

ENVIRONMENTAL REPORT**COVER NOTE****PART 1**

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PART 2

An Environmental Report is attached for the plan, programme or strategy (PPS) entitled:

Gartcosh:Glenboig Community Growth Area Strategic Development Framework

The Responsible Authority is:

North Lanarkshire Council

PART 3

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PART 4

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ENVIRONMENTAL REPORT

1. INTRODUCTION

1.1 Purpose of this Environmental Report

As part of the preparation of the Gartcosh:Glenboig Community Growth Area Strategic Development Framework North Lanarkshire Council is carrying out a Strategic Environmental Assessment (SEA). SEA is a systematic method for considering the likely environmental effects of certain PPS. SEA aims to:

- integrate environmental factors into PPS preparation and decision-making
- improve PPS and enhance environmental protection
- increase public participation in decision making
- facilitate openness and transparency of decision-making

SEA is required by the Environmental Assessment (Scotland) Act 2005. The key SEA stages are:

| | |
|----------------------|---|
| Screening | determining whether the PPS is likely to have significant environmental effects and whether an SEA is required |
| Scoping | deciding on the scope and level of detail of the Environmental Report, and the consultation period for the report in consultation with: <ul style="list-style-type: none"> - Scottish Natural Heritage - The Scottish Ministers (Historic Scotland) - Scottish Environment Protection Agency |
| Environmental Report | publishing an Environmental Report on the PPS and its environmental effects, and consulting on that report |
| Adoption | providing information on: <ul style="list-style-type: none"> - the adopted PPS - how consultation comments have been taken into account - methods for monitoring the significant environmental effects of the implementation of the PPS |
| Monitoring | monitoring significant environmental effects in such a manner so as to also enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action |

The purpose of this Environmental Report is to:

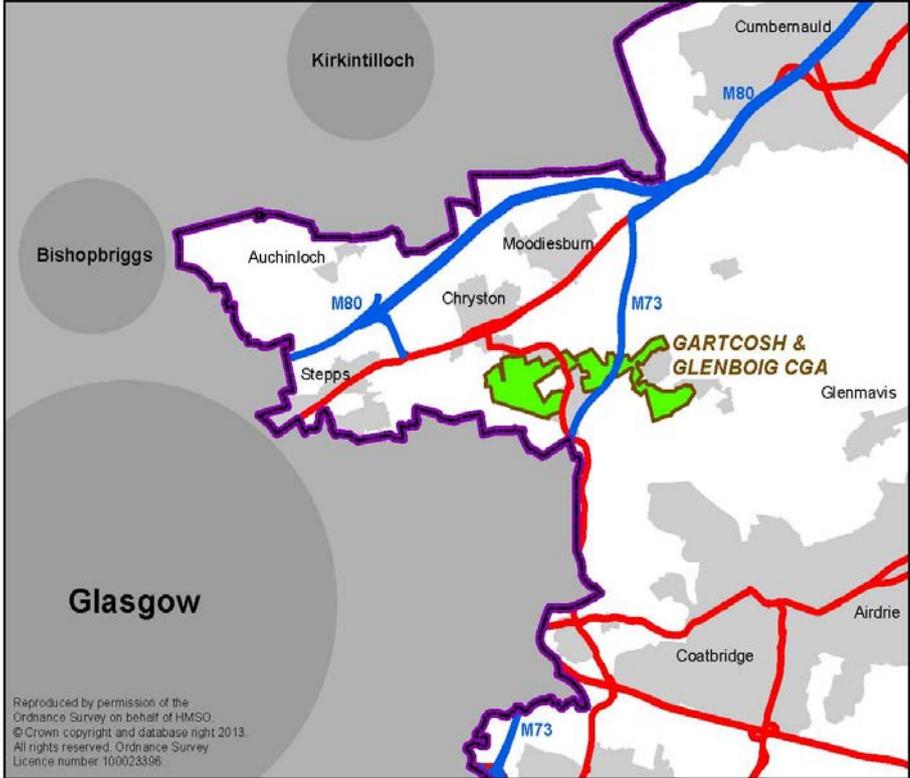
- provide information on the Gartcosh:Glenboig Community Growth Area Strategic Development Framework
- identify, describe and evaluate the likely significant effects of the PPS

ENVIRONMENTAL REPORT**1. INTRODUCTION****1.2 Key facts about the Gartcosh:Glenboig Community Growth Area Strategic Development Framework**

The key facts relating to the Gartcosh:Glenboig Community Growth Area Strategic Development Framework are set out in Table 1 below.

Table 1.2 Key facts relating to the Gartcosh:Glenboig Community Growth Area Strategic Development Framework

| | |
|-------------------------------|---|
| Name of Responsible Authority | North Lanarkshire Council |
| Title of PPS | Gartcosh:Glenboig Community Growth Area Strategic Development Framework |
| What prompted the PPS | The Glasgow and the Clyde Valley Joint Structure Plan 2006 identified the area as one of 13 Community Growth Areas within the structure plan area. The North Lanarkshire Local Plan 2012 subsequently identified a Strategic Development Framework document to be produced for the site. |
| Subject | Land use planning framework for predominately residential development and associated community facilities on land allocated for such a use by the North Lanarkshire Local Plan 2012 |
| Period covered by PPS | From the present time to implementation of the last planning permission. |
| Frequency of updates | No further updates are anticipated once approved. |

| | |
|---|---|
| <p>Area covered by PPS</p> | <p>Approximately 85 hectares. Refer to map below.</p>  <p>The map shows the Gartcosh & Glenboig area highlighted in green. A purple boundary outlines the PPS area. Major roads M80 and M73 are shown in blue. Surrounding areas include Glasgow to the west, Kirkintilloch to the north, and Coatbridge and Airdrie to the south. Other locations labeled include Bishopbriggs, Auchinloch, Moodiesburn, Chryston, Stepps, and Glenmavis.</p> <p><small>Reproduced by permission of the Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100023396</small></p> |
| <p>Purpose and/or objectives of PPS</p> | <p>The purpose of the Strategic Development Framework (SDF) is to provide land use planning guidance for the development of land at Gartcosh and Glenboig for a predominately residential development of approximately 3000 houses and associated facilities .</p> |
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ENVIRONMENTAL REPORT**2. CONTEXT****2.1 Outline and objectives of the Strategic Development Framework**

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes “*an outline of the contents and main objectives of the plan or programme*”. The purpose of this section is to explain the nature, contents, objectives and timescale of the PPS.

Aims and Objectives

The council is preparing a Strategic Development Framework (SDF) for each of the three strategic land allocations known as Community Growth Areas (CGAs) identified in the North Lanarkshire Local Plan 2012. These will be approved by the council, as planning authority, as Supplementary Planning Guidance following public consultation.

The SDF for Gartcosh and Glenboig expands on the April 2010 Concept Statements which set out the vision and guiding principles for development of the area. The SDF aims to ensure the CGA will be a distinctive residential area through the implementation of the Scottish Government’s place-making agenda and policies. It is intended that the residential layouts, design principles and development implementation are different from other large scale housing developments which have lacked a distinctive identity, legibility or sense of place.

The Objective of the SDF is to create communities that:

- are designed and built to a high quality standard, and integrate well with existing communities and the local environment by creating a clear identity and contributing to local distinctiveness
- provide for community needs
- are sustainable in terms of protecting, enhancing and expanding environmental assets, encouraging accessibility, reducing energy and resource consumption, creating a well designed and safe place where people want to live
- provide infrastructure appropriate to the development
- improve health and wellbeing
- create successful places and residential environments as expressed in Designing Places, Designing Streets and PAN 67 Housing Quality

The SDF is a coordinated strategic planned approach to delivery of successful new communities. It aims to achieve a range of house types, tenure and a variety of community facilities to serve the needs of both new and existing communities. Integrated public transport will be a key sustainable transport objective within the CGA, along with promotion of walking and cycling.

Policies

The SDF is an advocacy and guidance document that sets out principles guide developers’ masterplans. It will provide developers with information and planning guidance on the form of development and land uses expected within the CGA. It will be up to developers to prepare masterplans in accordance with the Strategic Development Framework which will form the basis of Planning Permissions in Principle.

Proposals

The SDF requires developers to submit comprehensive masterplans that comply with Glasgow and the Clyde Valley Strategic Development Plan Community Growth Area requirements. Consistency with the spatial and design guidance within this SDF will be necessary for planning consent.

Strategic Transport Assessments are to be undertaken to assess the impact of traffic generation from the CGA on the existing local network and identify mitigation measures. These will inform masterplans. Development should be designed to reduce car reliance in line with Scottish Government objectives to create sustainable communities by implementation of the principles set out in Designing Streets. Provision should be made within each phase of development for links into existing footpath networks and to future development areas with new footways, path and cycle routes providing safe routes. Core Paths and Rights of Way within and adjacent to the CGAs must be protected and enhanced.

Measures

The SDF requires developers to produce technical and other studies to ensure that, through the iterative masterplanning process, the best feasible environmental option for the development of the site is reached. The SDF establishes the broad parameters within which developers must work in preparing masterplan proposals, and also identify the supporting studies and assessments that will be needed in support of any masterplan and subsequent application for planning permission. The SDF identifies the salient issues of the site to be considered. It requires developers to address land use matters of movement (access), housing, education provision, open space, built heritage, biodiversity, natural heritage, community uses and infrastructure, as well as the need to mitigate visual and other environmental impacts as required. The SDF sets design requirements for the urban form and landscaping expected to come forward on the site. It will identify phasing densities associated with the implementation of the site and expected masterplan outputs that would accompany any planning applications for the site as well as a checklist to assist with the process for submitting and determining planning applications.

All of this is to be undertaken in the context of national policy and advice on these matters.

ENVIRONMENTAL REPORT**2. CONTEXT****2.2 Relationship with other PPS and environmental objectives**

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the PPS relationships with other relevant PPS, and how environmental protection objectives have been taken into account in the PPS preparation. This section covers these issues and describes the policy context within which the PPS operates, and the constraints and targets that this context imposes on the PPS.

The Gartcosh:Glenboig Community Growth Area Strategic Development Framework is one of three SDFs that are required by the North Lanarkshire Local Plan 2012. The Local plan has undergone strategic environmental assessment, including its relationship with the environmental objectives of other plans, programmes and strategies. The relationship to other plans and links to other environmental objectives were covered in Part 2.2 and Appendix 1 of the local plan's Environmental Report respectively. The purpose of that appendix was to demonstrate the relationship between Finalised Draft North Lanarkshire Local Plan (NLLP) policy and the environmental objectives of relevant plans, programmes and strategies (PPS). The table reproduced in Appendix 2 of this document lists PPS referenced in the Finalised draft NLLP. It summarises their environmental aims/objectives/targets, and identifies their relevance to NLLP policy and Strategic Environmental Assessment (SEA) themes. NLLP was at Finalised Draft stage at that point. It was detailed in some aspects (e.g. housing policy and land supply) but in other aspects indicates a future direction for policy that requires further work (e.g. Development Strategy Policy 3 Impact of Development and Development Strategy Policy 4 Quality of Development). It did not include PPS relevant to detailed aspects of design for example. Such PPS influence the detailed supplementary guidance and are referenced in their separate SEA processes as appropriate.

The SDF is a requirement of the North Lanarkshire Local Plan (NLLP). The Appendix demonstrates the relationship between NLLP and the environmental objectives of relevant plans, programmes and strategies (PPS). The table lists PPS referenced in NLLP, summarises their environmental aims/objectives/targets, and identifies their relevance to NLLP policy and Strategic Environmental Assessment (SEA) themes. Specific references to the SDF are highlighted in bold in the right hand column. The table also references PPS objectives that have subsequently been identified as relevant to the SDF assessment.

ENVIRONMENTAL REPORT**2. CONTEXT****2.3 Relevant aspects of the current state of the environment**

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of “the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”, and “the environmental characteristics of areas likely to be significantly affected”. This section aims to describe the environmental context within which the PPS operates and the constraints and targets that this context imposes on the PPS.

State of the Environment Report

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of relevant aspects of the current state of the environment and their likely evolution without NLLP, and environmental characteristics of areas likely to be significantly affected. This section describes the environmental context within which NLLP operates and the constraints and targets that this context imposes. A State of the Environment Report (SoER) was prepared for North Lanarkshire Council and Scottish Natural Heritage to provide an overview of the status and health of the natural and built environment in North Lanarkshire. The report was commissioned in August 2005 and completed in December 2005 by WSP Environmental Ltd. The SoER provides a baseline for that can be used and updated for all SEA work carried out in North Lanarkshire. The SoER report along with a more detailed methodology can be found in Appendix 8. Below is a summary description of North Lanarkshire’s environment. Please note that the Appended State of the Environment Report is a document that will be continually developed and it may contain data gaps, which reflect a lack of data or data confidentiality. Where gaps arise these are identified in the SoER and will be addressed by the Council in future SoER updates.

Land use

There is a diverse range of land uses with the main urban settlements occupying the western part of the area and a predominance of pastoral farmland and woodland/forestry across the remainder of the area. Historical development has resulted in a large amount of vacant and derelict land that represents both a detrimental impact and an opportunity for enhancement. North Lanarkshire is within the Central Belt of Scotland and contains major transport links including the M8, A8 and A80 trunk roads and a railway network. There is a wide variety of industrial activity associated with this central location. In addition to developed areas there are less managed areas of upland associated with the Kilsyth Hills in the north and the Central Scotland Plateau in the east.

Ecology

There is a diverse range of habitats with a series of designated sites of European, national and local importance. The Local Biodiversity Action Plan (LBAP) identifies 7 habitats and 12 species of particular importance for conservation. The diversity of the ecological resource is influenced by the variety in the geography and topography of the area. There is an opportunity to protect, enhance and create habitats and ecological resources and to incorporate the ecological resource into new developments. Such improvements would not only provide a benefit to the ecological resource but

also contribute to the local and area-wide landscape, the aquatic environment and to the community resource and well-being.

Aquatic Environment

North Lanarkshire lies predominately within the River Clyde catchment with only a small part of the area draining eastwards to the Firth of Forth. There are a range of aquatic environments including running water (rivers, streams, ditches and drains), standing water (lochs, reservoirs, ponds and canals) and groundwater. North Lanarkshire Council's flooding report of 2007 notes that there are approximately 89 rivers and burns, two main canals and 35 lochs and reservoirs. These watercourses and water bodies provide a resource and habitat for the ecology of North Lanarkshire but have also helped to shape cultural history through industrial activities and the locations of settlements. Watercourses and water bodies contribute to the environment through their ecological value and their human value, both aesthetically and recreationally.

Geology and Soils

North Lanarkshire is within the Central Belt of Scotland, to the south of the Southern Highland Fault, and is underlain predominately by Carboniferous age sedimentary bedrock comprising cyclic sequences of sandstones, mudstones, limestones, seat earths and coals. Localised igneous intrusions are present in the south eastern and northern areas. There are also two geological SSSIs designated within North Lanarkshire. The bedrock is overlain, in the majority of North Lanarkshire, by glacial till (generally stiff sandy clays) with peat in upland areas and alluvial sands and gravels in river valleys. These give rise to predominantly poorly drained soils with limited capability for arable agriculture although better drained soils are present in parts capable of arable farmland. Extensive industrial and mining activity has resulted in many potentially contaminated and minerally unstable sites with assessment, investigation and restoration of these sites underway.

Waste and Resources

Waste is an increasingly important issue legislatively, politically and practically. Historically waste has been landfilled although recycling and composting are increasing and now diverting waste away from landfills. There is a network of waste management facilities including three municipal landfill sites, six recycling centres and seventy-one recycling points and an extensive kerbside recycling scheme. These facilities, along with the waste awareness issues and strategies across both North Lanarkshire and Scotland as a whole are promoting the waste hierarchy. Changes are occurring within the waste environment and there are a number of opportunities for improving levels of waste reduction, reuse, recycling and promoting environmental technologies and industries.

Energy

The majority of North Lanarkshire's energy demand is imported. A small amount of energy is produced within the area through wind turbines, generation from landfill gas and biomass heat generation. There are opportunities to the promote energy efficiency and renewable energy production. In particular, the predicted growth in households above the Scottish average provides the opportunity for increased energy efficiency measures within new developments. Parts of North Lanarkshire have been identified as having the potential for wind generation projects and there is a growing potential for biomass energy generation as demonstrated by and ongoing study into producing biomass crops from North Lanarkshire Council woodlands.

Landscape

The landscape is characterised by its diverse range of land uses and cover and is dominated by features such as the Kilsyth Hills in the north and the high ground in the eastern and southern parts of the area. Some areas have been designated for their landscape value and importance such as along the Clyde Valley near Wishaw and in the Kilsyth Hills. In addition to these designated areas, the diversity of the different landscapes is a key feature. Opportunities exist to enhance the local landscape, notably with regard to the urban fringe, and good quality developments and renovation could contribute to this.

Cultural Heritage

There has been a long history of settlement, leaving a considerable historical and archaeological resource. North Lanarkshire has supported an extensive industrial development and evidence of this heritage remains today. This history has resulted in a wide range of cultural heritage from Roman sites, such as the Antonine Wall to more recent such as the Forth and Clyde Canal and industrial remains of collieries and factories.

Air Quality and Noise

Air quality varies, with predicted background concentrations of the key air pollutants highest in the urban areas and key transport routes. Road traffic emissions play an important role in air quality and the Council has identified four locations as Air Quality Management Areas where further monitoring and action is required, these being parts of Coatbridge, Chapelhall, Motherwell and Harthill. Noise can be defined as unwanted sound and within North Lanarkshire there are key sources including road traffic and construction sites. Tranquil locations do exist in more rural locations.

Communities

Industrial heritage has largely shaped population distribution. Coal and steel have helped to dictate the settlement pattern and distribution of communities. In recent years a number of key indicators of the population dynamics, health and the built environment have been below the Scottish average. There is an ageing population, growing at a rate marginally lower than the national rate, but is subject to an on-going and predicted growth in the number of households in the areas which is in excess of the Scottish average. There are opportunities associated with the supply of land and geographical location to improve the built environment through the demand for new development. There are a range of community facilities including natural open spaces, footpaths and cycle paths such as the Forth and Clyde Canal towpath and the National Cycle Network, three Country Parks and a mixture of urban open space and built facilities. Accessibility is an important factor for the value of these resources to their local communities and many of the parks and paths are located in close proximity to key urban areas.

ENVIRONMENTAL REPORT**2. CONTEXT****2.4 Environmental Problems**

Schedule 3 paragraph 4 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of existing environmental problems, in particular those relating to any areas of particular environmental importance. The purpose of this section is to explain how existing environmental problems will affect or be affected by the Gartcosh:Glenboig Community Growth Area Strategic Development Framework, and whether the PPS is likely to aggravate, reduce or otherwise affect existing environmental problems.

Below is a summary of the key environmental problems under SoER topics of:

- Land Use
- Ecology
- Aquatic Environment
- Geology and Soils
- Energy
- Landscape
- Cultural Heritage
- Air Quality and Noise
- Communities
- Cumulative Assets: Geographic Assets
- Cumulative Assets: Synergies

Summary of NLLP Impacts on Environmental Issues

The headline message is that there are no anticipated negative impacts on environmental issues. SDF will have a positive influence on most issues, although in some cases it will need details from the consideration of individual applications for planning permission in terms of Development Strategy Policy 4 Quality of Development before any uncertainties are resolved.

Land Use

- Mix of developments has created a lack of identity in some towns and urban fringe locations
- There is pressure on the Green Belt
- There has been a decrease in vacant and derelict land although this remains well above national average.
- Large areas of mineral workings and landfill sites require to be completed and restored

SDF will have a positive influence on the first two environmental issues under the Land Use topic. The SDF will influence the issue of lack of identity by requiring high standards of site planning and design across a range of categories including layout, density, form and scale. The SDF reduces pressure on other green belt areas by providing for an ordered urban expansion to partially meet identified housing development needs.

Ecology

- Increasing network of European, national and locally designated sites requiring protection and management

SDF will have a very positive influence on the environmental issue under the Ecology topic by maintaining the local plan principle that net negative environmental impacts are not offset by positive social and/or economic impacts but that environmental impacts should be offset in environmental terms.

Aquatic Environment

- Significant stretches of watercourse have been classified as having poor water quality
- Undeveloped flood plains are vulnerable to development and there are associated flooding issues
- Urban drainage problems have been identified as a key source of localised flooding
- Rising mine waters may be contributing to pollution of watercourses and/or ground waters

SDF will generally have a positive influence on environmental issues under the Aquatic Environment topic, although the issue of rising mine waters is not directly affected. The SDF influences the issue of urban drainage, requiring water conservation and drainage that minimizes pollution from developments.

Geology and Soils

- Soils are vulnerable to development pressures and land management practices (such as agriculture and forestry)
- Issues of contaminated land and land stability

SDF does not significantly influence the environmental issue under the Geology and Soils topic as no designated sites such as peat bogs are affected and it does not promote development of derelict and contaminated sites.

Waste and Resources

- Increasing quantity of municipal waste produced and imported
- Increasing European and National targets for diversion of waste from landfill

The impact of SDF on environmental issues under the Waste and Resources topic is anticipated to be positive. Development will be in line with Development Strategy Policy 4 Quality of Development which will look to reduce waste and resource use and improve composting and waste collection provisions for new developments.

Energy

- Increasing number of households will affect future energy demand making energy efficiency particularly important
- Increasing number of renewable energy generation projects likely within North Lanarkshire in the next 5-10 years

SDF will have a positive influence on environmental issues under the Energy topic as it promotes development in line with Development Strategy Policy 4 Quality of Development requiring energy and

water conservation measures for developments, the adoption of sustainable construction and drainage measures and measures on sites to reduce CO2 emissions.

Landscape

- Local and area-wide landscapes vulnerable to inappropriate development
- Open upland areas sensitive to development
- Urban and urban fringe landscape/townscape are of poor quality in some areas and there is a need to stimulate economies of town centres to help in enhancing the quality and vibrancy of the built environment and townscape

SDF will have a positive influence on the environmental issues under the Landscape topic, particularly as criteria in Development Strategy Policy 2 Location of Development were used to identify the location. Masterplanning significant Community Growth Areas in a sensitive way will enhance the generally positive influence. A Green Belt review was carried out for the local plan. The review concluded only minimal, small scale amendments were necessary, other than the three Community Growth Areas. The plan therefore seeks to focus on urban regeneration locations for housing land needs. The SDF therefore helps to protect sensitive sites from inappropriate development. The masterplans will seek to improve development site character and setting, which should improve quality of the built environment.

Cultural Heritage

- Network of protected sites through designated status vulnerable to direct and indirect development pressures, particularly relevant for 'lower level' designated sites
- Some sites nationally important (e.g. Forth and Clyde Canal, Antonine Wall) and their interpretation and focus as 'destinations' could be developed (sensitively)

SDF will not have a significant influence on the environmental issue under the Cultural Heritage topic. Development Strategy Policy 4 Quality of Development requires site appraisals to consider heritage features and that elements of historic environment interest are safeguarded or enhanced. Policies NBE 1B and NBE 2B specifically protect and promote built heritage. The SDF does not significantly supplement these requirements of local plan policy.

Air Quality and Noise

- Air quality generally within national guidelines however levels of nitrogen dioxide are above these levels in several locations
- Four Air Quality Management Areas where measures will be needed to meet air quality objectives
- Road traffic is the primary cause of air quality issues
- Background noise, whilst not monitored, varies across North Lanarkshire with higher levels in urban areas

SDF will not have a significant influence on the environmental issues under the Air Quality and Noise topic. It does not focus on vacant and derelict land sites or brownfield regeneration. It does require applications for planning permission in line Development Strategy Policy 4 Quality of Development, however, which is relevant to these issues.

Communities

- A need to increase the economically active population in view of net out-migration, and a declining and ageing population
- The number of households within North Lanarkshire is predicted to increase above the Scottish average, this will place pressure on land for new developments
- Population health and well-being is linked to quality of built environment, housing and open space
- Provision of/access to community resources and facilities is an issue in some areas
- Facilities subject to viability, vandalism and quality issues

SDF will have a positive influence on environmental issues under the Communities topic. It should stabilise population, promote planned sustainable growth, and improve the quality of the environment. By helping to implement a development Strategy Area Priority it will increase economic opportunities, provide new land for development and provide and improve some facilities. Development Strategy Policy 4 Quality of Development will evaluate design options and require a range of elements to produce safe, inclusive, convenient and welcoming developments. It addresses the issue of pressure on land for developments by promoting sites consistent with the sustainable location criteria.

ENVIRONMENTAL REPORT**2. CONTEXT****2.5 Likely future of the area without the Strategic Development Framework**

Without the Gartcosh:Glenboig Community Growth Area Strategic Development Framework it is likely that applications for planning permission would still come forward for significant housing development in the area. Urban expansion for up to 3,000 residential units is a requirement of the Development Plan.

In the absence of the SDF those applications for planning permission would come forward in an ad hoc and unregulated manner. Consideration of development potential would not benefit from the masterplanned approach delivered through the SDF.

There would, however, not be a policy vacuum. All applications for planning permission in North Lanarkshire go through a common process of development management. The council makes decisions on applications for planning permission in line with the Development Plan, unless there are other material considerations that should be taken into account. The Development Plan comprises the Strategic Development Plan (covering the Glasgow and the Clyde Valley area) and the Local Plan.

The consideration of the Local Plan is set out here:

The four Development Strategy Policies (DSPs) apply to all planning applications. The DSPs dealing with the amount and location of development show how planning applications will be assessed for consistency with the Council's concern to see an appropriate amount of development in appropriate places. The DSPs dealing with impact and quality of development show how the Council intends to deal with the effects of development on communities and ensure a good quality of development.

Planning applications will also relate to a particular place and to a particular type (or types) of development. This is the purpose of the Topic Policies. The Proposals Maps show what Topic Policies apply to particular areas.

In dealing with applications for planning permission, the Council will consider the proposed development in terms of the following:

- Firstly, consistency with the four Development Strategy Policies and any related Supplementary Planning Guidance
- Secondly, consistency with the Topic Policy (or Policies) relevant to the application site, as indicated on the Proposals Maps, and any related Supplementary Planning Guidance
- Finally, any other material considerations

The Development Strategy looks to achieve regeneration and sustainable growth through delivering the right amount of development in the right places, developed to the right quality, and for the benefit of the communities they affect. This is a vision for North Lanarkshire where the future development of land and buildings leads to sustainable growth. This means that the developments needed to help the economy to prosper can also make communities more inclusive, and that they can take place without harming the environment.

Development Strategy Policy 4 Quality of development considers detailed elements. The Policy states:

Development will only be permitted where high standards of site planning and sustainable design are achieved. Where appropriate, proposals will need to demonstrate that:

- 1 an appraisal has been carried out of the existing character and features of the site and its setting - including: ground stability and contamination, identity, connections, landscape, biodiversity, heritage or amenity value*
- 2 existing rights of way or features of natural or historic environment interest (including stone buildings) will be safeguarded or enhanced - including: archaeological, historic environment, landscape features and wildlife interests*
- 3 the proposed development takes account of the site appraisal and 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, and open space issues*
 - b providing a safe, inclusive, convenient and welcoming development addressing: personal safety, security and crime prevention; adaptability; safe, secure, and convenient access into and through the development that is attractive to pedestrians, cyclists, and people with disabilities; integration with public transport, green networks and wider links; access for cars, where required, being safe for all road users, and appropriate parking or traffic calming being well located and integrated*
 - c addressing energy, resources and waste issues in order to create a sustainable development with a low ecological footprint including: reducing energy need; encouraging sustainable construction; promoting health and wellbeing; reducing waste and resources used through effective storage collecting and composting of waste and recyclable materials, and measures which reduce CO2 emissions and encourage low and zero-carbon approaches*
 - d mitigating any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality Management Areas*
 - e 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 require to be submitted with any planning application and*
 - f integrating successfully into the local area and avoiding harm to the neighbouring amenity by relating well to the existing context and avoiding adverse impact on existing or proposed properties through overlooking, loss of privacy or amenity, overshadowing, or disturbance*
- 4 adequate provision has been made for the development and maintenance of landscaped open space areas and for linking to and enhancing open spaces and green networks*

It is therefore the case that the Development Strategy approach to determining applications for planning permission in the local plan would still help to achieve many SEA objectives even if the SDF was absent. Further, the operation of Natural and Built Environment policy 1 would protect environmental assets. The local plan Natural and Built Environment issues section states the following:

- 1 *There are many good quality aspects to North Lanarkshire's natural and built environments. Protecting and enhancing those environmental assets and encouraging the identification of new ones could enhance their contribution to quality of life. Policy NBE1 Protecting the Natural and Built Environment responds to Issue 1 by protecting sites of importance for the natural environment and biodiversity, and by protecting sites of importance for built environment amenity and their settings.*

The policy states:

A Natural Environment

The Council will safeguard sites of importance for natural heritage and biodiversity from development.

1 International Sites

- a *Special Areas of Conservation*
- b *Special Protection Areas*

Development likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).

2 National Sites

- a *Sites of Special Scientific Interest*

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

3 Regional Sites

- a *Regional Scenic Areas*
- b *Areas of Great Landscape Value*
- c *Regional Parks*

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

4 Local Sites

- a *Sites of Importance for Nature Conservation*
- b *Local Nature Reserves*
- c *Country Parks*
- d *Tree Preservation Orders*

5 Other Sites of Importance

- a *Wildlife Corridors*
- b *Trees and Woodlands*
- c *Watercourses and Wetland*

d Flood Plains

e Core Paths, Public Rights of Way, and access rights

6 Protected Species

Development that significantly affects a species protected by law will only be permitted where an appraisal has demonstrated that the protected species would not be compromised; or any significant adverse affects on the protected species are mitigated through planning conditions or use of planning agreements to:

- facilitate the survival of individual members of the species;*
- reduce disturbance to a minimum; and*
- provide adequate alternative habitats to sustain at least the current levels of the species locally.*

ENVIRONMENTAL REPORT**2. CONTEXT****2.6 SEA objectives**

The council has adopted high level Strategic Environmental Assessment objectives and sub-objectives objectives for ten themes in its State of the Environment Report. These are set out below.

Land Use

High Level Objectives: To achieve balanced, sustainable land use
Respect land form, natural processes and systems

Sub-Objectives: To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use
To improve quality, accessibility and biodiversity of open spaces
To identify contaminated sites and establish remediation plans
To create vibrant, attractive and functional woodland environments
To prioritise sub-areas by land that has the highest potential to be contaminated where there is a pollutant linkage existing or likely to exist
To overcome land access constraints and promote more sustainable forms of transport
To ensure future supply of quality land
To increase development on brownfield sites
To integrate land use with transportation and other infrastructure requirements
To identify and promote land use development opportunities
To promote more environmentally friendly patterns of development and land uses
To protect valued environmental resources

Ecology

High Level Objectives: Safeguard and enhance the environment through the protection of biodiversity
Protect, enhance and where necessary restore species and habitat

Sub-Objectives: Adopt practices which help maintain and enhance biological resources
To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats
To restore and enhance biodiversity in urban, rural and aquatic environments through better planning, design and practice
To develop an effective management framework that ensures biodiversity is taken into account in all decision making
Take practical steps to restore, enhance and manage protected and at risk species and habitats
Identify new sites, monitor confirmed sites and create new sites for Action Plan species and habitats
To protect and promote the greenbelt, SINC, natural heritage and other locations of environmental significance

To prevent development which will adversely affect a SSSI or other conservation designation

Aquatic Environment

High-level Objectives: To ensure the importance of aquatic habitats and resources is recognised and protected
To protect and enhance the water environment
Protect and enhance the water environment including coastal and river systems

Sub-Objectives: To take practical steps to restore, enhance and manage protected and at risk aquatic resources and species
To establish links with neighbour councils to ensure an integrated approach to aquatic habitats and species management
Identify new sites, monitor confirmed sites and create new sites for Action Plan species and habitats
To improve overall water quality and enhance riparian habitat

Geology and Soils

High-level objectives: To protect the geological resource
To protect the most valuable soils
Protect and use soils in a sustainable way

Sub-Objectives: To protect and enhance soil as a biological resource
To ensure sustainable use and management of geology and soils
To ensure agricultural practices and development protect and manage the soil resource
To ensure that economically viable mineral resources may be exploited within environmentally sensitive parameters

Waste and Resources

High-level Objectives: To reduce waste

Objectives: To ensure progress towards sustainable management of waste and achievement of landfill reduction targets
To ensure waste is recovered/disposed of without harm to the environment and human health
To establish integrated networks of waste disposal installations
To encourage prevention/reduction of waste production
To ensure that the waste network facilitates progress towards self sufficiency in waste disposal
To develop principles and plans for progress in the medium/long term to meet current and future legislative requirements and objectives of the National Waste Strategy
To improve recycling rates/expand existing recycling programmes

Energy

High-level Objectives: To promote energy efficiency
Assist in the sustainable development of renewable energies

Sub-Objectives: Reduce the need to travel and journey length
Reduce energy consumption
Facilitate renewable energy
To encourage the use of waste as an energy source

Landscape

High-level Objectives: To improve the quality of the urban and rural landscape
Protect the landform of the area as defined in planning designations and Landscape Character Assessment for GCV
Protect and where necessary restore, landscape character, especially those designated as having particular worth
Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value

Sub-Objectives: To promote development which enhances urban form and function
To improve the quality of open space
To improve links within and between the open space network elements
Improve streets and open spaces, upgrade access routes and develop landscapes, improve the quality of buildings and their surroundings
Regenerate derelict and vacant land
To reinforce sense of place and enhance amenity by improving the quality of design in new development, by protecting and enhancing local character and by having regard to the setting of new development in the landscape
To upgrade the quality of urban form and encourage good quality urban design

Cultural Heritage

High-level Objectives: Protect, enhance and where necessary restore building character, and townscape

Sub-Objectives: None identified

Air Quality and Noise

High-level Objectives: To ensure air quality meets all legislative and regulatory requirements
Protect the environment from pollution (this includes air, water and land pollution)

Sub-Objectives: To reduce emissions which contribute to climate change
To reduce the harmful effects of poor air quality
Encourage walking, cycling and use of public transport
To promote environmentally friendly development
To develop Air Quality Management Plans where required
To promote sustainable forms of transport
To discourage private car use
To promote energy efficiency and renewable energy technologies

To promote more environmentally sound patterns of development and activity and encourage reductions in energy consumption

Communities

High-level Objectives:

To promote community regeneration
To promote sustainable communities
To improve quality of life
To create a prosperous society where regeneration supports long term sustainable growth
Protect and enhance green spaces for recreation and biodiversity
Regenerate degraded environments, both urban and rural
Respect urban form, settlement pattern and identity
Reduce the need to travel and journey length
Protect, enhance and create green spaces important for recreation and biodiversity

Sub-Objectives:

Improve design quality in new development
To ensure development promotes greater social inclusion
To regenerate derelict, vacant and contaminated land and to bring back to commercial, residential and recreational use
To make communities more environmentally responsible
To improve accessibility and sustainability of housing development by increasing brownfield development
To increase role of cycling and walking
To create sustainable and safe green spaces
To develop open spaces which promote the importance of design in creating safe, accessible and inclusive places
To create an integrated and sustainable transport network
To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing
To improve physical fabric and ongoing management of town centres, suburbs and villages to reverse decline and sustain local communities
To improve poor environments which contribute to ill health
To create vibrant, attractive and functional woodland environments

ENVIRONMENTAL REPORT 3. ASSESSMENT OF ENVIRONMENTAL EFFECTS**3.1 Alternatives**

The Gartcosh:Glenboig Community Growth Area is a requirement of the development Plan. This requirement is expressed in the local plan through a combination of Development Strategy Area Priority (Community Growth Areas) and Housing and Community Facilities topic policy 2B promoting locations for medium-term housing development.

The alternatives were considered as part of the SEA for the North Lanarkshire Local Plan. The Strategic Development Plan and the Local Plan therefore establish the requirement and location of the Gartcosh:Glenboig Community Growth Area. This SDF SEA assesses the policies and proposals for the Strategic Development Framework.

ENVIRONMENTAL REPORT 3. ASSESSMENT OF ENVIRONMENTAL EFFECTS

3.2 Assessment Methods

The PPS and its alternatives, described earlier, have been assessed against the list of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005. Comments from the Consultation Authorities (SNH, SEPA and The Scottish Ministers (Historic Scotland)) have been taken into account regarding the methods, scope and level of detail in this Environmental Report.

Sample assessment sheet

Left blank if no significant environmental effects

A tick if positive effects

A cross if negative effects

Summarising the reasons for the predicted effect

Including an indication of the:

- magnitude in terms of population/area affected
- timescale whether permanent or temporary (long, medium or short-term)

| [Name/reference of policy or proposal here] | | |
|---|--------|--|
| Objectives | Impact | Justification for predicted impact |
| Land Use | ✓ x | |
| Ecology | ✓ x | |
| Aquatic Environment | ✓ x | |
| Geology and Soils | ✓ x | Coming to a view on the predicted impact involves assessing the policy or proposal against the high level objectives and sub-objectives outlined in the previous section (3.1 SEA Objectives). |
| Waste and Resources | ✓ x | |
| Energy | ✓ x | |
| Landscape and Visual | ✓ x | |
| Cultural Heritage | ✓ x | |
| Air Quality and Noise | ✓ x | |
| Communities | ✓ x | |
| Cumulative Impact | ✓ x | |
| Summary | | |
| Mitigation | | |

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

Depending on the outcome of the above assessment this section will identify what, if any, mitigation measures are needed to address the environmental impacts of the proposed policy or proposal

ENVIRONMENTAL REPORT 3. ASSESSMENT OF ENVIRONMENTAL EFFECTS**3.3 Assessment of Policies and Proposals**

It is noted from the Community Growth Area SEA Scoping Report that several of the Consultation authorities state that since the CGAs are required by the Structure Plan and Local Plan that the environmental assessment should focus on the spatial options and strategic alternatives within the CGA sites themselves or where associated infrastructure or cumulative development may have an impact. However it should also be noted that the Strategic Environmental Assessment process has been applied to the process of selecting the Community Growth Area (CGA) as part of both Structure Plan and Local Plan processes.

Structure Plan/Strategic Development Plan

The Gartcosh Glenboig Community Growth Area was identified in the Glasgow and Clyde Valley Joint Structure Plan Written Statement (GCVJSP) (2006). This set out an *Agenda for Sustained Growth* as the basis of a twenty year planning and development strategy. It recognised that brownfield development within existing urban areas would have to be supplemented by planned urban expansion close to existing settlements.

Key factors considered important for identifying the strategic locations for urban expansion were confirmed within the Structure Plan Written Statement, (*at paragraph 8.14*). This included the following sustainable objectives:

- linkage to existing and planned extensions to the fixed public transport network, (railways), or park and ride facilities;
- contributions to the establishment of a Green Network; creation and management of interconnected green spaces and where necessary the enhancement of the adjacent Green Belt;
- associated infrastructure improvements and flood management requirements;
- integration with existing communities and wider regeneration initiatives, and support for approved access strategies;
- green transport links (including walking, cycling and public transport to employment areas and town centres);

The GCVSDP Structure Plan Technical Report TR6 noted Gartcosh was recognised in the National Planning Framework for its good Glasgow – Cumbernauld rail links and potential for further expansion of rail route capacity. Local schools had available capacity to accommodate significant scale development. New residential development could link to the business investment and site remediation planned at the former Gartcosh steelworks and there were opportunities to improve the Green Belt boundaries.

Local Level: Strategic Environmental Assessment: Local Plan

SEA of the CGAs commenced prior to the finalisation of the Finalised Draft North Lanarkshire Local Plan 2009 (FDNLLP). North Lanarkshire Local Plan Technical Report TR/NLC/02 was prepared and published in October 2008 to explain the methodology for identifying Community Growth Area sites and boundaries. Key locational criteria to determine the location of the CGA were considered to be

- Proximity to Gartcosh Rail Station.
- Proximity to Gartcosh Business Park
- Spare capacity within local school rolls.
- Opportunities for clearer green belt definition and renewal.

The scoping exercise identified a search area based on proximity to the above and adjacent to the existing urban settlements of Gartcosh, Glenboig and Mount Ellen. A methodology identified potential CGA development sites and assessed outline development capacities based on a series of opportunities and constraints. To avoid adverse impacts to locally rare or valued landscapes a broad scoping exercise of topography including natural and man-made boundaries was implemented followed by a more detailed assessment by consultants of landscape sensitivity and potential development impact on sites. Opportunities and Constraints criteria identified for site analysis included were:

- landscape character assessment,
- presence of designated nature conservation sites and potential impacts to these
- presence of other key wildlife habitats/species.
- green belt designations. Proposed long term greenbelt boundaries within the general vicinity of the Community Growth search Areas were identified by a Green Belt review.
- flooding issues. (Sites with known and potential flooding issues were identified. Generally sites indicated as having a flood risk will be assessed as unsuitable for development.
- remediation of derelict land.
- accessibility. (Potential accessibility to motorways, A and B class or equivalent roads; areas of known traffic congestion; proximity to rail connections).
- infrastructure availability or infrastructure capacity constraints
- proximity to town centres, (for Cumbernauld and South Wishaw), or a central point between villages, (for Gartcosh and Glenboig).

Many of these opportunities and constraints were based on a carbon reduction strategy of providing local facilities at local locations and providing improved access to Gartcosh Station and the primary road network. As a broad SEA overview the Strategic Development Framework, (SDF), provides a checklist for planning application case officers and developers to ensure that the measures required or encouraged in the SDF are taken into account when assessing submitted masterplans.

SDF Policy Elements and Proposals Assessments

The SDF has a total of 24 policy elements and 9 proposed development areas. Each of these were assessed using the template in section 3.2 above to consider their impact against the strategic environmental high level objectives and sub-objectives set out in section 2.6 above. The assessment sheets are contained in Appendix 2. This section summarises those assessments.

Of the 24 policy elements, the following 22 are considered to have only positive impacts:

- 7.1 Access and Circulation
- 7.2 Sustainable Transport Principles
- 7.3 Housing Policy
- **7.4 Community Facilities**
- **7.5 Educational Provision**
- 7.6 Retail Provision
- 7.7 Open Space and play Provision, 7.7.2 Equipped Play and 7.7.7 Sports Pitches
- **7.8 Nature Conservation and Green Infrastructure**
- **7.8.8-7.8.11 Glasgow and the Clyde Valley Green Network: the Seven Lochs Wetland Park**
- 7.9 Flooding and Drainage and 7.9.7 Green Network drainage Mechanisms

- 7.10-7.10.6 Utilities (Water and Sewerage)
- 7.10.8-7.10.9 Utilities (Electricity)
- 7.10.10 Telecommunications and Digital Networks
- 7.11 Ground Conditions and Contamination
- 7.12 Pollution Control - Noise
- 7.13 Pollution Control - Air Quality
- **7.14 Settlement Identity**
- 7.15 Archaeology
- 7.16 Sustainable Design and Urban Form
- 7.17 waste Management
- 7.18 Community Engagement
- **8.1 design Character and Built form and 8.2 Design Detailing**

The assessments for the 6 policy elements highlighted in bold in the above list, whilst concluding that there are no significant detrimental environmental effects expected, nevertheless have indicated that there is likely to be further room for improvement following consultation on the draft SDF.

The other two policy elements are considered to have only positive impacts, with the exception of their assessment against the Aquatic Environment strategic environmental high level and sub-objectives. In that regard they are currently assessed as being neither positive nor negative. It is noted that there is scope to improve their assessment against the Aquatic Environment objectives when revising the SDF after consultation. The policy elements this relates to are:

- 8.3 Landscape Framework and 8.4 Views and Vistas
- 9.1 Design Elements, 9.2 No Build Areas and 9.3 Existing Built Form

Of the 9 development site proposals, the following two sites within the Gartcosh component of the Community Growth Area are considered to have only positive impacts:

- 10.3.2 (b) Heathfield and Mount Ellen Phase 2
- 10.3.3 South Johnston Loch

The other 7 development site proposals have been assessed as having generally positive environmental impacts, but with some negative or undetermined impacts. The potential mitigations in relation to the undetermined and negative impacts are outlined in the next section.

ENVIRONMENTAL REPORT 3. ASSESSMENT OF ENVIRONMENTAL EFFECTS

3.3 Mitigation Measures

For 7 of the 9 proposed development sites there are some undetermined or negative impacts. These are listed below in Table 3.3 along with the proposed mitigations.

Table 3.3 Measures envisaged for the reduction adverse effects

| Site | Objective / Assessment | Comment | Mitigation |
|------------------------------------|-------------------------------------|---|---|
| Gartcosh: Johnston Road (North) | Communities -ve | No current mention of character areas within site specific section. | Bullet points will be added requiring: suitable native landscaping around SUDS and mentioning that green infrastructure/a green corridor, (preferably multi-functional), is to cross the site from east-west. Mention will be made of the opportunities for passive solar gain particularly on the predominantly south facing slopes. Mention will be removed of the width of the Scotland Gas Networks pipeline width. (This is a matter for the utility to advise regarding). Need to indicate location of character areas will be added. |
| Gartcosh: Johnston Road (South) | Cultural Heritage -ve | There is no specific policy mention for the fact that a farm steading has been located at the site since the 19 th century. | Mention will be added that part of the site closest to the M73 may not be suitable for development due to road noise and steep slopes. Mention will be added to retain the original farm buildings for future use if worthy of retention for architectural or historical reasons. |
| | Air Quality and Noise -ve | There is no specific policy mention regarding potential noise from the M73 motorway. | |
| Gartcosh: Bothlin Burn | Landscape and Visual +/- | Various landscaping proposals mentioned above should improve the visual setting of the site. Landscape screening from the M73 is not mentioned in the text. | The need for screening of the site from the M73 motorway for noise, air quality and landscape reasons will be added. Safeguarding of a corridor along the Bothlin Burn will be added to the text to secure the potential for a footpath link along the burn and through the adjacent site at Johnston Road North. |
| | Air Quality and Noise -ve | Noise and air quality screening from traffic on the M73 is shown in the map but not mentioned in the text. | |
| Gartcosh: Heathfield and Mount | Aquatic Environment +/- | The policy requires that development has a set back area/buffer with Johnston Loch, nature | Additional measures will be added to the text to specifically propose an around loch route which avoids sensitive locations. Additionally the site map will be amended to |

| | | | |
|-------------------------------------|---|--|--|
| <p>Ellen Phase 1</p> | | <p>conservation designations and other areas of wetland. This constitutes practical measures to protect and manage the aquatic environment and species. The relatively close proximity of development to the large water body potentially increases the potential for pollution therefore a series of SUDS measures should be recommended.</p> | <p>suggest the potential for a community park to be established in an area immediately south of Heathfield Farm and west and south of the existing SINC. If implemented the park would be an area set aside for nature conservation and public access and would operate as part of the Seven Lochs wetland park structure. This part of the policy would be subject to review dependant on future funding and management requirements. Whilst no detailed Strategic Transport Assessment has yet been received from developers regarding strategic traffic implications. Developers will be advised to consider within the text the need and potential location of a link road/relief road to the west of Johnston Loch.</p> |
| <p>Glenboig: Garnqueen Farm</p> | <p>Air Quality and Noise -ve</p> | <p>There is currently no specific mention within the policy/proposal of potential noise issues from the nearby railway line.</p> | <p>Wording of the text will be amended to confirm that the traditional stone buildings are at Garnqueen Farm. Text will be added to advise developers to address potential noise issues from the railway line to the south of the site. A proposal has been promoted by a consortium of Glenboig developers to create a more direct link road between Glenboig and the M73/the neighbouring villages of Gartcosh and direct access to the Gartcosh railway station This proposed route would also have to provide separate pedestrian and cycling traffic from vehicular. Until a Strategic Transport Assessment for the whole CGA is prepared and submitted it is not possible to provide an informed decision of what benefits, if any, this proposal may result in. E.g. Carbon reduction, petrol and time savings, direct access to the business park. Similarly, the developers are preparing an ecological study which will examine the impact of the link road on the Local Nature Reserve and the associated habitats and species. Again only when mitigation measures are submitted and assessed will the council be able to fully assess the benefits/disbenefits of the proposal. It is hoped that this can be done by the time of the finalised version of the SDF. Draft SDF consultation comments will be considered as part of this process and may feature in the Finalised Environment Report and Strategic Development Framework. If not available at that time text will be inserted into the SDF</p> |

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| | | | <p>advising that the matter will form part of an appendix relating to the Access and Movement strategy for the Community Growth Area.</p> <p>The developer consortium has offered alternative land as part of the Nature Reserve to mitigate for land lost to a link road. This matter can also only be considered when sufficient information is available regarding transport alternatives and mitigation.</p> <p>The purpose and scale of buffers adjacent to the Local Nature Reserve will be considered as part of revisions to the Environment Report and SDF.</p> |
| <p>Glenboig: Croftfoot Farm</p> | <p>Communities +/-</p> | <p>Footpath routes are protected and extensions proposed as part of an integrated route around Glenboig. This is to allow the development of longer circular routes around Glenboig as part of the Seven Lochs wetland park both for local and visitor use.</p> | <p>Unlike the other site which is in close proximity to the Local Nature Reserve no specific buffers have been recommended for this site. The purpose and scale of buffers will be considered as part of revisions to the Environment Report and SDF.</p> <p>The purpose and potential routes of circular footpath routes will be referred to more specifically in the revised SDF. A proposed path route which follows the line of electricity transmission line for a small part of its distance will be amended (in the text) to suggest alternative path routing.</p> <p>For landscaping, native tree species will be encouraged.</p> |
| <p>Glenboig: North Marnoch</p> | <p>Landscape and Visual +/-</p> | <p>There is a negative landscape impact due to the site topography and prominent location. However given that the site has gone through a screening process taking into account a number of other criteria it was selected as a Community Growth Area site. The policy/proposal requires a number of sensitive landscaping measures to ensure the site fits well within the landscape. I.e. Incorporating existing landscape features and vegetation. Sensitive landscaping design on boundaries with existing urban areas, structural and individual tree planting.</p> | <p>The guidance that developers should contact the Greenspace Development Team will be made more specific advising that this should take place as part of the masterplan preparation process. The integrated nature of footpath proposals will be made clearer in the text. Landscape guidance will be strengthened to ensure appropriate mitigation is considered. Developers will be asked to consider the most appropriate route for an integrated footpath.</p> |

APPENDIX 1

Links to environmental objectives other plans, programmes and strategies

The SDF is a requirement of the North Lanarkshire Local Plan (NLLP). The purpose of this appendix is to demonstrate the relationship between NLLP and the environmental objectives of relevant plans, programmes and strategies (PPS). The table below lists PPS referenced in NLLP, summarises their environmental aims/objectives/targets, and identifies their relevance to NLLP policy and Strategic Environmental Assessment (SEA) themes. Specific references to the SDF are **highlighted in bold** in the right hand column. The table also references PPS objectives that have subsequently been identified as relevant to the SDF assessment.

| PPS environmental protection objective | Objectives or requirements of the PPS environmental protection objectives | How objectives and requirements might be taken on boards in the Gartcosh:Glenboig Community Growth Area Strategic Development Framework |
|---|---|--|
| Nature Conservation (Scotland) Act 2004 | The Act has three central themes: conservation of biodiversity; protecting the most precious places, and combating wildlife crime. | The Nature Conservation (Scotland) Act 2004 is referenced on page 45 of the Local Plan Policy Document regarding the statutory duty it places on all public bodies to further biodiversity. The Nature Conservation (Scotland) Act 2004 influenced the following Natural and Built Environment Topic Policies: • NBE 1 Protecting the Natural and Built Environment The Nature Conservation (Scotland) Act 2004 relates to the following SEA Themes: • Ecology • Landscape • Cumulative Assets: Geographic Assets • Cumulative Assets: Synergies |
| Scottish Biodiversity Strategy | The aim is to conserve biodiversity. The Species and Habitats objectives are to halt the loss of biodiversity and continue to reverse previous losses. The People objective is to increase awareness, understanding and enjoyment of biodiversity. The Landscape and Ecosystems objective is to restore and enhance biodiversity. The Integration and Coordination objective is to ensure biodiversity is taken into account in decision making. The Knowledge objective is to ensure knowledge on biodiversity is made available to policy makers and practitioners. | The Scottish Biodiversity Strategy is referenced on page 45 of the Local Plan Policy Document as outlining the Scottish Executive's approach to protecting and enhancing the biodiversity. The Scottish Biodiversity Strategy influenced the following Natural and Built Environment Topic Policies: • NBE 1 Protecting the Natural and Built Environment The Scottish Biodiversity Strategy relates to the following SEA Themes: • Ecology • Landscape • Cumulative Assets: Geographic Assets • Cumulative Assets: Synergies |
| National Planning Framework | The National Planning Framework is a non-statutory planning policy document which looks at Scotland from a spatial perspective and sets out an achievable long-term vision. It provides a view of Scotland as a place and identifies likely change to | The National Planning Framework is referenced on page 16 of the Local Plan Policy Document as identifying Lanarkshire as a key economic development zone. The National Planning Framework influenced the Local Plan Aim of regeneration and sustainable growth and relates to the |

| | | |
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| | <p>2025 to ensure each part of the country can develop to its full potential. It also identifies key strategic infrastructure needs to facilitate planning for the right investment in the right places. The National Planning Framework provides a national context for development plans and planning decisions and informs the ongoing programmes of the Executive, public agencies and local government.</p> | <p>following SEA Themes:</p> <ul style="list-style-type: none"> • Land Use • Landscape • Communities |
| <p>Scottish Planning Policy (SPP) 1 The Planning System</p> | <p>Provides an overview of the land use planning system in Scotland under current arrangements. It sets out the key principles and the Executive’s priorities for the system to guide policy formulation and decision making towards the goal of sustainable development. It outlines the purpose of the planning system and indicates how planning can contribute to the Executive’s wider objectives. It sets out the main tasks for development planning and development control and identifies the Executive’s expectations for an efficient and effective planning service.</p> | <p>SPP 1 The Planning System is referenced on page 16 of the Local Plan Policy Document as stating the aim for planning is to ensure development is sustainable and on page 45 stressing the importance of environmental quality. That means that the locations and characteristics of developments should balance economic, social, and environmental objectives. Development planning should contribute to economic growth, encourage regeneration, and enhance the quality of the natural and built environment. It also emphasises the importance of good design and states that local plans should identify areas likely to see major change, indicating what is required to ensure co-ordinated action that might be needed through masterplanning. SPP 1 influenced the following Development Strategy Area Priorities and Development Strategy Policies:</p> <ul style="list-style-type: none"> • DSAP 1 Town Centres • DSAP 2 Ravenscraig • DSAP 3 Community Growth Areas • DSAP 4 Local Regeneration Priorities • DSP 1 Amount of Development • DSP 2 Location of Development • DSP 3 Impact of Development • DSP 4 Quality of Development <p>SPP 1 relates to the following SEA Themes:</p> <ul style="list-style-type: none"> • Land Use • Ecology • Aquatic Environment • Geology and Soils • Landscape • Air Quality and Noise • Communities |
| <p>Scottish Planning Policy (SPP) 3 Planning for Housing</p> | <p>Promotes the provision of well located, high quality new housing. This will involve planning authorities and housing providers working together to create high quality residential environments and to guide new housing developments to the right places.</p> | <p>SPP 3 is referenced on pages 16 and 39 of the Local Plan Policy Document as having three key objectives: creating good quality residential environments; guiding development to sustainable locations, and ensuring land is available to meet housing needs. SPP 3 influenced the following Development Strategy Area Priorities and Development Strategy Policies:</p> <ul style="list-style-type: none"> • DSAP 3 Community Growth Areas • DSP 1 Amount of Development • DSP 2 Location of Development |

| | | |
|--|--|--|
| | | <ul style="list-style-type: none"> • DSP 4 Quality of Development <p>SPP 3 influenced the following Housing and Community Facilities Topic Policies:</p> <ul style="list-style-type: none"> • HCF 1 Protecting Residential Areas and Community Facilities • HCF 2 Promoting Housing Development and Community Facilities • HCF 3 Assessing Affordable Housing Development <p>SPP 3 is relevant to the following SEA Themes:</p> <ul style="list-style-type: none"> • Land Use • Ecology • Aquatic Environment • Geology and Soils • Landscape • Communities |
| National Planning Policy Guideline (NPPG) 5 Archaeology and Planning | Requires archaeological remains to be preserved wherever feasible and that, where this is not possible, procedures should be in place to ensure proper recording before destruction, and subsequent analysis and publication. | <p>NPPG 5 is referenced on page 45 of the Local Plan Policy Document as requiring Local Plans to define, protect, and enhance archaeological and historic assets.</p> <p>NPPG 5 influenced the following Natural and Built Environment Topic Policies:</p> <ul style="list-style-type: none"> • NBE 1 Protecting the Natural and Built Environment: • NBE 2 Promoting the Natural and Built Environment <p>NPPG 5 is relevant to the following SEA Themes:</p> <ul style="list-style-type: none"> • Cultural Heritage |
| Scottish Planning Policy (SPP) 6 Renewable Energy | Supports an increase in renewable energy development in Scotland. | <p>SPP 6 is referenced on pages 16 and 26 of the Local Plan Policy Document as requiring local plans to have a positive stance on renewable energy developments in support of the Scottish Executive targets for electricity from renewable sources of 31% by 2011 and 50% by 2020.</p> <p>SPP 6 influenced the following Development Strategy Policies:</p> <ul style="list-style-type: none"> • DSP 4 Quality of Development <p>SPP 6 influenced the following Economic Development and Infrastructure Topic Policies:</p> <ul style="list-style-type: none"> • EDI 3 Assessing Economic Development and Infrastructure Proposals <p>SPP 6 is relevant to the following SEA Themes:</p> <ul style="list-style-type: none"> • Energy • Landscape |
| Scottish Planning Policy (SPP) 7 Planning and Flooding | Gives consideration to the possibility of flooding from all sources, and requires that new development should not: materially increase the probability of flooding elsewhere; add to the area of land requiring flood prevention measures; affect the ability of the functional flood plain to store flood waters; interfere detrimentally with the flow of water in the flood plain, or compromise the future options for future shoreline or river management. | <p>SPP 7 is referenced on page 16 of the Local Plan Policy Document as requiring the potential of land to flood to be considered during the preparation of the Local Plan.</p> <p>SPP 7 influenced the following Development Strategy Policies:</p> <ul style="list-style-type: none"> • DSP 2 Location of Development • DSP 4 Quality of Development <p>SPP 7 influenced the following Economic Development and Infrastructure Topic Policies:</p> <ul style="list-style-type: none"> • NBE 1 Protecting the Natural and Built Environment <p>SPP 7 is relevant to the following SEA Themes:</p> |

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| <p>Scottish Planning Policy (SPP) 11 Open Space and Physical Activity</p> | <p>Requires local authorities to take strategic, long term approaches to managing open space, protecting spaces which can help current and future needs. To protect and enhance open space and protect and support opportunities for sport and recreation, both passive and active, while not adversely affecting areas of importance for their built environment or heritage. To provide guidance on quality and accessibility of open space in new developments and long term maintenance and management and guidance for development of new indoor and outdoor facilities</p> | <p>• Aquatic Environment</p> <p>SPP 11 is referenced on page 39 of the Local Plan Policy Document as requiring NLLP to assess local needs for sporting and recreational facilities.</p> <p>SPP 11 influenced the following Development Strategy Policies:</p> <ul style="list-style-type: none"> • DSP 3 Impact of Development <p>SPP 11 influenced the following Housing and Community Facilities Topic Policies:</p> <ul style="list-style-type: none"> • HCF 1 Protecting Residential Areas and Community Facilities • HCF 2 Promoting Housing Development and Community Facilities Development <p>SPP 11 is relevant to the following SEA Themes:</p> <ul style="list-style-type: none"> • Landscape • Cultural Heritage • Communities |
| <p>National Planning Policy Guideline (NPPG) 14 Natural Heritage</p> | <p>Gives guidance on how the Government's policies for the conservation and enhancement of Scotland's natural heritage should be reflected in land use planning. In this context, Scotland's natural heritage includes its plants and animals, its landforms and geology, and its natural beauty and amenity.</p> | <p>NPPG 14 is referenced on pages 16 and 45 of the Local Plan Policy Document as placing a duty on local plans to protect sites of international, national, regional and local importance for biodiversity and to promote landscape character, woodlands and wetlands, biodiversity, and public access.</p> <p>NPPG 14 influenced the following Development Strategy Policies:</p> <ul style="list-style-type: none"> • DSP 2 Location of Development <p>NPPG 14 influenced the following Natural and Built Environment Topic Policies:</p> <ul style="list-style-type: none"> • NBE 1 Protecting the Natural and Built Environment <p>NPPG 14 is relevant to the following SEA Themes:</p> <ul style="list-style-type: none"> • Ecology • Landscape • Cumulative Assets: Geographic Assets • Cumulative Assets: Synergies |
| <p>Scottish Planning Policy (SPP) 17 Transport and Planning</p> | <p>Objectives are to: meet Government targets on greenhouse gasses and local air quality; maintain and enhance the quality of urban life and the natural and built environment; support sustainable economic development within a pattern of land use and integrated transport, and ensure the impact of development proposals on transport networks does not compromise their safety or efficiency.</p> | <p>SPP 17 is referenced on pages 16 and 26 of the Local Plan Policy Document as requiring integration of transport with land use development and requiring development to promote the accessibility hierarchy of walking, cycling, public transport and, lastly, private car.</p> <p>SPP 17 influenced the following Development Strategy Policies:</p> <ul style="list-style-type: none"> • DSP 2 Location of Development <p>SPP 17 influenced the following Economic Development and Infrastructure Topic Policies:</p> <ul style="list-style-type: none"> • EDI 2 Promoting Economic Development and Infrastructure <p>SPP 17 is relevant to the following SEA Themes:</p> <ul style="list-style-type: none"> • Air Quality and Noise |
| <p>National Planning Policy Guidance (NPPG) 18 Planning and the Historic Environment</p> | <p>Sets out the Government's planning policies in relation to the historic environment with a view to its protection, conservation and enhancement, securing preservation whilst accommodating</p> | <p>NPPG 18 is referenced on page 45 of the Local Plan Policy Document as requiring Local Plans to define, protect, and enhance historic assets.</p> <p>NPPG 18 influenced the following Natural and Built Environment Topic Policies:</p> |

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| | <p>and remaining responsive to present day needs.</p> | <ul style="list-style-type: none"> • NBE 1 Protecting the Natural and Built Environment: • NBE 2 Promoting the Natural and Built Environment <p>NPPG 18 is relevant to the following SEA Themes:</p> <ul style="list-style-type: none"> • Cultural Heritage |
| <p>Glasgow and the Clyde Valley Joint Structure Plan</p> | <p>The Structure Plan aims to: increase economic competitiveness; promote greater social inclusion and integration; sustain and enhance the natural and built environment, and integrate land uses and transportation.</p> | <p>The Structure Plan is referenced on pages 17, 26, 33, 39, and 45 of the Local Plan Policy Document as:</p> <ul style="list-style-type: none"> • having the same overall sustainability objectives are the same as SPP1, aims to integrate environmental action with economic and social regeneration • focussing on re-using urban brownfield land so that a Green Network of significant environmental assets is protected and enhanced • establishing the potential for redevelopment of Ravenscraig to create a new Town Centre • seeking to increase the pace of development in line with its Agenda for Sustained Growth • continuing to focus on urban renewal, although expected growth will need planned urban expansion in the period 2011-2018 • supports three Community Growth Areas (Gartcosh and Glenboig, South Cumbernauld, and South Wishaw) and further allocations in the Motherwell and the Airdrie & Coatbridge Housing Sub-Market Areas • identifying EuroCentral, Strathclyde Business Park, and Newhouse as Strategic Industrial and Business Locations in the A8/M8 corridor, and Faskine/Woodhall is a nationally safeguarded High Amenity Location • requiring a minimum 10-year potential bank of land for business and industry within the structure plan area, including a 5-year supply of readily marketable sites • requiring the Local Plan to safeguard national and international transport links • promote service industry development in the Strategic Business Centres of Cumbernauld and Motherwell Town Centres, and identify potential in other Town Centres • requiring the Local Plan to safeguard good quality marketable land in the Strategic Industrial and Business Locations of Cumbernauld, Gartcosh, and Newhouse / EuroCentral, and to identify brownfield development opportunities in Core Economic Development Areas of Ravenscraig, Gartcosh, and Airdrie / Coatbridge, and small-scale development opportunities to meet local employment needs • a requirement to identify an opportunity for a Motorway Service Area (MSA) on the M80 in the Robroyston-Stepps Corridor • requiring available housing opportunities to |

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| | | <p>meet a continuing 5-year owner occupied land supply, choice in terms of size and type of housing in each market area</p> <ul style="list-style-type: none"> • supporting the concept of Green Belt around North Lanarkshire's western urban areas and introduces the concept of a Rural Investment Area in the east • promoting a Green Network from town centres through to the remoter communities, to increase the rate of urban brownfield development and restore degraded urban fringe. <p>The Structure Plan influenced the Local Plan aim of regeneration and sustainable growth, the Development Strategy Area Priorities and Development Strategy Policies, and all Topic Policies</p> <p>The Structure Plan is relevant to all SEA Themes</p> |
| <p>North Lanarkshire Community Plan</p> | <p>The Community Plan aims to: Provide appropriate land supplies to meet expected demands; Encouraging enterprise, initiative and diversity; Make efficient use of resources and infrastructure; Safeguard and improve environmental assets; Minimise environmental impact; Promote high quality design; Take necessary account of safety, health and well-being; Promote social and environmental justice, and Ensure the processes in developing and complementing plans are inclusive</p> | <p>The North Lanarkshire Community Plan is referenced on page 17 of the Local Plan Policy Document as the principal local policy document for the Council. It addresses economic performance, environmental quality and social inclusion issues. In that respect it has the same sustainability principles as the national and regional planning policy framework. Appended to the Policy Document is a section (Delivering the Community Plan) detailing how the Local Plan addresses Community Plan principles.</p> <p>The North Lanarkshire Community Plan influenced the following Development Strategy Area Priorities and Development Strategy Policies:</p> <ul style="list-style-type: none"> • DSAP 1 Town Centres • DSAP 2 Ravenscraig • DSAP 3 Community Growth Areas • DSAP 4 Local Regeneration Priorities • DSP 1 Amount of Development • DSP 2 Location of Development • DSP 3 Impact of Development • DSP 4 Quality of Development <p>The North Lanarkshire Community Plan is relevant to all SEA Themes.</p> |
| <p>Changing Gear</p> | <p>Changing Gear sets out Lanarkshire's economic priorities until 2010 as growing a diverse local economy and improving the quality of life in Lanarkshire. Key priorities include capitalising on the opportunities from major projects such as the development of the Ravenscraig site.</p> | <p>Changing Gear is referenced on page 27 and 45 of the Local Plan Policy Document as emphasising the importance of an integrated and sustainable transport infrastructure and helping businesses meet their location and property needs, and identifying solutions for reclamation of derelict land, particularly through a partnership approach. Also, it identifies scope to enhance the visitor potential of the area and the potential for commercial opportunities in recycling, green technology, and new environmental products and services.</p> <p>Changing Gear influenced the following Economic Development and Infrastructure Topic Policies:</p> <ul style="list-style-type: none"> • EDI 1 Protecting Economic Development and |

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| | | <p>Infrastructure Assets</p> <ul style="list-style-type: none"> • EDI 2 Promoting Economic Development and Infrastructure <p>Changing Gear influenced the following Natural and Built Environment Topic Policies:</p> <p>NBE 2 Promoting the Natural and Built Environment</p> <p>Changing Gear is relevant to the following SEA Themes:</p> <ul style="list-style-type: none"> • Land Use • Geology and Soils • Air Quality and Noise • Communities |
| Public Access Strategy | <p>The vision is to promote, develop and manage quality public access in North Lanarkshire, reflecting the needs and aspirations of all areas: Providing access for all; Community participation and social inclusion; Promotion of healthier lifestyles, and Land manager involvement</p> | <p>The Public Access Strategy is referenced on pages 27 and 46 of the Local Plan Policy Document as promoting opportunities for outdoor access, identifying how walking, cycling, and riding can have a positive impact on everyday lives, and giving a statutory status to claimed Rights of Way, making proposals for other long distance footpaths and designating countryside/community parks.</p> <p>The Public Access Strategy influenced the following Development Strategy Policies:</p> <ul style="list-style-type: none"> • DSP 2 Location of Development <p>The Public Access Strategy influenced the following Natural and Built Environment Topic Policies:</p> <ul style="list-style-type: none"> • NBE 2 Promoting the Natural and Built Environment <p>The Public Access Strategy is relevant to the following SEA Themes:</p> <ul style="list-style-type: none"> • Land Use • Waste and Resources |
| Local Housing Strategy | <p>The LHS aims to make North Lanarkshire a place where everyone will have access to good quality housing that they can afford that is in a safe and pleasant environment. Themes are: Addressing Housing Requirements; Promoting Community Regeneration; Improving Stock Condition and Efficiency, and Assisting People with Particular Needs</p> | <p>The Local Housing Strategy is referenced on page 39 of the Local Plan Policy Document as acting in partnership with the Local Plan to address housing requirements. It identifies priority areas for affordable housing and regeneration initiatives, with a particular need for affordable housing in the Cumbernauld Sub-Market Area (SMA).</p> <p>The Local Housing Strategy influenced the following Housing and Community Facilities Topic Policies:</p> <ul style="list-style-type: none"> • HCF 2 Promoting Housing Development and Community Facilities • HCF 3 Assessing Affordable Housing Development <p>The Local Housing Strategy is relevant to the following SEA Themes:</p> <ul style="list-style-type: none"> • Land Use • Energy • Landscape • Communities |
| Derelict Land Strategy | <p>The Aim is to bring redundant, contaminated and derelict land and buildings back to use. Objectives are to enhance Lanarkshire as one of the best locations in Scotland;</p> | <p>The Derelict Land Strategy is referenced on page 45 of the Local Plan Policy Document as identifying solutions for reclamation and emphasising the significance of tackling the problem through a partnership approach.</p> |

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| | ensure future supply of quality land, and improve quality of life in rural Lanarkshire | The Derelict Land Strategy influenced the following Natural and Built Environment Topic Policies: NBE 2 Promoting the Natural and Built Environment The Derelict Land Strategy is relevant to the following SEA Themes: <ul style="list-style-type: none"> • Land Use • Geology and Soils • Landscape |
| Updated PPS environmental protection objectives | | |
| Habitats Directive 92/43/EEC | Protection of habitats and species. | SDF should protect identified habitats and species. It should not hinder protection, management and control of species and should support biological diversity |
| The Birds Directive 2009/147/EC | Protection of wild birds and their habitats. | |
| European Biodiversity Framework | Promotes the conservation and sustainable use of biological diversity. | |
| The Planning (Scotland) Act 2006. | Promotes inclusive and efficient planning system to improve community involvement, support the economy, and help it to grow in a sustainable way. | SDF should contribute to the development of sustainable communities |
| National Planning Framework for Scotland 2 (NPF2) (2009) | Aims to guide Scotland's development to 2030 and sets out strategic development priorities to support the Government's goal of sustainable economic growth. | SDF should promote the concepts of sustainable development, community regeneration, transportation infrastructure, and other environmental issues; & ensure land required to meet the city region's needs is delivered. |
| Scottish Climate Change Delivery Plan (2009) | Sets out high level measures required to meet Scotland's statutory climate change targets, to 2020 and in the long term. | SDF should help achieve a pattern and implementation of development which contributes to the delivery of Scotland's climate change targets. |
| Designing Streets | | SDF should support |
| The Scottish Soil Framework (2009) | To promote the sustainable management and protection of soils | SDF should promote the sustainable management of soils. |

APPENDIX 2

Assessment of Policies and Proposals

| SDF Policy | | 7.1 | Access and Circulation |
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| Description of Policy | | The proposal advises developers what is required in terms of transportation information in order to assess the impact on transport (access and movement) within the CGA. | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| <i>Land Use</i> | ✓ | + | <p>To integrate land use with transportation and other infrastructure requirements</p> <p>The CGA was originally identified due to its proximity to the rail network with spare capacity available and the development of a new railway station at Gartcosh.</p> <p>There is a requirement for developers to undertake a Strategic Transport Assessment for the whole area to assess the upgrades required to the existing roads infrastructure to mitigate the additional traffic resulting from the development. As part of this, in line with the SPP, developers will be required to look at and consider other modes of transport and not just cars.</p> <p>Developers will be required to state how they will implement and deliver the access and movement strategy in terms of planned transport infrastructure upgrades linked to phases of development.</p> <p>Developers will be expected and should indicate how they intend to address constraints to the road network as a result of their development proposals</p> |
| <i>Ecology</i> | ✓ | + | <p>To safeguard all designated ecological sites</p> <p>Take practical steps to restore, enhance and manage protected and at risk species and habitats</p> <p>As part of the STA developers will be required to assess various methods of access and infrastructure improvements throughout the CGA as part of their access and movement strategy.</p> <p>This will enable NLC to assess an options appraisal of infrastructure mitigations including the Glenboig Link Road going through the nature reserve and upgrading the existing road network. This will enable NLC to identify if the Link Road is the only viable option available to deliver the expected increase in housing in Glenboig.</p> <p>The developer proposing the Link Road will be required to assess any impact of their proposal on the great crested newt population and prove that their mitigation proposals are sufficient for the proposal not to have a significant adverse effect on the European protected species.</p> |
| <i>Aquatic Environment</i> | | | |

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| <i>Geology and Soils</i> | | | |
| <i>Waste and Resources</i> | | | |
| <i>Energy</i> | ✓ | + | To reduce the need to travel and journey length To upgrade the quality of urban form and encourage good quality urban design Developers will be expected to design their developments in-line with the principles of Designing Streets and the requirements of the SPP to increase connectivity and reduce the requirement for car journeys. Transport Assessments will require to include other modes of transport. |
| <i>Landscape and Visual</i> | | | |
| <i>Cultural Heritage</i> | | | |
| <i>Air Quality and Noise</i> | ✓ | + | To reduce emissions which contribute to climate change To reduce emissions from sources of air pollution, particularly from transport Infrastructure proposals which reduce the amount the CO2 emissions from vehicular movement will be assessed on their own merits against any adverse effect that may have on the natural environment due to their proposed route. |
| <i>Communities</i> | | | |
| Summary | The proposal advises developers what is required in terms of transportation information in order to assess the impact on transport (access and movement) within the CGA. | | |
| Mitigation | None. The policy is appropriate for its purpose. | | |

| SDF Policy | | 7.2 | Sustainable Transport Principles |
|-----------------------|------------------|--|---|
| Description of Policy | | The policy promotes sustainable travel patterns. | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | To integrate land use with transportation and other infrastructure requirements The adjacent Gartcosh Business Interchange provides serviced infrastructure for a high end employment location and currently has the new Scottish Crime Campus that will employ over 1000 staff. A passenger railway station was created to allow access to employment at the business park. Developers be expected to form sustainable links between their sites and the business park. |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |

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| Waste and Resources | | | |
| Energy | ✓ | + | <p>To reduce the need to travel and journey length New footways, path and cycle routes are to be identified and implemented providing safe direct routes.</p> <p>Provision should be made within each phase of development for links into existing footpath networks and to future development areas.</p> <p>Residential streets should be designed to limit vehicle speeds to ensure safe shared streets therefore also contributing to reduction in fuel use by encouraging other travel modes.</p> |
| Landscape and Visual | | | |
| Cultural Heritage | | | |
| Air Quality and Noise | ✓ | + | <p>To reduce emissions which contribute to climate change To promote sustainable forms of transport To reduce emissions from sources of air pollution, particularly from transport A key sustainable transport objective will be integrated public transport with walking and cycling also to be at the fore of developer thinking . Along with alternatives to car use, residents should have good accessible routes to bus and rail interchanges. Early introduction of bus services within the CGA is encouraged. Ideally all dwellings should be within 400m of a bus routes. Developers will be expected to indicate within the masterplan where they intend to provide new or improve existing public transport infrastructure.</p> |
| Communities | ✓ | + | <p>To enhance and promote safe, integrated and accessible path networks and recreational facilities To ensure access to open space and countryside is enhanced to increase mental and physical wellbeing Core Paths and Rights of Way within and adjacent to the CGAs will be protected and we will encourage development to be designed around existing formal or informal paths. Appropriate mitigation measures must be provided when these are removed and new paths should consider pedestrian, cycle and /or equestrian use.</p> |
| Summary | The policy promotes sustainable travel patterns. | | |
| Mitigation | None | | |

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| SDF Policy | 7.3 | Housing Policy |
| Description of Policy | The policy covers a range of housing issues and links to other Council documents designed to provide good practice guidance to developers. | |

| Objective | Relevance | Impact | Justification for Predicted Impact |
|----------------------|-----------|--------|---|
| Land Use | ✓ | + | <p>To ensure a future supply of appropriate land The CGA has been identified as an appropriate location to help meet the requirement for new housing in North Lanarkshire due to its growth in population.</p> <p>To secure a high quality of design in all new development The objectives expressed in Designing Places, Designing Streets and PAN 67 Housing Quality will inform the housing element of masterplans.</p> |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | ✓ | + | <p>To promote energy efficiency in all developments Developers will be expected to provide well designed energy efficient, high quality housing sustainably located in accordance with current national, regional and local policy.</p> <p>To enable innovative developments demonstrating high levels of energy efficiency In the CGA, North Lanarkshire Council expects developers to provide well designed energy efficient, high quality housing sustainably located in accordance with current national, regional and local policy.</p> |
| Landscape and Visual | ✓ | + | <p>To upgrade the quality of urban form and encourage good quality urban design A Design Statement will be expected to explain layout principles. Design and house types are expected to be adapted to take account of site location, setting and topography.</p> <p>To protect and enhance local character and have regard to the setting of new development in the landscape Development must fully integrate with the landscape setting and contribute to maintaining and improving environmental quality. High quality layouts will be expected to safeguard the character and setting of the site.</p> <p>The setting of existing settlements must be protected through Masterplans. Masterplans must consider layouts and overall landscape design by demonstrate they have considered a number of different factors. Any landscape analysis must take account of all the constraints and opportunities on a site and imaginative design solutions should be provided, with original landform being retained.</p> |

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| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | | <p>To safeguard existing community facilities and to encourage the provision of new ones The CGA will create a high quality, sustainable community that will provided a mix of uses and supporting community facilities. To regenerate communities with mixed tenure housing Affordable housing has to be provided in the Gartcosh area to address housing shortfalls. There is a requirement for on-site delivery of 25% for site with a capacity of 20 or more units. The preference is for affordable housing to be integrated throughout the development. No more than 50 affordable units should be located together (or 100 within major sites). Alternatively there is the option to transfer land on the site or payment of a commuted sum to the Council. Further guidance is provided in Supplementary Planning Guidance Note 13. In Glenboig we will encourage developers to provide housing that will be affordable to first time buyers. The CGA will be expected to deliver the key objective of the Council's Local Housing Strategy of making housing accessible to those with varying needs and to provide accessible homes and neighbourhoods. Where a subsidy is provided for affordable units there will be a requirement to adopt Housing for Varying Needs Standards. Further guidance on accessibility and design requirements is provided in North Lanarkshire Local Plan Policy DSP4, and developers should refer to Planning Advice Note 78, and NLC Supplementary Planning Guidance 17. There is a requirement to adopt an inclusive access design strategy within a masterplan and these will be assessed against accessibility standards.</p> |
| Summary | The policy covers a range of housing issues and links to other Council documents designed to provide good practice guidance to developers. | | |
| Mitigation | None | | |

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| SDF Policy | 7.4 Community Facilities | | |
| Description of Policy | The policy seeks the provision of community facilities either private e.g. retail or public e.g. community halls. Land is safeguarded for these and indicative locations are shown close to existing urban centres area. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | To promote sustainable land use and the promotion of high quality development. The policy seeks to provide community facilities |

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| | | | close to the new large scale development areas in support of sustainable development principles. |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | | | |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | + | <p>To safeguard existing community facilities and to encourage the provision of new ones.</p> <p>There is a requirement to provide new or upgrade existing community facilities in the existing settlements and these should be provided in community hubs and preferred locations have been identified for these and require to be safeguarded.</p> <p>To enhance and promote safe, integrated and accessible path networks and recreational facilities. Developers are required to indicate proposed access arrangements for community hubs in their masterplan submission.</p> <p>To encourage partnerships which deliver community and environmental benefits.</p> <p>Existing community facilities such as community halls have been transferred to Culture NL, discussions will take place at PPP applications regarding developer contributions towards community facilities.</p> <p>Local community groups may consider entering into community ownership of community facilities and developers contributions can be provided to upgrade these in place of providing separate facilities.</p> |
| Summary | The policy seeks the provision of community facilities either private e.g. retail or public e.g. community halls. Land is safeguarded for these and indicative locations are shown close to existing urban centres area. | | |
| Mitigation | None currently envisaged. However, text will be included within the Strategic Development Framework giving the developers the option to submit other locations if they consider these more appropriate and can provide a reasoned justification. | | |

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| SDF Policy | 7.5 | Educational Provision | |
| Description of Policy | The policy provides details of potential locations for education, future educational projections and an approximation of what contributions developers would have to contribute based on their impact on the use and capacity of school buildings. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |

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| Land Use | ✓ | + | To ensure a future supply of appropriate land. Areas for community hub facilities that are safeguarded for potential future school and associated community facilities provision. |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | | | |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | + | To safeguard existing community facilities and to encourage the provision of new ones. The CGA will require existing school capacity to be increased and short-term projections have been identified for both denominational and non-denominational schools. Particular capacity issues have been identified at the local primary schools. Developers will be required to contribute towards addressing educational capacity issues from the outset of development through developer contributions and maximum amounts required for this have been identified. To regenerate communities with mixed tenure housing. However where there is also a requirement to provide affordable housing the contribution towards educational provision may be reduced. This is regarded as equitable as the Community Growth Area straddles two Housing Sub Market areas – one where the affordable housing policy applies and one where it does not. |
| Summary | The policy provides details of potential locations for education, future educational projections and an approximation of what contributions developers would have to contribute based on their impact on the use and capacity of school buildings. | | |
| Mitigation | The Learning Services section of North Lanarkshire Council has stated that it will provide a more detailed estimation of costs and need for school reconfiguration or extension. If this information is confirmed prior to the finalised draft of the Environment Report it will be included in the Strategic Development Framework. | | |

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| SDF Policy | 7.6 | Retail Provision | |
| Description of Policy | The policy outlines the Council's position regarding retail provision. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | To ensure a future supply of appropriate land. |

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| | | | New local shopping facilities will be required to provide for those in the CGA and following an initial assessment requirement an amount of land has been identified to be safeguarded these are considered to be accessible to local communities and suitable for future retail providers. |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | ✓ | + | To reduce the need to travel and journey length. Provision of new retail provision will be located within the identified community hubs so they are close to existing provision to make them easily accessible and integrate with existing facilities and reduce the number of traffic movement. |
| Landscape and Visual | ✓ | + | To upgrade the quality of urban form and encourage good quality urban design. Community Hubs are expected to provide a generous amount of public space which will form part of the public realm/pedestrian network. |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | + | To safeguard existing community facilities and to encourage the provision of new ones. Uses such as doctors or dentists surgeries are considered as appropriate uses within small supporting units and we have encouraged developers to liaise with NHS Lanarkshire and local GPs. |
| Summary | The policy outlines the Council's position regarding retail provision. | | |
| Mitigation | None | | |

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| SDF Policy | 7.7 | Open Space and Play Provision. | |
| | 7.7.2 | Equipped Play | |
| | 7.7.7 | Sports Pitches | |
| Description of Policy | The policy requires both sport pitches and equipped play areas and recreational open space to be in close proximity to new development. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | Policy promotes publicly accessible open space and sustainable patterns of development by requiring play areas in close proximity (safe walking distance) to new residential areas and in central locations. |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and | | | |

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| Soils | | | |
| Waste and Resources | | | |
| Energy | ✓ | + | The locational requirement of the policy should reduce need for car travel to distance locations. |
| Landscape and Visual | | | |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | | | |
| Summary | The policy requiring sport pitches, equipped play areas and recreational open space to be in close proximity to new development should be of environmental benefit. | | |
| Mitigation | None required. | | |

| SDF Policy | 7.8 | Nature Conservation and Green Infrastructure | |
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| Description of Policy | <p>The policy requires developers to protect and enhance environmental assets in order to fulfil both the High Level and Sub Objectives of the SEA process.</p> <p>This is by a number of measures: Planting native species, environmentally-friendly design of SUDS, protection of priority biodiversity habitats and species, encouraging urban priority species, protection of existing habitats, provision of new habitats, wildlife corridors and habitat buffer zones. Masterplans are required to show how green infrastructure will integrate with development. Green infrastructure design elements are encouraged to be incorporated from strategic and neighbourhood level to street and garden level. Hyperlinks are provided to key Scottish Government guidance.</p> | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy promoted high quality of development and physical enhancement of communities and enhances high quality urban and edge of urban landscapes and access to these. |
| Ecology | ✓ | + | As above. Hyperlinks are provided to Scottish Government guidance. |
| Aquatic Environment | ✓ | + | SUDS delivery will enhance freshwater supplies and watercourses whilst reducing flood risk. |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | Provides opportunities to combine landscape with public access, conservation and recreation. |
| Cultural Heritage | | | |
| Air Quality and Noise | ✓ | + | Provides natural systems (habitats) to improve air quality and potentially reduce disturbance from noise. |
| Communities | | | |

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| Summary | The general effect of the policy should be environmentally positive. The degree of effectiveness will depend on the level to which it is applied. In some site policies within the SDF specific measures are contained requiring application of the policy are required e.g. Buffer zones. |
| Mitigation | The SDF will be reviewed to see how the policy can be made more specific and a more enforceable requirement in locations where this is considered necessary. |

| SDF Policy | | 7.8.8 – 7.8.11 | Glasgow and Clyde Valley Green Network: The Seven Lochs Wetland Park |
|-----------------------|------------------|--|---|
| Description of Policy | | The policy promotes the establishment of a wetland park in the CGA and other adjacent areas in North Lanarkshire and Glasgow. Objectives are the integration of habitat networks both within and between new development areas. Hyperlinks are provided to various site specific green infrastructure studies prepared by the Glasgow and Clyde Valley Green Network Partnership. Masterplans are required to indicate the scale and location of buffer zones between new development and areas of conservation value. | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy encourages promotion of high quality development and the protection of natural assets. |
| Ecology | ✓ | + | The impact should be generally positive to biodiversity. Improved access could result in disturbance for sensitive sites as species. Careful design will be required at a site level to ensure that this does not occur. The proposals to create new aquatic habitats should promote and reverse loss of biodiversity. It is recommended that the habitat and species interest of neighbouring nature conservation sites is used to inform the habitat enhancement on the development site. |
| Aquatic Environment | ✓ | + | The use of SUDS and natural systems should protect and enhance freshwater supplies, water bodies and watercourses. Creation of new wetlands will maintain and enhance storage of capacity. |
| Geology and Soils | ✓ | | The Seven Lochs studies promote measures such as peatland restoration. |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | The retention of existing habitat and creation of new habitat should have a beneficial impact on the landscape of the area and mitigate the visual impact of the development. |
| Cultural Heritage | | | |
| Air Quality and Noise | ✓ | + | Positive effects on air quality are expected as a result of carbon capture by tree and shrub planting. The restoration of peatland which will be encouraged will also improve carbon capture. |
| Communities | ✓ | + | Positive effects on the health of the population are expected from increased opportunities for physical activity. The development has a role to play in raising awareness and understanding of the |

| | | |
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| | | enjoyment of natural heritage. |
| Summary | The policy recognises green infrastructure as an integral part of the development process and seeks to encourage or require this of developers. However it is recognised that general and site specific SDF policies may require to have wording reviewed differently to require a suitable level of co-operation by developers Paragraph 7.8,11 of the draft SDF requires that where adverse impacts are unavoidable | |
| Mitigation | Discussions will be held with the Glasgow and Clyde Valley Green Network to provide more specific requirements of developers at both a general policy and site specific level. The draft SDF text will be reviewed and where necessary amended to support these measures. | |

| | | | |
|-----------------------|--|--|---|
| SDF Policy | 7.9 7.97 | Flooding and Drainage Green Network Drainage Mechanisms | |
| Description of Policy | The policy requires that the masterplan and supporting documents fulfil the water and drainage requirements to the satisfaction of the Council, Scottish Water and SEPA. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy encourages a high quality, integrated approach to flooding and drainage matters. |
| Ecology | ✓ | + | The policy hyperlinks to a Green Network hydrological study and a series of key principles regarding how these could be implemented. These policies are drafted to improve ecological resources and value as part of the drainage process. Culverts are encouraged to be re-opened. |
| Aquatic Environment | ✓ | + | The policy encourages strategic planning of Sustainable Urban Drainage as part of the masterplan process and ensuring that sufficient land for attenuation for pollution control and to prevent flooding impact on site or elsewhere. |
| Geology and Soils | | | Re-wetting of peat bogs and wetland areas is encouraged. |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | The policy should contribute to the quality of the urban form. |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | + | The process of encouraging naturalistic/green network drainage should allow opportunities for local residents to enjoy a high quality naturalistic environment. |
| Summary | The policy addresses the issues it is intended to in a sustainable manner. | | |
| Mitigation | None. | | |

| | | |
|-----------------------|---|---------------------------------------|
| SDF Policy | 7.10 – 7.10.6 | Utilities (Water and Sewerage) |
| Description of Policy | The policy is intended to ensure that capacity for utilities is available | |

| and is properly phased and implemented. | | | |
|---|--|--------|---|
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | Ensures that future housing development needs are addressed and are consistent with sustainable settlement patterns. A strategic approach from the outset of CGA development is encouraged. |
| Ecology | ✓ | + | Implementation of the policy should prevent pollution of the natural environment. |
| Aquatic Environment | ✓ | + | As above |
| Geology and Soils | | | |
| Waste and Resources | ✓ | + | The policy is intended to ensure sustainable treatment of waste (sewerage) Ensures waste is disposed of without harm to the environment or human health. |
| Energy | | | |
| Landscape and Visual | | | |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | + | Implementation of the policies to ensure sufficient capacity is available should ensure sustainable treatment of waste (sewerage). |
| Summary | The policy outlines the requirements to deliver water and treat sewage in a efficient, reliable and sustainable matter at a strategic level. | | |
| Mitigation | None. | | |

| SDF Policy 7.10.8 – 7.10.9 Utilities (Electricity) | | | |
|--|-----------|--------|---|
| Description of Policy | | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| The policy ensures the supply of electricity but provides for landscape and visual mitigation. | | | |
| Land Use | | | |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | Landscape Screening of electricity supply equipment e.g. substations is encourage for amenity purposes. |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | | | |

| | |
|-------------------|--|
| Summary | The policy addresses the issues it is intended to in a sustainable manner. |
| Mitigation | None |

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|-----------------------|--|--|---|
| SDF Policy | 7.10.10 | Telecommunications and Digital Networks | |
| Description of Policy | The policy requires developers to consider the integration of modern telecommunications facilities into the development at the outset and advises of Scotland's Digital Strategy via hyperlinks. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | Supports integration of land use with infrastructure requirements and sustainable use of new technologies to allow sustainable working. |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | | | |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | | | |
| Summary | The policy addresses the issues it is intended to in a sustainable manner. | | |
| Mitigation | None. | | |

| | | | |
|-----------------------|--|---|--|
| SDF Policy | 7.1 7.11 | Access and Circulation Ground Conditions and Contamination | |
| Description of Policy | The policy is precautionary and advisory to those considering development. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | |
| Ecology | | | |
| Aquatic Environment | ✓ | + | The policy supports a precautionary approach in order to protect the aquatic environment (i.e. site Investigation). |
| Geology and Soils | ✓ | + | To prevent pollution of soils and promote remediation of contaminated and degraded soils Developers will have to undertake detailed site investigations of ground conditions and establish the extent of any former mine workings or other ground stability. The developer will be required to investigate any contamination issues and have been directed to the "Contaminated Land: A Guide to Submitting Planning Application for Development of |

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|-----------------------|--|--|--|
| | | | Contaminated Land” document. Developers will be expected to implement any necessary mitigation measures required. |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | | | |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | | | |
| Summary | The policy is precautionary and advisory to those considering development. | | |
| Mitigation | None. | | |

| | | | |
|-----------------------|------------------|---|---|
| SDF Policy | | 7.12 | Pollution Control – Noise |
| Description of Policy | | The policy is advisory to those considering development in the Community Growth Area. | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| land use | | | |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | To protect and enhance local character and have regard to the setting of new development in the landscape Noise attenuation measures must be indicated in masterplans and be sensitively integrated into development. |
| Cultural Heritage | | | |
| Air Quality and Noise | ✓ | + | To identify and safeguard areas of low background noise and tranquillity Appropriate design solutions should be identified and implemented where there are potential sources of noise. Sound levels in amenity areas require to be considered. To audit noisy areas and develop proposals for noise level reductions Noise Impact Assessments (NIA) will be required where development is in the proximity of transport routes and other necessary location such as noise generating sites and sports pitches. Proposals must comply with advice in PAN 1/2011 |

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| | | | Planning and Noise. |
| Communities | | | |
| Summary | The policy is advisory to those considering development in the Community Growth Area. | | |
| Mitigation | None | | |

| | | | | |
|-----------------------|---|---|--|--|
| SDF Policy | | 7.13 | Pollution Control – Air Quality | |
| Description of Policy | | The policy is advisory to those considering development in the Community Growth Area. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact | |
| Land Use | | | | |
| Ecology | | | | |
| Aquatic Environment | | | | |
| Geology and Soils | | | | |
| Waste and Resources | | | | |
| Energy | | | | |
| Landscape and Visual | | | | |
| Cultural Heritage | | | | |
| Air Quality and Noise | ✓ | + | To improve air quality The policy advises that there is the potential for the development and its associated increase in traffic to have an effect on Air Quality Management Areas, (AQMAS) at Moodiesburn. Developers are advised of the North Lanarkshire Air Quality Action Plan and developers should seek to implement the measures it promotes in their Masterplans | |
| Communities | | | | |
| Summary | The policy is advisory and directs developers to appropriate source of information. | | | |
| Mitigation | none | | | |

| | | | | |
|-----------------------|------------------|--|---|--|
| SDF Policy | | 7.14 | Settlement Identity | |
| Description of Policy | | The policy is aimed at providing a high quality living environment for future generations. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact | |
| Land Use | ✓ | + | To achieve sustainable development and the promotion of high quality development through good design. | |
| Ecology | | | | |
| Aquatic Environment | | | | |
| Geology and Soils | | | | |
| Waste and Resources | | | | |

| | | | |
|-----------------------|---|---|---|
| Energy | | | |
| Landscape and Visual | ✓ | + | To protect and enhance local character and have regard to the setting of new development in the landscape The CGA offers a unique opportunity to incorporate landmarks, distinctive, high quality buildings or landscaping features such as gateways to establish settlement identity and these should be identified in Masterplans. To upgrade the quality of urban form and encourage good quality urban design Features should be distinctive and relate to the area's heritage or landscape and look to create to a settlement identity. |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | | | |
| Summary | The policy is aimed at providing a high quality living environment for future generations. | | |
| Mitigation | Relevant comments in the draft SDF consultation responses will be considered for inclusion. | | |

| SDF Policy | | 7.15 | Archaeology |
|-----------------------|------------------|--|---|
| Description of Policy | | The policy currently looks at using known archaeology to contribute to the development whilst protecting the archaeological asset. | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | | | |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | To protect and enhance local character and have regard to the setting of new development in the landscape The CGA offers a unique opportunity to incorporate landmarks, distinctive, high quality buildings or landscaping features such as gateways to establish settlement identity and these should be identified in Masterplans. To upgrade the quality of urban form and encourage good quality urban design Features should be distinctive and relate to the area's heritage or landscape and look to create to a settlement identity. |
| Cultural | | | |

| | | | |
|-----------------------|--|--|--|
| Heritage | | | |
| Air Quality and Noise | | | |
| Communities | | | |
| Summary | The policy currently looks at using known archaeology to contribute to the development whilst protecting the archaeological asset. | | |
| Mitigation | None | | |

| SDF Policy | | 7.16 | Sustainable Design and Urban Form |
|-----------------------|--|--|---|
| Description of Policy | | The policy is designed to promote consideration of all aspects of good design and sustainability within the development. | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | To achieve sustainable development and the promotion of high quality development through good design. |
| Ecology | | | |
| Aquatic Environment | ✓ | + | To protect and enhance freshwater supplies, water bodies and their catchments sustainable water resource and their catchments (Higher Level Objective) Support sustainable water resource |
| Geology and Soils | | | |
| Waste and Resources | ✓ | + | To encourage prevention/reduction of waste Development should support sustainable waste management. |
| Energy | ✓ | + | To promote energy efficiency in all developments Development should encourage energy efficiency through design and technologies. The orientation of layouts should maximise potential for solar gain with glazed areas increased on south facing elevations. Masterplan or supporting Design Statement how sustainability issues have been addressed. To facilitate renewable energy generation in appropriate locations and developments Developers should consider district heating or combined heat and power, or utilising sources of underground geothermal heating along with ground source heat pumps and solar panels. |
| Landscape and Visual | ✓ | + | To enhance landscape within the urban fringe including wedges and corridors Development should support habitat connectivity. |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | | | |
| Summary | The policy is designed to promote consideration of all aspects of good design and sustainability within the development. | | |
| Mitigation | None | | |

| SDF Policy | | 7.17 | Waste Management |
|-----------------------|---|---|--|
| Description of Policy | | The policy acts as guidance to developers in considering aspects of sustainable waste management. | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | To achieve sustainable development and the promotion of high quality development through good design. |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | ✓ | + | To ensure progress towards sustainable management of waste and achievement of landfill reduction targets, e.g. by promoting suitable waste management facilities in developments Waste storage facilities should be considered as part of the design and recycling systems provided in flats developments. Waste and recycling including neighbourhood level waste recycling such as community recycling point will require to be considered in planning applications. |
| Energy | | | |
| Landscape and Visual | | | |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | | | |
| Summary | The policy acts as guidance to developers in considering aspects of sustainable waste management. | | |
| Mitigation | None | | |

| SDF Policy | | 7.18 | Community Engagement |
|-----------------------|------------------|---|---|
| Description of Policy | | Pre Application consultations are a statutory requirement however the policy refers developers to an additional Supplementary Guidance Note containing good practice. | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | | | |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |

| | | | |
|-----------------------|---|--|--|
| Landscape and Visual | | | |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | | To encourage partnerships which deliver community and environmental benefits Pre -application Consultation with Communities (PAC) will be required to be undertaken as part of the planning application process in accordance with the level of expectation required through legislation. |
| Summary | Pre Application consultations are a statutory requirement however the policy refers developers to an additional Supplementary Guidance Note containing good practice. | | |
| Mitigation | None | | |

| | | | |
|-----------------------|---|--|--|
| SDF Policy | 8.1 | Design Character and Built Form | |
| | 8.2 | Design Detailing | |
| Description of Policy | The policy is designed to promote high quality urban form and layouts, with adaptability for a range of users and encouraging or requiring sustainability principles. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | Mixture of densities and land use promote choice but also balanced communities rather than areas segregated by economic status and ability to buy. |
| Ecology | | | |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | ✓ | + | Permeable street layouts should provide direct routes and reduce need to use cars to travel short distances. |
| Landscape and Visual | ✓ | + | Development densities whilst varied are to respect the countryside nature of the existing location. |
| Cultural Heritage | ✓ | + | The policy encourages character areas which will provide diversity of built form rather than standard patterns. Use of design detailing and high quality materials should contribute towards the cultural heritage of the future. |
| Air Quality and Noise | | | |
| Communities | ✓ | + | Road and street design will encourage lower speed and safer streets. Variable densities and house types provide greater choice during various stages of resident's lifecycles. Layouts and built form are to design out opportunities for crime and the perception of opportunities for crime. Application of the policy should promote less car use and therefore active travel and healthier lifestyles. |

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|-------------------|---|
| Summary | The policy encourages or requires a range of measures to support a high standard of built development/urban form, based on sustainability principles and adaptability for all types of users. |
| Mitigation | The policy will be reviewed based on SDF consultation responses to assess how the policies can be strengthened and implementation achieved. |

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|-----------------------|---|---|---|
| SDF Policy | 8.3 8.48 | Landscape Framework Views and Vistas | |
| Description of Policy | <p>The policy requires masterplans to contain a high quality integrated landscape structure which will integrate new development into the site and utilises and retains existing positive features. Advances structural planting will be expected.</p> <p>This includes various landscape/landscaping advice i.e. boundary treatments, retention of historic landscapes, the use of trees, safety and crime reduction issues.</p> <p>Views and vistas and to be identified and protected.</p> | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy is devised to secure a high quality of design within new development. |
| Ecology | ✓ | + | The policy promotes retention and creation of habitats. The use of native species is promoted as best ecological practice. |
| Aquatic Environment | ✓ | +/- | See mitigation proposed below |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | ✓ | + | The landscape strategy required should result in amelioration of extremes of climate thus reducing space heating and space cooling energy demands. Landscaping will contribute to carbon capture, contributing to reduced greenhouse gases. |
| Landscape and Visual | ✓ | + | The policy should result in the development being integrated into the landscape resulting in a softening of adverse visual impacts. |
| Cultural Heritage | ✓ | + | Good landscaping will be a key design element in creating future valued urban environments, (character areas). |
| Air Quality and Noise | ✓ | + | Structural landscape planting should improve air quality and reduce noise. |
| Communities | ✓ | + | The policy should contribute to safe, attractive and accessible open spaces. |
| Summary | | | |
| Mitigation | A requirement for advanced structural planting will be added to the Masterplan Checklist (Part 2). Because the development areas are within the boundaries of the Seven Lochs wetland park the use of water and water features will be added to the policy (e.g. water based themes for landscaping, the use of swales as part of multifunctional corridors which will include access routes and landscaping). | | |

| | | |
|-------------------|--------------------|---|
| SDF Policy | 9.1 9.2 | Design Elements No Build Areas |
|-------------------|--------------------|---|

| 9.3 Existing Built Form | | | |
|--------------------------------|---|---------------|--|
| Description of Policy | The policy objectives are to ensure that sufficient information is provided in plan and text form to assess the proposal in detail. The proposal provides a range of requirements of key elements which must be provided, e.g. Access proposals and strategy, locations of play provision and open space, location of SUDSs and landscaping, noise mitigation measures, proposals for green infrastructure. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy is devised to secure a high quality of design within new development. |
| Ecology | ✓ | | The policy promotes the use of landscaping and green infrastructure and asks developers to consider the Seven Lochs Integrated Green Infrastructure and advise what measures have been taken to incorporate these into the masterplan. |
| Aquatic Environment | ✓ | +/- | See mitigation proposed below |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | No build areas are included to prevent coalescence and to provide separate settings for each village |
| Cultural Heritage | ✓ | + | The part of the policy referring to existing built form requires the developer to provide houses that reference traditional Scottish built form. |
| Air Quality and Noise | | | |
| Communities | | | |
| Summary | | | |
| Mitigation | The policy section and the masterplan checklist will be amended to require developers to state what elements of the Seven Lochs Green Infrastructure Study they have incorporated into the masterplan. | | |

| SDF Proposal | 10.3.1 (b) | Gartcosh Site: Johnston Road (North) | |
|-------------------------|--|---|---|
| Description of Proposal | The policy is site specific and provides a series of requirements which the developer is expected to address in their masterplan submissions. Paragraph 9.0.1 in the draft SDF requires developers to demonstrate how they intend to comply with the site specific requirements within their masterplan submissions. The advice is intended for incorporation within a strategic level masterplan. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy/proposal is devised to secure a high quality of design within new development. |
| Ecology | ✓ | + | Landscaping and tree planting is required. Native species are required. |
| Aquatic Environment | | + | SUDS are required. |
| Geology and Soils | | | |

| | | | |
|-----------------------|---|---|--|
| Waste and Resources | | | |
| Energy | ✓ | + | Landscaping is to be kept below a certain height to allow passive solar gain. |
| Landscape and Visual | ✓ | + | Buffer zones of trees and shrubs are required. In one location a depth of 10m is specific. |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | - | No current mention of character areas within site specific section. |
| Summary | | | |
| Mitigation | Bullet points will be added requiring: suitable native landscaping around SUDS and mentioning that green infrastructure/a green corridor, (preferably multi-functional), is to cross the site from east-west. Mention will be made of the opportunities for passive solar gain particularly on the predominantly south facing slopes. Mention will be removed of the width of the Scotland Gas Networks pipeline width. (This is a matter for the utility to advise regarding). Need to indicate location of character areas will be added. | | |

| | | | |
|--|--|---------------|--|
| SDF Proposal 10.3.1 (b) Johnston Road (South) | | | |
| Description of Proposal | The policy is site specific and provides a series of requirements which the developer is expected to address in their masterplan submissions. Paragraph 9.0.1 in the draft SDF requires developers to demonstrate how they intend to comply with the site specific requirements within their masterplan submissions. The advice is intended for incorporation within a strategic level masterplan. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy/proposal is devised to secure a high quality of design within new development. |
| Ecology | ✓ | + | The policy requires existing features to be retained. |
| Aquatic Environment | | | |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | Landscape planting is recommended to separate the development from the M73 motorway. |
| Cultural Heritage | ✓ | - | There is no specific policy mention for the fact that a farm steading has been located at the site since the 19 th century. |
| Air Quality and Noise | ✓ | - | There is no specific policy mention regarding potential noise from the M73 motorway. |
| Communities | | | |
| Summary | The policy addresses a number of site specific requirements at a strategic/site level which support sustainable development. | | |
| Mitigation | Mention will be added that part of the site closest to the M73 may not be suitable for development due to road noise and steep slopes. Mention will be added to retain the | | |

original farm buildings for future use if worthy of retention for architectural or historical reasons.

| SDF Proposal | | 10.3.1 | Bothlin Burn |
|-------------------------|---|--|--|
| Description of Proposal | | The policy is site specific and provides a series of requirements which the developer is expected to address in their masterplan submissions. Paragraph 9.0.1 in the draft SDF requires developers to demonstrate how they intend to comply with the site specific requirements within their masterplan submissions. The advice is intended for incorporation within a strategic level masterplan. | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy/proposal is devised to secure a high quality of design within new development. |
| Ecology | ✓ | + | The policy promotes biodiversity through protection, enhancement and management of habitats and species. The policy requires a landscaping buffer between an existing woodland protected by a Tree Preservation Order and new buildings. Also a 25m buffer is required between development and the Bothlin Burn to protect a habitat corridor. |
| Aquatic Environment | ✓ | + | A buffer between the development and the Bothlin Burn should reduce the potential for reduced water quality. |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | +/- | Various landscaping proposals mentioned above should improve the visual setting of the site. Landscape screening from the M73 is not mentioned in the text. |
| Cultural Heritage | | | |
| Air Quality and Noise | ✓ | - | Noise and air quality screening from traffic on the M73 is shown in the map but not mentioned in the text. |
| Communities | | | |
| Summary | The site specific strategic policy aims to protect existing environmental assets and integrate these throughout and adjacent to the proposed development area. | | |
| Mitigation | The need for screening of the site from the M73 motorway for noise, air quality and landscape reasons will be added. Safeguarding of a corridor along the Bothlin Burn will be added to the text to secure the potential for a footpath link along the burn and through the adjacent site at Johnston Road North. | | |

| SDF Proposal | | 10.3.2 (a) | Heathfield and Mount Ellen Phase 1 |
|-------------------------|--|---|---|
| Description of Proposal | | The policy is site specific and provides a series of requirements which the developer is expected to address in their masterplan submissions. Paragraph 9.0.1 in the draft SDF requires developers to demonstrate how they intend to comply with the site specific requirements within their masterplan submissions. The advice is intended for | |

| incorporation within a strategic level masterplan. | | | |
|--|---|--------|--|
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy/proposal is devised to secure a high quality of design within new development. |
| Ecology | ✓ | + | A number of measures are included to protect and enhance existing sites of high ecological value. |
| Aquatic Environment | ✓ | +/- | The policy requires that development has a set back area/buffer with Johnston Loch, nature conservation designations and other areas of wetland. This constitutes practical measures to protect and manage the aquatic environment and species. The relatively close proximity of development to the large water body potentially increases the potential for pollution therefore a series of SUDS measures should be recommended. |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | The policy/proposals e.g. structural planting, aim to protect the setting of the loch and soften the impact on the landscape of development. |
| Cultural Heritage | ✓ | + | The policy proposed the retention of traditional stone buildings at Heathfield Farm. |
| Air Quality and Noise | | | |
| Communities | ✓ | + | The proposals should result in a high quality living environmental and promote active lifestyles and health. |
| Summary | The site is significant in area and the site-specific strategic policy/proposals aim to protect key environmental assets. The requirements and general principles included in Phase 1 are also to apply to Heathfield and Mount Ellen Phase 2, should it be required to meet additional housing need. | | |
| Mitigation | Additional measures will be added to the text to specifically propose an around loch route which avoids sensitive locations. Additionally the site map will be amended to suggest the potential for a community park to be established in an area immediately south of Heathfield Farm and west and south of the existing SINC. If implemented the park would be an area set aside for nature conservation and public access and would operate as part of the Seven Lochs wetland park structure. This part of the policy would be subject to review dependant on future funding and management requirements. Whilst no detailed Strategic Transport Assessment has yet been received from developers regarding strategic traffic implications. Developers will be advised to consider within the text the need and potential location of a link road/relief road to the west of Johnston Loch. | | |

| SDF Proposal | 10.3.2 (b) Heathfield and Mount Ellen Phase 2 |
|-------------------------|--|
| Description of Proposal | The policy is site specific and provides a series of requirements which the developer is expected to address in their masterplan submissions. Paragraph 9.0.1 in the draft SDF requires developers to demonstrate how they intend to comply with the site specific requirements within their masterplan submissions. The advice is intended for incorporation within a strategic level masterplan. |

| This area was identified as a Reserve Area as part of the Local Plan Technical Report regarding Community Growth Areas. The same principles apply as those which apply to the Heathfield and Mount Ellen Phase 1 site. However different spatial locations are indicated in the site plan to highlight areas of sensitivity and area for protection and green infrastructure creation. | | | |
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| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy/proposals is devised to secure a high quality of design within new development |
| Ecology | ✓ | + | Green corridors and buffers are required at locations close to identified as environmentally sensitive either within the site or on the boundary of the site. The policy is intended to safeguard all designated ecological sites and to halt the loss of biodiversity. |
| Aquatic Environment | ✓ | + | The strategy and supporting studies previously implemented by the Glasgow and Clyde Valley Green Network should protect and enhance aquatic environments. |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | ✓ | + | The additional woodlands and woodland belts proposed have a carbon storage function. |
| Landscape and Visual | ✓ | + | |
| Cultural Heritage | | | |
| Air Quality and Noise | | | The proposals should result in a high quality living environmental and promote active lifestyles and health. |
| Communities | ✓ | + | The use of smaller character areas should lead to distinctiveness and to future urban heritage. |
| Summary | The site-specific proposals aim to protect key environmental assets. | | |
| Mitigation | | | |

| SDF Proposal | 10.3.3 | South Johnston Loch | |
|-------------------------|--|----------------------------|--|
| Description of Proposal | The policy is site specific and provides a series of requirements which the developer is expected to address in their masterplan submissions. Paragraph 9.0.1 in the draft SDF requires developers to demonstrate how they intend to comply with the site specific requirements within their masterplan submissions. The advice is intended for incorporation within a strategic level masterplan. | | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy/proposals is devised to secure a high quality of design within new development |
| Ecology | ✓ | + | A number of measures supportive of nature conservation are included within the site requirements: A specific buffer distance between the loch shore, Johnston Loch SINC and any development. |
| Aquatic Environment | ✓ | + | See Ecology section above. The site requirements should contribute towards protecting freshwater |

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| | | | supplies, water bodies and their catchments. |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | There is a requirement to minimise visual impact of new development on views to and from the loch by suitable landscape planting key views are to be retained. |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | + | Retail and formal play elements are identified in the site proposal |
| Summary | The site-specific proposals aim to protect key environmental assets. | | |
| Mitigation | Additional text will be added to the site specific proposals allowing for informal play areas to be included in areas which are not within the main housing area but which are adjacent and within the ownership/control of the developer. The development should not be separated from the adjacent natural environment but should blend with it. Access points to any informal play areas should be included as should paths/routes which allow access to these informal areas. | | |

| SDF Proposal | | 11.3.1 | Garnqueen Farm |
|-------------------------|------------------|---|--|
| Description of Proposal | | The policy is site specific and provides a series of requirements which the developer is expected to address in their masterplan submissions. Paragraph 9.0.1 in the draft SDF requires developers to demonstrate how they intend to comply with the site specific requirements within their masterplan submissions. The advice is intended for incorporation within a strategic level masterplan. The site is located between the existing urban area of Glenboig and a raised railway embankment to the south. | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy/proposals are designed to secure a high quality of design within new development |
| Ecology | ✓ | + | A number of measures are in place to promote the creation of integrated habitat corridors. Buffer zones are recommended close to a Local Nature Reserve and a population of European Protected great crested newts. |
| Aquatic Environment | ✓ | + | SUDS features are encouraged to have ecologically friendly designs. The strategic SUDS approach required within masterplans should contribute towards protecting freshwater supplies, water bodies and their catchments. Areas at risk of flooding are indicated to be outwith the development footprint. These areas are proposed to be part of the green infrastructure. |
| Geology and Soils | | | |
| Waste and Resources | | | |

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| Energy | | | |
| Landscape and Visual | ✓ | + | Designated landscape areas are avoided and, where in close proximity to the development, protected by buffers. Landscape measures should enhance the character and setting of new development. In terms of urban form, higher density development is promoted close to the existing village centre and the use of buildings to provide enclosure to public and semi-public spaces. |
| Cultural Heritage | ✓ | + | The policy/proposal advises that the traditional stone buildings at Garnqueen Farm should be retained and incorporated into masterplan design proposals. Clearly defined character areas are promoted. |
| Air Quality and Noise | ✓ | - | There is currently no specific mention within the policy/proposal of potential noise issues from the nearby railway line. |
| Communities | ✓ | + | The policy is designed to develop a sustainable community via creating an environment for a healthy and inclusive population. Attractive and safe open space areas are required. These should encourage health benefits. A safe footway network is encouraged. Community facilities and retail are promoted at a central location for use by new and existing communities. |
| Summary | The policy/proposal aims to retain existing valued landscape features, to integrate the development with green infrastructure and provide a range of house type choices and future urban landscapes. | | |
| Mitigation | <p>Wording of the text will be amended slightly to confirm that the traditional stone buildings are at Garnqueen Farm.</p> <p>Text will be added to advise developers to address potential noise issues from the railway line to the south of the site.</p> <p>A proposal has been promoted by a consortium of Glenboig developers to create a more direct link road between Glenboig and the M73/the neighbouring villages of Gartcosh and direct access to the Gartcosh railway station This proposed route would also have to provide separate pedestrian and cycling traffic from vehicular. Until a Strategic Transport Assessment for the whole CGA is prepared and submitted it is not possible to provide an informed decision of what benefits, if any, this proposal may result in. E.g. Carbon reduction, petrol and time savings, direct access to the business park. Similarly, the developers are preparing an ecological study which will examine the impact of the link road on the Local Nature Reserve and the associated habitats and species. Again only when mitigation measures are submitted and assessed will the council be able to fully assess the benefits/disbenefits of the proposal. It is hoped that this can be done by the time of the finalised version of the SDF. Draft SDF consultation comments will be considered as part of this process and may feature in the Finalised Environment Report and Strategic Development Framework. If not available at that time text will be inserted into the SDF advising that the matter will form part of an appendix relating to the Access and Movement strategy for the Community Growth Area.</p> <p>The developer consortium has offered alternative land as part of the Nature Reserve to mitigate for land lost to a link road. This matter can also only be considered when sufficient information is available regarding transport alternatives and mitigation.</p> <p>The purpose and scale of buffers adjacent to the Local Nature Reserve will be considered as part of revisions to the Environment Report and SDF.</p> | | |

| SDF Proposal | | 11.3.2 | Croftfoot Farm |
|-------------------------|--|---|--|
| Description of Proposal | | <p>The policy is site specific and provides a series of requirements which the developer is expected to address in their masterplan submissions. Paragraph 9.0.1 in the draft SDF requires developers to demonstrate how they intend to comply with the site specific requirements within their masterplan submissions. The advice is intended for incorporation within a strategic level masterplan.</p> <p>The site is small but in an important location on the banks of the Bothlin Burn watercourse.</p> | |
| Objective | Relevance | Impact | Justification for Predicted Impact |
| Land Use | ✓ | + | The policy/proposals are designed to secure a high quality of design within new development. |
| Ecology | ✓ | + | The corridor of the Bothlin Burn is to be safeguarded to protect its habitat value and due to flood risk. |
| Aquatic Environment | ✓ | + | Areas of flood risk are avoided. The interface with the Local Nature Reserve has to be sensitively planned. |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | + | Landscaping measures are proposed to minimise the visual impact of this prominent site at the entrance/gateway to Glenboig. |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | +/- | Footpath routes are protected and extensions proposed as part of an integrated route around Glenboig. This is to allow the development of longer circular routes around Glenboig as part of the Seven Lochs wetland park both for local and visitor use. |
| Summary | The proposals in text and map form are considered largely fit for purpose for a strategic level document. Some amendments to the document will however be made (see below). | | |
| Mitigation | <p>Unlike the other site which is in close proximity to the Local Nature Reserve no specific buffers have been recommended for this site. The purpose and scale of buffers will be considered as part of revisions to the Environment Report and SDF. The purpose and potential routes of circular footpath routes will be referred to more specifically in the revised SDF. A proposed path route which follows the line of electricity transmission line for a small part of its distance will be amended (in the text) to suggest alternative path routing.</p> <p>For landscaping, native tree species will be encouraged.</p> | | |

| SDF Proposal | | 11.3.3 | North Marnoch |
|-------------------------|------------------|--|---|
| Description of Proposal | | <p>The site consists of three fields, separated by well established tree belts. The site is visible from the north for a reasonable distance (e.g. the southbound M73 motorway).</p> | |
| Objective | Relevance | Impact | Justification for Predicted Impact |

| | | | |
|-----------------------|--|-----|---|
| Land Use | ✓ | + | The policy/proposals are designed to secure a high quality of design within new development. |
| Ecology | ✓ | + | Various measures are proposed to retain existing site elements of ecological value. E.g. Trees and hedgerows to be retained where possible, A green infrastructure corridor from east to west. The site is adjacent to several SINC's. The proposal advises developers to contact the Council's Greenspace Development Team for advice regarding locations for green infrastructure. |
| Aquatic Environment | ✓ | + | Part of the site is within various flood risk maps. A full flood risk assessment will be required. To prevent contamination of the water supply the proposed footpath may be rerouted to an area not affected by flooding. |
| Geology and Soils | | | |
| Waste and Resources | | | |
| Energy | | | |
| Landscape and Visual | ✓ | +/- | There is a negative landscape impact due to the site topography and prominent location. However given that the site has gone through a screening process taking into account a number of other criteria it was selected as a Community Growth Area site. The policy/proposal requires a number of sensitive landscaping measures to ensure the site fits well within the landscape. I.e. Incorporating existing landscape features and vegetation. Sensitive landscaping design on boundaries with existing urban areas, structural and individual tree planting. |
| Cultural Heritage | | | |
| Air Quality and Noise | | | |
| Communities | ✓ | + | An integrated footpath connecting to other Community Growth Area Sites is proposed. However the integrated nature is not explicit in the text/map. This should encourage active lifestyles with associated health benefits. |
| Summary | Generally the policies support the provision of high quality development | | |
| Mitigation | The guidance that developers should contact the Greenspace Development Team will be made more specific advising that this should take place as part of the masterplan preparation process. The integrated nature of footpath proposals will be made clearer in the text. Landscape guidance will be strengthened to ensure appropriate mitigation is considered. Developers will be asked to consider the most appropriate route for an integrated footpath. | | |