators is essential.
- Spatial strategy options should be shared early to influence investment planning, including cross-boundary considerations.

5. Use of Multi-Agency Modelling Tools

- NLLDP2 must apply DP-TAG transport appraisal and make use of Network Impact Assessments, and SPEN LANIT energy modelling to understand cumulative impacts.
- These tools ensure development levels do not exceed network capacity or undermine resilience.

6. Developer Contributions and Funding Alignment

- With no Infrastructure Levy, delivery will rely on proportionate Section 75 obligations aligned with statutory tests.
- The NLLDP2 and associated Delivery Programme must set clear expectations for contributions, ensure obligations are fair and early-identified, and align with provider investment cycles.

7. Supporting Net Zero and Energy Transition

- Major investment in electricity reinforcement, digital transformation and decarbonisation must shape spatial choices.
- Development locations must support modal shift, EV charging, renewable connections and compliance with the New Build Heat Standard.

8. Spatial Strategy Implications

NLLDP2 must ensure a strategy that is deliverable, resilient and aligned with NPF4 by:

- Directing growth to areas with capacity or committed investment.
- Avoiding intensification where energy or wastewater issues remain unresolved.
- Embedding walkability, public transport access and digital connectivity into site selection.

- Recognising that clustered development can create unintended grid pressures under first-come-first-served connection rules.

9. Policy Implications

NLLDP2 policies should:

- Strengthen Infrastructure First requirements across all development types.
- Update digital connectivity policy to reflect gigabit-capable rollout expectations.
- Require early infrastructure assessment in masterplans and site briefs.
- Align transport, utilities, digital and green infrastructure policy with provider methodologies and national guidance.

10. Implementation & Delivery

- As obligations should be concluded early it is important that Section 75 will relate closely with delivery programme.
- A clear Delivery Programme must outline infrastructure needs, costs, responsibilities and phasing.
- Ongoing monitoring of infrastructure capacity—especially in constrained areas—is essential.
- Collaboration with regional bodies should ensure alignment with wider strategic investment.

Overall Conclusion

8.290 The Strategic Infrastructure evidence underlines the necessity for a Local Development Plan that is coordinated, realistic and grounded in infrastructure deliverability. Ensuring alignment between development ambitions and infrastructure capacity will be critical to creating well-connected, resilient, low-carbon and inclusive places across North Lanarkshire.

Infrastructure First – Technical Considerations for NLLDP2

8.291 To deliver the Spatial Strategy effectively, NLLDP2 must:

- integrate infrastructure capacity data into site assessment matrices.
- require early engagement between developers and infrastructure providers.

- assess cumulative impacts using multi-agency modelling (NIA, STAG/DPTAG, education capacity planning, SPEN LANIT modelling).
- ensure developer obligations reflect the financial scale of required mitigation.
- prioritise sites aligned with existing or planned infrastructure investment programmes.

Failure to do so risks unmet service pressures, delayed development, and reduced deliverability of the plan.

Table Summary by Place.

Area	Water Supply Capacity	Wastewater Capacity	Gas Network Capacity	Electricity Network Capacity	Digital Infrastructure	Transport & Local Connectivity (Sustainable Transport)
Airdrie	No known issues	Potential future investment may be required depending on scale/phasing of development	Generally available	Headline capacity available; may require local reinforcement	Full-fibre improving (c. 82% at constituency level); gigabit strong	Gaps in active travel; bus frequency mixed; requires improved hospital-station connectivity
Coatbridge	No known issues	Potential future investment depending on development	Strong availability	Capacity available; subject to first-come-first-served	Full-fibre modest (~53%); gigabit strong	Local bus coverage is good but frequency variable
Motherwell	No known issues	Potential future investment depending on development	Moderate availability	Capacity available; reinforcement planned at Wishaw GSP supports area	Full-fibre lower (~45%); gigabit very strong	Strong rail; active travel gaps; some congestion hotspots
Wishaw	No known issues	Potential future investment depending on development	Moderate availability	Planned +6 MVA reinforcement at Stonehouse supports area	Full-fibre lower (~45%); gigabit strong	Local bus connections are strong; active travel improvements needed

Area	Water Supply Capacity	Wastewater Capacity	Gas Network Capacity	Electricity Network Capacity	Digital Infrastructure	Transport & Local Connectivity (Sustainable Transport)
Bellshill	No known issues	Potential future investment depending on development	Strong availability	Capacity available; local reinforcement may be required for large sites	Full-fibre modest (~51%); gigabit strong	Good strategic road access; bus network coverage good
Shotts	No known issues	Potential future investment depending on development	Good availability	Capacity available	Rural digital gaps; superfast strong; full-fibre lower	Limited bus frequencies; active travel weaker in rural fringe
Cumbernauld (East)	No known issues	Potential future investment depending on development	Localised low-pressure constraints	Capacity available; first-come-first-served	Full-fibre improving rapidly (~68% up from 44%)	Good rail links; some active travel gaps
Cumbernauld (West)	No known issues	Capacity available	Moderate availability	Capacity available	Full-fibre strong	Good transport links; improvements needed for local walking/cycling
Kilsyth	No known issues	Capacity available	Strong availability	Capacity available	Full-fibre high (~85% rural areas)	Limited bus frequency; good access to active travel corridors
Northern Corridor	No known issues	Capacity available	Strong availability	Capacity available	Rural digital gaps in pockets; overall strong	Bus provision moderate; car-dependency higher

Area	Water Supply Capacity	Wastewater Capacity	Gas Network Capacity	Electricity Network Capacity	Digital Infrastructure	Transport & Local Connectivity (Sustainable Transport)
Carfin/– Cleland	No known issues	Potential future investment depending on development	Localised constraints to no availability (downstream LP)	Capacity available	Good gigabit; full-fibre uneven	Strategic transport links strong; active travel patchy

Table 8.15: Potential Capacity Limitations - Summary by Place

High-Level Takeaway

8.292 Across North Lanarkshire, most infrastructure networks have sufficient strategic capacity, but localised constraints—particularly wastewater, digital fibre rollout, gas availability in specific pockets, and road network condition (see Sustainable Transport chapter for specific detail). This will require careful sequencing, early engagement, and targeted investment to support growth under NLLDP2.

Summary of Stakeholder Engagement

Topic Paper Responses

8.293 The primary starting point for gathering the evidence base was the preparation of Topic Papers. Where possible, the council identified and assessed evidence across topic areas aligned with the policies set out in NPF4 and the Scottish Government's Local Development Planning Guidance.

8.294 Between May 2024 and January 2025, five batches of Topic Papers were published on a rolling basis. Each batch was issued for a six-week consultation period and circulated to a wide range of stakeholders, including elected members, key agencies, infrastructure providers, community groups and Community Boards. The papers were also made available online and promoted through social media and GovDelivery to maximise accessibility and engagement.

8.295 A summary of comments received, and the council's responses are provided in Appendix 1: Consultation & Engagement Summary of the Evidence Report. These will be taken into consideration as we prepare the proposed plan.

8.296 Further correspondence has been ongoing since the Topic Paper consultations, and a Sufficiency Template was completed by all key agencies and relevant infrastructure providers to confirm that they were satisfied with the evidence as presented within this report.

Summary of Place Survey outputs

8.297 To further support the preparation of NLLDP2, the council undertook a 'Tell Us About Your Place Survey' to gather the views of the wider public including adults, young people and children. This was focused on the places where people live, work and spend time. A summary of the adult, young people and children responses which relate to this chapter are provided below. Further analysis will be undertaken, and these will be taken into consideration as we prepare the proposed plan:

Adults Summary
Adult respondents highlighted the importance of reliable transport infrastructure, with concerns around public transport frequency, connectivity between communities, and reliance on the car. There is support for improvements to bus services, active travel routes and better integration between transport modes. The condition and maintenance of local infrastructure, particularly roads, pavements and lighting, was also a recurring issue, with concerns about deterioration and the need for ongoing investment and upkeep. Digital connectivity was identified as increasingly important, with some respondents noting gaps in broadband quality and access, particularly in certain locations, and the need for improved digital infrastructure to support work, education and services. Respondents also highlighted concerns around utilities and service capacity, including drainage and flooding issues in some areas, and the ability of infrastructure to support future development and growth. Overall, feedback reinforces the need for an Infrastructure First approach, ensuring that transport, digital, and utility infrastructure is planned, delivered and maintained in tandem with development, supporting accessible, resilient and well-connected communities.
Young People Summary
Young people highlighted the importance of accessible and affordable public transport, with concerns about limited bus services, frequency and reliability, particularly affecting their ability to travel independently to school, work and leisure activities. There was strong support for improvements to walking and cycling infrastructure, including the need for safe, well-lit and well-connected routes between neighbourhoods, schools and local facilities. The condition of local infrastructure was also raised, including issues with poorly maintained roads, pavements and street lighting, which can affect safety and accessibility. Young people also noted the importance of digital connectivity, highlighting reliance on the internet for education, communication and social interaction, and identifying areas where access or quality could be improved.

Overall, feedback emphasises the need to improve transport connectivity, enhance active travel networks, maintain infrastructure effectively and ensure strong digital access, supporting inclusive, safe and well-connected places for young people.
Children Summary
Children highlighted the importance of safe and reliable infrastructure in their local areas, particularly in relation to getting around. Concerns were raised about traffic, unsafe roads and crossings, and the need for better walking and cycling routes to help them travel safely and independently. The condition of local infrastructure was also a key issue, with children identifying problems such as poorly maintained roads, pavements and street lighting, which affect safety and their ability to play and move around. Access to services and facilities was linked to transport and connectivity, with some children noting that limited transport options can make it harder to reach schools, leisure activities and community spaces. While less prominent, there is also recognition of the importance of digital access, particularly for learning and staying connected. Overall, feedback emphasises the need to improve road safety, enhance active travel routes, maintain infrastructure, and ensure good connectivity, supporting safe, accessible and well-connected places for children.

Table 8.16 - Summary of Place Survey Outputs

Key Group Consultation Summary

8.298 Engagement with key groups has been an integral part of the evidence-gathering process for the preparation of the Local Development Plan. A range of methods were used to ensure broad and inclusive participation, including Topic Paper consultations and the “Tell Us About Your Place” Survey, both of which were widely publicised via the Council’s website, social media platforms, and Gov Delivery contacts.

8.299 The public at large were encouraged to participate through these channels, with responses captured and analysed as part of the wider consultation exercises. Further details on this engagement is set out in the Engagement and Consultation Summary.

8.300 Targeted efforts were made to engage children and young people. The Place Survey was distributed to parents and carers of all school children, and dedicated sessions were held with high school pupils and the Youth Parliament. These sessions aimed to both inform participants

about the Local Development Plan and encourage their input. While awareness of the planning system was found to be limited among young people, the majority of those engaged participated in the survey. The Council recognises the need to improve understanding of planning among younger audiences and will continue to raise awareness of its relevance to their future.

8.301 Engagement with disabled people was undertaken through established forums such as the Access Panel and the Voice of Experience group. Presentations were provided on the emerging plan and the supporting evidence base, alongside promotion of the consultation exercises. While no specific concerns were raised during these sessions, participants were signposted to formal consultation channels, and any responses they submitted have been included in the overall analysis. Wider outreach was also supported through collaboration with community networks to maximise accessibility.

8.302 Specific engagement was carried out with Gypsies and Travellers in partnership with MECOPP. These discussions highlighted important issues including barriers to accessing suitable sites and services, challenges in engaging with the planning system, and the need for improved evidence, cross-boundary collaboration, and greater cultural awareness. These insights will inform the preparation of the Proposed Plan and ongoing evidence development.

8.303 Community Councils were also actively involved in the process. Consultation materials were distributed widely, and sessions were held to provide information on both the Local Development Plan and the preparation of Local Place Plans. Additional engagement took place through Community Boards, ensuring broad geographic coverage. A number of Community Councils have progressed Local Place Plans, with three currently registered (Gartcosh, Chryston, and Stepps), and others in development. The content of these plans will be taken into account in preparing the Proposed Plan.

8.304 Further details on all engagement activities, including participation levels and feedback received, is provided within Appendix 1: Consultation & Engagement Summary.

Key Agency/Key Infrastructure Providers – Sufficiency Templates

8.305 All key agencies and relevant infrastructure providers were invited to complete sufficiency templates to confirm their agreement with, or identify any issues relating to, the Evidence Report. The following section sets out the completed templates received in relation to this chapter.

8.306 A full set of all the completed templates have been included in Appendix 1: Consultation & Engagement Summary.

Completed Key Agency/Key Infrastructure Sufficiency Templates

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Network Rail
	Contact Details	Catherine Stewart Catherine.Stewart@networkrail.co.uk
	Date response provided	22 May 2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient to proceed
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes – North Lanarkshire Council have engaged closely with Network Rail in the preparation of the Evidence Report, including consultation on Topic Papers, meetings and ongoing correspondence to discuss evidence requirements. This has included collaboration on the transport baseline, provision of data and technical inputs (including rail freight and station accessibility), and agreement on key actions and evidence gaps to inform the Evidence Report. The emphasis on rail freight is welcomed, and it is encouraging to see a stronger recognition of the importance of North Lanarkshire's rail infrastructure to the wider network in Scotland.

Section	Prompt	Response
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	None
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Scottish Water
	Contact Details	Sophie Kennedy (Sophie.day@scottishwater.co.uk)
	Date response provided	14 th May 2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient to proceed
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes – Scottish Water have been engaged throughout the preparation of the Evidence Report and North Lanarkshire have considered Scottish Water's comments, and these are reflected in the Evidence Report.
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear	None

	or missing, please specify the topic/section, why this is material, and what additional information is required	
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes. Scottish Water look forward to continuing to work with North Lanarkshire and to supporting the next stages of the Local Development Plan.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Transport Scotland
	Contact Details	Deborah.Livingstone@transport.gov.scot
	Date response provided	12 th May 2026
2. Overall Sufficiency of the	Do you consider the Evidence Report to be sufficient,	<u>Overall Sufficiency of Evidence Report</u> The Sustainable Transport Evidence Report chapter 10 is considered sufficient in accordance with LDP Guidance Policies

Section	Prompt	Response
Evidence Report	up-to-date and proportionate to inform the proposed Local Development Plan?	13 and 18, which are key considerations for Transport Scotland in the ER process relating to its assets, projects and strategies. The ER and associated LDP Transport Evidence Technical Note set out extensive baseline data on the strategic transport network, which includes capacity, constraint and condition information for the M73, M8, M80, A8 and A725 trunk roads and the rail network, satisfying the requirements of Policies 13 and 18. <u>Sufficient Main Transport Issues and Opportunities</u> The ER summarises the main technical data contained within the LDP Transport Evidence Technical Note and references appropriate evidence sources including NTS2, Climate Change Plan update, STPR2, RTS, LTS, DPTAG and relevant transport documents and statistics. A requirement of LDP Guidance Policy 13, the ER sets out a clear commitment to undertaking a transport appraisal using DPTAG to inform the proposed plan, with a proposed methodology set out. Transport Scotland has engaged extensively with the Council on this. The ER also clearly displays a commitment to reduce the need to travel and promote more sustainable forms of travel in line with the NTS2 sustainable travel and investment hierarchies and car kms reduction policy. The ER references appropriate recommendations from STPR2 and provides additional detail on the key projects including Clyde Metro, a cross-boundary transport project, and the local transport projects of the East Airdrie Link Road and Ravenscraig Access Infrastructure Project which will respectively improve connectivity within North Lanarkshire and reduce journey times and congestion north of the M8 to the A73. The Clyde Metro Case for Investment is explained and will provide important outputs for consideration, with the timing of this significant project expected to be beyond this plan period. Additionally, the ER sets out improvement works Transport Scotland will be

Section	Prompt	Response
		undertaking to its network assets relating to safety and maintenance. Key transport and travel statistics from census data, Scottish Household Survey and Transport Scotland data and statistics are included, enabling an understanding of transport use and travel patterns in the area. The ER clearly sets out traffic flows and travel statistics in relation to all the trunk roads in the area, concluding traffic levels have increased on the M73, A8 and A725 post covid. Traffic levels have decreased on the A73 and M80 and traffic levels on the M8 are mainly back to 2019 levels. Speed data summarised from the Technical Note highlights there is no major congestion on trunk road routes with traffic flowing freely and no bottlenecks. Road safety data is set out with the ER highlighting there is a 34% decrease in those seriously injured from 2012 – 2023, but a 7% increase in those killed. The ER sets out local road improvements which have been undertaken to help alleviate congestion and prioritise road safety. Road condition information is also set out and summarised from the Technical Note. Rail freight is an important priority for the area, with 8 rail freight locations, including Mossend, one of Scotland’s most advanced inland dry ports. The LDP will prioritise rail freight which will help reduce carbon emissions, reduce road congestion and support economic growth. The ER summarises the rail data from the Technical Note which is based on ORR and Scotrail data, including patronage, station facilities, accessibility and parking data. It is clear from the rail patronage data which spans a 10-year period that it is currently below 2013 levels but is increasing at all stations with Croy the busiest station on the network by far. Patronage is detailed to be at 79% of 2018-2019 levels in the period just before covid.

Section	Prompt	Response
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	<u>Engagement with Transport Scotland</u> There has been continued engagement and collaboration between the Council and Transport Scotland (TS). TS sent a link to its LDP Evidence Report baseline information guidance and issued specific information relating to our assets, strategies, and projects applicable to North Lanarkshire. We have also commented on draft documents. The council has addressed earlier recommendations provided on the draft Sustainable Transport topic paper in October 2024 and on the Transport Evidence Technical Note dated July 2025. Initial comments on the draft Topic Paper focused on data gaps identified, detailing additional baseline data on roads, rail, parking, public transport, active travel and the implications of this data; including mode share/travel data and statistics and the need for a transport appraisal; needed to be included. Also provided were comments relating to points being picked up by Reporters relating to the previous LDP and its outcomes, as well as future transport investment, cross boundary infrastructure implications, and planning projects. Latter comments on the Technical Note dated July 2025 focused fully on our remit in the ER process and the need for the ER to provide information to satisfy remaining small gaps on; the commitment to undertake a transport appraisal, and traffic data. A response on the draft sustainable transport ER chapter in March 2026 identified remaining gaps relating to trunk road data, however, there has been extensive engagement with the council, and it has resolved all the previous comments.
	If no, please explain what further engagement would have been beneficial.	

Section	Prompt	Response
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes. Transport Scotland look forward to future discussions on the transport appraisal to help inform the Proposed Plan strategy.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Scottish Power Energy Networks
	Contact Details	kkingston@spenergynetworks.co.uk

		r.macquarrie@spenergynetworks.co.uk
	Date response provided	22/05/2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional	Chapter 7- Green Belt. <u>"The rural character of the plateau farmland has been eroded in places by these mineral workings, as well as by the spread of infrastructure such as electricity pylons and the proximity of the M8 motorway."</u> Could 'spread' be revised to 'extent'? Chapter 8-Strategic Infrastructure <u>SPEN have advised NLC that there is no requirement to undertake analysis of SPEN data available on their Open Data Portal.</u> Could we update this wording to - SPEN recognise that

	information is required	access to data and information will be a key enabler in society's ability to achieve Net Zero. SPEN are committed to sharing their data with customers and stakeholders, and their Open Data Portal provides access to data via a single, easy-to-access interface. <u>"As shown in the table above, the map indicates that the network serving North Lanarkshire Council has available capacity"</u> This is valid at the time the data was produced. Network capacity is subject to change over time as new connections and demand arise, therefore developers should engage directly with SPEN to confirm current network availability and any reinforcement requirements at the relevant stage of project development. Chapter 13- Liveable Places. <u>Can the proposal be connected to existing gas and electricity networks? Yes/No</u> <u>If Yes: Please provide details showing potential network connections, including any dialogue with energy providers.</u> <u>If No: Please provide details of how any energy demands will be met and any dialogue with energy providers</u> Network capacity is subject to change over time as new connections and demand arise, therefore developers should engage directly with SPEN to confirm current network availability and any reinforcement requirements at the relevant stage of project development.
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation	Based on your review, are you content for the Evidence Report to	Yes, subject to the minor matters noted above

and Next Steps	be used as the agreed evidence base for the Local Development Plan?	
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Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	SGN
	Contact Details	Colin Thomson, Anthony Duffy
	Date response provided	21/05/2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further	

Section	Prompt	Response
	engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	Chapter 5, page 19, Gas Infrastructure Within North Lanarkshire 90% of the domestic properties have access to the gas network, which is 7% higher than the national average of Scotland, which is 83%. The conversion of the gas network to accommodate the delivery of hydrogen will require a long term coordinated commitment of investment by the Scottish Government in order to cover gas transmission and distribution, the production of low carbon hydrogen, and the replacement or adjustment of existing consumer and industrial equipment. As noted above, the geographical location of North Lanarkshire between the proposed Glasgow and Grangemouth regional hydrogen hubs may offer additional opportunities for North Lanarkshire in this regard. Investment in the gas network is a reserved matter for UK Government. Chapter 5, Biomethane A section on the use of biomethane in the gas network, such as that being produced at Dunnswood Road in Cumbernauld, should be included. Biomethane can help reduce emissions, use the existing gas network to transport it and avoid the need for consumers to replace their existing gas appliances with alternative low carbon technology. Useful links below: Biomethane Future of Gas SGN The Green Gas Taskforce What is biomethane? Future policy framework for biomethane production: call for evidence Draft Bioenergy Policy Statement

Section	Prompt	Response
		Chapter 8, page 25, Heat Networks using gas In paragraph 3, last sentence add biomethane – ‘However, this position could change in the future with the transition to 100% hydrogen or biomethane.’ <u>Chapter 8 Strategic Infrastructure</u> The below changes add clarity to the evidence, removes misinterpretations and makes the text more concise Please remove/add Capacity Check ¶.1 “which factored all sites with current building warrants.” ¶.2 “As no connections can be made to high pressure gas mains” ¶.2 “upstream” ¶.4 remove all duplication ¶.5 it would likely lead to a requirement for reinforcement as the sites became live, dependant on capacity available in that area, network reinforcement may be required. If reinforcement was required, this would be designed reactively upon receiving the connection request. reinforcement would be reactive, with options ex In the event of this happening, options would be explored, with any actual reinforcement being carried out carried out reactively to increasing demand conditions. New Build Heat Standard (NBHS) ¶.9 industrial/commercial use and as specified development Heat Networks using gas ¶.2 there is a requirement to connections which come forward as Connected System Exit Point requests to SCN. SCN have advised they would then be responsible for the

Section	Prompt	Response
		infrastructure up to a central boiler for a Heat Network which distributes hot water to properties where either they lay the connection to a site or adopt the infrastructure after it has been laid by a third party for the infrastructure to a central boiler, anything beyond this would be the responsibility of the developer, an off-take would be taken from SGNs network, with the infrastructure beyond this the responsibility of the developer. Conclusion ¶.1 While the evidence identifies and SGN have advised, that under current network conditions, there is generally available capacity available on their network
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	None
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes, subject to the minor matters noted above

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Homes for Scotland
	Contact Details	Kevin Murphy – k.murphy@homesforscotland.com
	Date response provided	27/5/26
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further engagement would have been beneficial.	

Section	Prompt	Response
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	Page 26 – Under Electric Vehicles reference should be made to the requirement for new build EV charging and retro-fitting to existing homes reducing the demand for public charging points. Page 77 – under point 6 of the Summary of Implications for the Proposed Plan the second bullet should be amended to include the following additional text in bold: The NLLDP2 and associated Delivery Programme must set clear expectations for contributions, ensure obligations are fair and early identified, and align with provider investment cycles.
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	It is important that all stakeholders recognise that the timing of the PAN Lanarkshire corridor has an impact on the delivery of significant housing allocations at Ravenscraig and wider infrastructure. Delays will have a knock-on effect.
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes, subject to the minor matters noted above

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Strathclyde Partnership for Transport
	Contact Details	Amanda Horn, Amanda.horn@spt.co.uk
	Date response provided	12 05 2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient to proceed Yes – sufficient, subject to minor clarification No – not sufficient Please delete as appropriate. Please note that SPT has only completed an in-depth review of Chapter 10 Sustainable Transport. We are satisfied with the changes made to this latest draft in light of SPT comments on the draft topic paper. We have completed a ‘light touch’ review of chapters 4,5,6,7,8, 9,11 & 12, and are satisfied that sustainable transport policy is sufficiently integrated into these topics.
3. Engagement and Involvement	Are you satisfied with the authority’s engagement with your organisation in the preparation of the Evidence Report?	Yes No Please delete as appropriate.

	If no, please explain what further engagement would have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	4) Chapter 8 page 60 / Bus Infrastructure and Provision SPT would request minor changes to the following sentence: “SPT have advised that bus operators are unlikely to provide information on the levels of <u>service demand</u> to allow us to identify the viability of services to ensure they will continue to be provided get any suitable information, however the below map identifies frequency of services and has been provided by SPT.” 2) Chapter 8 / Transport – please consider if Clyde Metro should be included here.
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes Yes, subject to the minor matters noted above No Please delete as appropriate.

Section	Prompt	Response
1. Key Agency / Stakeholder Details	Name of Key Agency / Organisation	Openreach
	Contact Details	Robert.thorburn@openreach.co.uk
	Date response provided	25 th May 2026
2. Overall Sufficiency of the Evidence Report	Do you consider the Evidence Report to be sufficient, up-to-date and proportionate to inform the proposed Local Development Plan?	Yes – sufficient, subject to minor clarification
3. Engagement and Involvement	Are you satisfied with the authority's engagement with your organisation in the preparation of the Evidence Report?	Yes
	If no, please explain what further engagement would	

Section	Prompt	Response
	have been beneficial.	
4. Areas of Insufficiency (if applicable)	If you consider any part of the Evidence Report to be insufficient, unclear or missing, please specify the topic/section, why this is material, and what additional information is required	Updates to the report Page 50 – Coverage and Investment Across North Lanarkshire, full fibre now reaches around 73% of homes and businesses with over a third adopting it. Across the Authority area, Openreach have invested nearly £38M to date, with further local funding planned over the next 4 years as Openreach works to deliver full fibre to meet UK ambitions. 1,900 premises now have full fibre, with more expansions coming. Recent work undertaken covered Bellside, Hareshaw, Caldercruix, and Harthill. Further funding Openreach was successful in securing the Type C Project Gigabit contract and that has secured around £175M so far to support tens of thousands more homes and businesses expected to benefit over the next 5 years. See link - Gigabit boost for Dumfries & Galloway - gov.scot

Section	Prompt	Response
5. Additional Comments (Optional)	Any further comments relevant to the Evidence Report	See separate report provided.
6. Confirmation and Next Steps	Based on your review, are you content for the Evidence Report to be used as the agreed evidence base for the Local Development Plan?	Yes, subject to the minor matters noted above

Table 8.17 - Summary of Stakeholder Engagement

Statements of Agreement / Dispute

8.307 All key agencies and relevant infrastructure providers confirmed their agreement with the Evidence Report, with some responses subject to minor amendments. The amendments identified through the sufficiency templates, which relate to this chapter, have now been incorporated into the final Evidence Report.

8.308 There are not considered to be any outstanding matters of dispute in relation to this chapter.