

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
SEPA Donna Farren Letter signed by Julie Gerc	1	Checklist is not exclusive. SDF would be strengthened by inclusion of such as flood risk, which while highlighted in are currently not specifically itemised in the checklist summary.	Flood risk	Noted	The draft SDF states that the Checklist is not exclusive and that other material considerations may also be taken into account in assessing masterplan submissions. Flood risk added at Checklist Part 1. Submission documents.
	2	Recommend that the following topics are included in Appendix 02 SDF Checklist, part 2.	Checklist issues relating water and sewage	Noted	Any modifications are shown below.
	a	Surface water drainage for both the construction phase and final development site, acknowledging/ acknowledges the requirement for adequate space within the layout.		Noted, requirement for adequate space within the layout for surface water runoff is already mentioned in the draft SDF.	Noted, requirement for adequate space within the layout has been added at para 7.9.2 of Finalised SDF
	b	Foul Drainage, including network and treatment works -upgrading requirements should be indicated.		Not relevant for Strategic document. Drainage Impact Assessment and Water Impact Assessments have already been mentioned in SDF at both the Checklist and within the document at paragraphs 7.10.2 - 7.10.4 It is for the developer to discuss network upgrades for water supply and sewerage disposal with Scottish Water.	No modification.
	c	Air Quality		Covered by Environmental Impact Assessment requirements. The draft Strategic Development Framework also refers to Air Quality at paragraphs 7.13.1 - 7.13.2	No modification.
		Flood Risk	Covered by Flood Risk Assessment advice already contained with the SDF at paragraphs 7.9.6, 7.9.10 and in site specific comments.	No modification.	
		Contaminated Land	Not relevant for Strategic document. Contaminated land site investigations should be conducted by the developer prior to submitting for planning permission. The draft SDF advises at paragraph 7.11.1 that developers are required to establish the extent of any contamination.	No modification.	
		Ecology	Covered by Environmental Impact Assessment requirements. The draft Strategic Development Framework also refers to ecological issues throughout the document.	No modification.	
		Waste	Covered in Main SDF text. Waste water is addressed at paragraphs 7.10.2 - 7.10.5. Waste management is addressed at paragraphs 7.17.1 to 7.17.5	No modification.	
		Heat and Power	Covered at paragraph 7.16.3 of draft text.	No modification.	
	Ground Water	Text added referring to potential for ground water contamination at section 7.11 on Ground Conditions and Contamination.	Text added at referring to potential for ground water contamination at original Section 7.11 on Ground Conditions and Contamination. Text added at Section 7.16 on Sustainable Design and Urban Form (Geothermal heating) advising that potential ground water contamination issues should be considered.		

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
Glasgow and Clyde Valley Green Network Partnership Scott Ferguson	1	SDF should make clearer reference to the Seven Lochs project and draw on the Plans and Strategies prepared for the project. Would like to discuss in more detail how to bring a number of design requirements into a section on green networks or green infrastructure. Allow language lifted from GCVGNP Integrating Green Infrastructure approach to be used in the SDF.	Glasgow and Clyde Valley Green Network: The Seven Lochs Wetland Park paragraphs 7.8.8 - 7.8.11.	Meeting held with GCVGNP on 19 February 2014 to discuss reinforcing and highlighting both the Green Network principles and specific proposals of Seven Lochs studies.	Sections on Green Network and Seven Lochs amended to emphasise the integration of the CGA and Seven Lochs/Green Network
	a	The CGAS must be linked to delivery of the Seven Lochs vision. The extent to which the Seven Lochs contribute to the Seven Lochs vision should be a key consideration in CGA planning decisions.	CGA Vision. Paragraphs 6.1 - 6.4	As above Vision updated.	Vision updated to include new text at para 6.2- 6.3 emphasising integration of the Seven Lochs Park and Green Network proposals. ie A new 6.3. Subsequent to publication of the Concept Statement NLC and others have published the Seven Lochs Wetland Park vision and masterplan (2012). The Gartcosh;Glenboig CGA is within the Seven Lochs boundary. To contribute to delivering the Seven Lochs vision and masterplan by the GCA will: (1) Provide public spaces to a high standard, appropriately located, well designed and contribution to a connected network of high quality spaces and routes. (2) Provide green infrastructure protecting and enhancing existing habitats, creating new habitat and incorporating green network elements across a range of levels from the strategic to street level. (3) Provide Sustainable Urban Drainage Systems (SuDS) linked to the creation of multi-functional green networks
	2	Planning Policy Context section should refer to the Central Scotland Green Network as a key element of the National Planning Framework. The GCV Green Network as a key element of the GCV Strategic Development Plan and the Seven Lochs vision masterplan and Green Network Strategy. This will clearly show how new national planning priorities need to be translated and incorporated into the subsequent sections on development requirements. The CGA vision should incorporate elements of the Seven Lochs vision.	Section 5.	Policy Context section upgraded to emphasise the importance of the Central Scotland Green Network as a National Planning Framework Priority.	See new paragraphs 5.2.5 Green Infrastructure and Placemaking and 5.2.6 Central Scotland Green Network.
	3	SDF needs to consider a range of housing densities across the CGA to reflect specific landscape and green network needs. There are some areas where high density urban housing is desirable and others where low densities should reflect a more rural character.	Paragraphs 8.1.16 and 8.1.17	Changes made to Housing Densities Section and Densities Maps.	Densities section and map amended to emphasis that the densities per hectare indicated are based on the developable area of a site, not the entire site (Development Area) ie. If a site is 10ha with a density of 30 units per ha but only 75% is developable, the carrying capacity of the site will be 7.5ha x 30units = 225 units.
	4	The SDF should take a more integrated approach to play provision, using the green network to provide a range of play environments/opportunities rather than focussing on provision of specific "play areas".	Paragraphs 7.7 to 7.78	Discussions held with GCVGNP.	SDF updated to include opportunity of developers to create a range of play provision options other than formal equipped play areas provided these include access ie. Paths and/or nature conservation and a suitable future maintenance and management regime can be incorporated, including vesting of the land to third parties for maintenance.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	5	The SDF should consider how the CGA needs to contribute to the Open Space Strategy. The scale of new development means the CGA should consider the creation of a "neighbourhood park" to serve both existing and new residents. Gartcosh currently has nothing that functions as a neighbourhood park in the way that Glenboig Village park acts as a focus for the community there. GCVGNP would like to work with NLC, developers and others to look in more detail at how a new park - linked to the Seven Lochs could be provided in Gartcosh. This would include looking at how the costs of creating and maintaining the park could be integrated into the Seven Lochs project.		Area safeguarded in the SDF for a potential neighbourhood park at area most likely to be the last to be developed. Option for such land to be sold/lease to a third party/charity for management purposes.	Site map for Figure 9 (Heathfield & Mount Ellen Phase 1) and Figure 10 South Johnston Loch amended accordingly).
	6	Suggest that section on Nature Conservation and parts of s.7.8, 7.9 and 7.2 are merged to create a single section on "green networks and on approaches to Integrating Green Infrastructure developer by GCVGNP. The section should cover access network (walking and cycling), habitat networks, access to open space/play, surface water management and SUDS, on going management and maintenance of green infrastructure.The section should draw on the Seven Lochs Green Network Strategy set out in the Seven Lochs Green Network and Green Infrastructure Planning Study.	Paragraphs 7.2, 7.7 and 7.8	Paragraphs 7.8 and 7.9 merged and green network principles and guidance included.	Additional text and new paragraphs added. New paragraphs from 7.8.8 to 7.8.15
	7	Rationalising the "development requirements" section in this way will be beneficial as it reduces the overall number of requirements stated in the SDF, while also encouraging developers to think about more integrated approaches to planning, design and management of green networks and green infrastructure.			
	8	Given the importance of the wetland park context for the CGAs we suggest that this section includes something on "use of water" within developments to compliment the information on "use of trees". GCVGNP would like to work with NLC to draft text for this section.	Section 7. Development Requirements and Section 8. Design Requirements.	Possible text discussed with GCVGNP	Text amendments incorporated at Section 7 as there may be opportunities for new business development or community facilities which could be linked to the Seven Lochs Wetland Park. Developers may wish to consider if such facilities could be incorporated as part of a Community Hub within the Gartcosh part of the CGA.
	9	Site specific comments- Retaining the link between Johnston Loch and the rest of the Seven Lochs wetland park is vital. Needs more consideration in the SDF. There should be scope to look at where development should be set back from the area around and to the South West of Johnston Loch to retain a green corridor from the Loch to Garnkirk Moss. GCVGNP would like to work with NLC to look at how the recommendations from the Seven Lochs Wetland Park green network and green infrastructure planning study, and previous studies commissioned for the Seven Lochs project could support and inform the site specific design requirements at Johnston Loch.	Section 10. Paragraph 10.3 Heathfield Farm and Mount Ellen/South of Johnston Loch sites.	Investigate where a green corridor could go and what scale it might be.	Text and site map amended to clearly define a green corridor based on Green Network Study (Collective Architecture)
	10	The buffer to the Gartloch LNR is important and needs to be robustly defended. The green corridor around the development at North Marnoch is important too. Again GCVGNP would like to work with NLC to look at how elements of the Seven Lochs Wetland Park green network and green infrastructure planning could be integrated into site specific design requirements.	Section 11. Garnqueen Farm/Croftfoot/North Marnoch.	Issue also raised by Scottish Natural Heritage. Action:	Buffer changed to 20m awaiting justification from either developer or conservation agencies regarding any extension or reduction
	11	At paragraph 7.5.1 the draft SDF states gives housing numbers to 2021 as 300 for Gartcosh and 340 for Glenboig. The indicative capacity for the CGA is 3000 – or 750 school places. While development to capacity will be over a longer time horizon should the SDF also note that planning for the CGA should consider space needed for additional education provision for the CGA at full capacity? This could mean 2 new primary schools.	Section 7.5	Noted. NLC Learning Services have already been notified of potential future development levels and capacity issues.	None. NLC Learning Services have indicated that they will implement a review of capacity issues to deal with any long term increase in school population.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	12	At paragraph 7.6.5 there is an opportunity to mention that circulation and public space within the community hubs should contribute to the green network, orientation and information for the Seven Lochs Wetland Park?	Section 7.6	Noted	No amendment
	13	Would like to see the Open Space and Play Provision/Nature Conservation and Green Infrastructure/Glasgow and Clyde Valley Green Network Partnership and Flooding and Drainage brought together under an Integrated Green Infrastructure heading . Also text advising that Integrated Green Infrastructure supports Scottish Planning Policy and Placemaking Best Practice.	Current sections 7.7, 7.8, 7.8.8	Section 7.7 onwards renamed as Integrating Green Infrastructure.	re-ordered as follows. 1. Integrated Green Infrastructure, Then existing 7.8.8 with minor text amendments, short new paragraph added, then existing 7.8.9 with section on Seven Lochs Green Infrastructure Study updated). existing Para 7.8.10 re-worded slightly Short new section on Access Networks. Existing section 7.9 small addition of text. reference to use of SuDS / surface water management to contribute to a multi-functional green network.
	14	Short section noting the need to consider on-going management and maintenance of open space and green infrastructure at the design stage.		New Section added.	Section added 7.8.13
	15	At Design Requirements would like an emphasis to be included on the use of water to illustrate the Seven Lochs Wetland Park location.	New Section added as paragraphs 8.3.9 and 8.3.10	Section added regarding benefits of water bodies to both environmental and economic value of new development.	See new paragraphs 8.3.9 and 8.3.10.
Scottish Rights of Way and Access Society Eleisha Fahy	1	The National Catalogue of Rights of Way (CROW) shows that Rights of Way SM24 and SM3 are affected by the Croftfoot and North Marnoch areas. SM24 is the Ducks Walk. The line of SM3 matches a line surveyed by NLC in 1997. Maps are supplied by Scotways. Scotways wish RoWs and Core Paths to be remain open and free from obstruction during and after proposed development construction.		Right of Way number SM3 runs along southern edge of Marnoch site.	Mention SM3 and show in SDF Site Specific map at Section 11.3.3 North Marnoch running between old railway and South Medrox St. Protection of Ducks Walk is mentioned on Section 11.3.2 of draft SDF
Councillor Julia McAnulty, Ward 6, North Lanarkshire Council	1	Would like Council to look at plans for the Life Centre in Glenboig and take that forward. This is an opportunity to tie in with the Seven Lochs Wetlands Project. Glenboig Neighbourhood House needs confirmation of the lease and the land ownership around the Community Centre.	Section 11. Glenboig.	Developers in Glenboig have indicated working with the local community regarding community facilities.	Text added to Section 11. Supporting community uses in the CGA.
	2	Wants land that was proposed for the Life Centre to be purchased and have football pitches and have money to buy this from the Environmental Key Fund. The ground is in need of remediation. Stated that the land is defined as greenbelt with community uses.	Not currently mentioned.	The purchase of the land would appear to be via applications from local community groups. The fact that the land is currently designated as a Community Park within the green belt would not necessarily prevent a change of use to football pitches.	The Community Group's aspirations to be mentioned in the SDF text.
	3	Wishes to see Glenboig road infrastructure developed if the level of housing is to process. Highlights that there is a bottleneck to at the southern end of the village (ie current rail bridge) and wants a road bridge to be built. Suggests that Council should provide some funding and that developers do likewise. Asks whether Fusion Assets can investigate this.	Section 7.2 Sustainable Transport Principles	Glenboig Consortium have proposed a link road connecting Glenboig to Gartcosh Business Park and the M73. The route includes crossing a section of Gartcosh Local Nature Reserve. Decision cannot be made regarding this until Strategic Transport Assessment is completed and the ecological mitigation strategy is examined.	Text included in SDF advising of link road proposal and potential bottleneck at railway bridge. Also stating that the planning authority position regarding the Link Road proposal is neutral until the outcome and assessment of both the Strategic Transport Assessment and the Ecological Mitigation Study and advice from Scottish Natural Heritage.
	4	Since the railway station is being electrified wants a railway station to be supported at Glenboig.	Section 7.2 Sustainable Transport Principles	A feasibility study of potential new railway stations has been commissioned by NLC Roads and Transportation.	Text updated to advise that study is taking place and that areas for potential railway station may need to be safeguarded.
	5	Seeking provision of affordable housing,		Glenboig is not within a Housing Sub- Market Area where the affordable housing policy applies.	text added to encourage the provision of affordable and social housing within the area.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	6	Wants the capacity of the local primary school to be looked at as a matter of urgency and the approach to the road to the school to be considered, including other points of access.	Section 11 Glenboig Site Specifics.	Other points of access to a potentially expanded school campus need to be considered.	Text updated to advise that the potential for access to the existing schools campus from the Marnoch development site by pedestrians and vehicles requires to be considered as part of that site layout.
Turley Associates, Claire Semple	1	Suggest that the fourth Bullet is reworded to state "Improved infrastructure to facilitate linkages	Para 1.4	Objective was listed in the Glasgow and Clyde Valley Joint Structure Plan. Wording amendment would not materially affect the requirements of the Strategic Development Framework.	No modification.
	2	The proposed phasing of the development is a matter for the Consortium to determine rather than the Council or any documents produced by the Council.	Paragraph 2.6	The phasing of the development should be in a logical sequence. Whilst the developer may submit a phasing pattern it is for the planning authority to determine that the phasing sequence is acceptable. Certain areas will not be phased until later years of the development due to their isolated or sensitive locations.	No modification
	3A	Are pleased to note that the SDF accepts the principle of a separate masterplan for Glenboig. Assume that there will also be separate Section 75 agreements for Glenboig and Gartcosh and that NLC will take the lead in agreeing these both for each PPP application and for CGA-wide requirements, clarification is sought from North Lanarkshire Council in this respect	Paragraph 4.1.2	SDF updated to explain S.75 process.	Text updates new sub paragraph 4.1.3 (c) added
	3B	Given that the Council has accepted the principle of separate applications as outlined in paragraph 4.1.2, also request that the Council only give consideration to masterplans prepared by developers who have control of such land contained therein.		planning authority will confirm with landowners that they have control or legal/similar agreement to use the land for development purposes.	No modification
	4	Note that the SDF contains a checklist of the information which the Council would expect to be included with the PPP applications for the CGA. Our comments provided on this checklist in Appendix 2 are contained below.	Paragraph 5.3.2	See comment below regarding checklist.	See comment below regarding checklist.
	5	Suggest that the text "in terms...live" is also included (as contained in text after the 3rd bullet point above) after the text at the 5th bullet point for consistency purposes. Request that text in the fourth bullet point of 6.2 be amended to read "Be well connected to existing urban areas, public transport and existing infrastructure".	6.1 and 6.2	Text at bullet point 4 amended as suggested by submission.	Be well connected to existing urban areas, public transport and existing infrastructure
	6	Request first sentence is deleted, it not required nor does it alter the fact that a TA will be required in any case	7.1.1	SDF is also a document for public use not only developers. Sentence commencing "The potential impact...." should remain.	No Modification.
	7A	Paragraphs 7.1.2, 7.1.4, 7.2.2, 7.2.5, and 7.2.7.Share the belief that public transport and other good linkages within the wider CGA area are important for its sustainability. Seek assurance that both the Council's Planning and Transport departments will adopt a strategic view to the CGA development and in particular outline that the present TA work to date supports our belief that the provision of the proposed new link road will facilitate the whole CGA and its connectivity. We note the implicit support that these paragraphs have for the access road but would seek that the adopted SDF confirms written support for this essential transport link for the whole CGA. Request confirmation on who will produce the access and movement strategy and when this document will be produced;	Paragraphs 7.1.2, 7.1.4, 7.2.2, 7.2.5, and 7.2.7.	Council takes neutral position regarding the Link Road	Text included in SDF advising of link road proposal and assessment of both the Strategic Transport Assessment and the Ecological Mitigation Study and advice from Scottish Natural Heritage. See new paragraphs 7.2.9 to 7.2.13

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	7B	Request confirmation on who will produce the access and movement strategy and when this document will be produced, given the delays already experienced in delivery are keen to avoid further delays.		Access and Movement Strategy are related to the delivery of a Strategic Transport Assessment - which at time of Finalised SDF is not complete.	Text will state that Access and Movement Strategy must comply with the Council's position regarding any Strategic Transport Assessment.
	8	Should be moved to the start of this section reflecting the current roads hierarchy.	Paragraphs 7.2.1 - 7.2.7	Requested amendment has no significant affect on the SDF guidance.	No modification.
	9	Refers to enhancement of the access network for equestrian purpose but there is little in relation to the proposed link road, please confirm the reasons for this.	Paragraph 7.2.4	Benefits or otherwise of Link Road have still to be confirmed by Strategic Transport Assessment and ecological mitigation study	Text included in SDF advising of link road proposal and assessment of both the Strategic Transport Assessment and the Ecological Mitigation Study and advice from Scottish Natural Heritage.
	10	Suggest that "existing and new" is used within this paragraph rather than "local".	Paragraph 7.2.7	Amendment agreed.	Text changed to "existing and new residents" and replacing "local residents".
	11	Note that the Community hub at Glenboig may not include education provision as there is surplus land and facilities at the existing PS locations which represent more sustainable locations for the enhancement of education facilities.	Paragraph 7.4.2 and 7.4.3	Amendment proposals partially agreed.	SDF notes that community hub may/may not include educational provision. This will be dependant on development rates and available school capacity. The possibility of creating classroom extensions at the existing joint schools campus will be investigated by NLC Learning Services.
	12	Welcome the inclusion of this point and as a Consortium we are actively promoting this in discussion with a local community group.	Paragraph 7.4.7	Noted.	None.
	13	Note the figures contained for retail uses and would suggest that any retail floorspace provision are made based upon a robust Retail Impact Assessment (RIA) and if such assessments conclude that a higher floorspace is appropriate then we would seek flexibility in this figure. If the Council has commissioned a retail study then we would welcome sight of such a study.	Paragraph 7.4.8	Text amendment	Text amended to state that if the developer(s) can provide retail study information that higher floorspace is required, without having an adverse impact on existing businesses or neighbouring retail centres these may be considered.
	14	Please provide place projections to 2021 for existing housing	Paragraph 7.5.1	Not a requirement of the SDF however.	No modification
	15	Request sight of the Council's assessment of educational requirements and a breakdown of the proposed £5,340 contribution, which we understand includes for land and capital costs for both primary and secondary schools, in order to confirm development viability and land values. We also request detailed information regarding the capacity available in schools at present and how this relates to the provision of new dwellings. We require greater certainty on the likely level of costs associated with future school provision and would request written confirmation that land contribution will be considered as an alternative to a capital contribution. Also, please provide written confirmation that educational costs applicable to the Consortium will be based on Glenboig requirements only.	Paragraph 7.5.4 to 7.5.6	Learning Services are currently auditing the Council's educational estate and will provide more detailed figures when these are available. Text amended slightly to state that a land contribution may be considered as an alternative to educational capital costs	Text amendment at 7.5.7
	16	Request that any planning gain be discussed with developers, rather than "confirmed" by the Council.	Paragraph 7.5.7	Text amendment.	"Confirmed" amended to "advised".
	17	request confirmation that the "appropriate public space" referred to will include any required play areas.	Paragraph 7.6.5	Text amendment for clarification purposes.	New sentence added at end of paragraph 7.6.5 Public space could be a small square, green or landscaped gardens with seating.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	18	Believe the figure stated should be 1,200 m2 rather than 1000m2.	Paragraph 7.6.6	No amendment to paragraph. The Local Plan policy requires that convenience floorspace over 1000m <sup>2</sup> requires to be assessed against local plan criteria.). This includes the fact that retail provision for the area of up to 1200m <sup>2</sup> may be considered appropriate. Text added however.	Text added to state that if the developer(s) can provide retail study information that higher floorspace is required, without having an adverse impact on existing businesses or neighbouring retail centres these may be considered.
	19	Note that this paragraph suggests that developers are, in effect, being asked to fund the future maintenance of the existing play areas. We understand that lottery funding included an amortized sum for a period of maintenance and would seek clarification that such funding relates to maintenance required beyond that which is presently funded. Furthermore clarification is sought on whether the current Council Tax charges make allowance for maintenance of this facility.	Paragraph 7.7.4	Text within SDF is sufficient. Paragraph 7.7.7 clarifies that where contributions to on maintaining an existing play area are not made the developer would be required to provide on-site play areas and factoring.	None.
	20	Already met with GCVNP and have had positive discussions with them regarding the principles of their proposals. We will aim to incorporate these wherever practical to ensure a cohesive approach to the Green Network and encourage bio diversity within it. In the case of the North Marnoch site their initial high level proposals indicate over many SUD ponds and we have clarified with the Partnership that the detail will be for developers to determine in accordance with the key principles of the project.	Paragraph 7.8.9	Noted and text added.	Text added at new section 7.8.9 states that developers should make reference to the Seven Lochs Green Network and Green Infrastructure Planning Study
	21	Request written confirmation from the Council of what constitutes 'larger residential proposals'.	Paragraph 7.17.3	Text added that larger residential development would include those at a masterplan scale and at appropriate locations at retail facilities.	Text added to confirm appropriate scales and locations.
	22	Note the content of this paragraph and will seek to avoid adverse impacts where possible, where not possible appropriate mitigation will be provided.	Paragraph 7.8.11	Noted. Additional text added.	Additional text confirms that mitigation may include the provision of compensatory land for habitat purposes of a similar biodiversity value to that developed.
	23	Consider that the issues of specific development density are detailed matters which should be demonstrated at a later stage. In this way the specific market requirements and determining site conditions can best be taken into account in the design of development.	Paragraphs 8.1.16 and 8.1.17	Noted. Development densities shown are for guidance purposes.	Text indicating that densities are for guidance purposes are added at section on densities and at maps. Also the links between the number of dwellings on site and increases in transport impact.
	24	Suggest that the level of detail requested at this stage is very high level, whilst the applications for the CGA will be PPP applications. It is agreed that further details will be submitted as part of a detailed planning application.	Paragraph 8.2.5	Comment noted. The Design Requirements and Design Detailing section provides principles for design. Paragraph 8.2.5 states that confirmation of materials for exteriors will be determined through detailed submissions for phases.	No modification.
	25	refer to our previous comments about phasing and request that details in this section regarding proposed phasing are deleted.	Paragraph 11.3	The planning authority considers that the phasing direction is reasonable. Developers will require to justify different phasing proposals as part of masterplan/PPP discussions.	No modificationNew section added at 12.2.11
	26	request that this diagram is altered to reflect the position that an application for MSC purposes can be submitted at any point after the PPP application	Figure 15	Noted. Text added at Section 12.	Additional text confirms that whilst an application for MSC can be submitted at any time after the PPP application the developer does so at their own risk as amendments to the PPP proposal may affect MSC proposals.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	27	concur that development is likely to be over an extended period and welcome the SDF's confirmation that the MSC application period will be extended beyond 3 years.	Paragraph 12.0.6	Noted	No modification
	28	support the use of legal agreements and processing agreements to ensure that the costs of any infrastructure are shared on an equitable and pro-rata basis by developers and to ensure that applications are determined on a level and timeous basis.	Paragraph 12.0.7	Noted	No modification
	29	Second sentence of this paragraph should be removed; legal agreements cannot be reviewed at future phases.	Paragraph 12.0.8	Noted	Last sentence of 12.1.8 deleted.
	30	Consider that the phasing strategy is a matter for the Consortium and as such reference to this should be removed from the SDF.	Paragraph 12.1.8	The planning authority considers that the phasing direction is reasonable. Developers will require to justify different phasing proposals as part of masterplan/PPP discussions.	No modification
	31	Request that this paragraph is deleted; there is no justification for the developers undertaking infinite transport assessment testing every time a new phase comes forward. An SCA (Strategic Capacity Assessment) has been undertaken for this purpose.	Paragraph 12.1.4	Noted. Given that a number of developers are located in the area and that development may be ongoing at several locations at the same time rather than in a strictly controlled phasing pattern there may a requirement to review which parts of the overall roads network are subject to localised pressure in the future.	No modification
	32	Request that the last sentence is delete, it conflates 'infrastructure' with 'transport assessments' – there are more CGA infrastructure requirements to this scheme than transport infrastructure.	Paragraph 12.1.11	Noted. Wording is amended	Text of 2nd sentence amended to have the words "transport and other assessments" inserted before the word "implemented".
	33A	The list of information provided seems excessive for a PPP application, we would suggest that the following text is added to the beginning of this Appendix. "The following is a full and comprehensive list of what documents may be required to be submitted as part of the PPP application, detailed discussions at the pre-application stage will confirm the scope of the application"	Appendix 2	Noted and additional text added.	Additional paragraph containing the recommended wording inserted between paragraphs beginning "The same Checklist..." and "The Checklist is not exclusive"
	33B	Clarification is also sought from the Council as to how they will answer those questions set out in Checklist 2 in this Appendix.		In terms of the documents submitted the newly inserted paragraph at the previous comment ensures that not all documents may be necessary or may be substituted by other documents serving the same or a similar purpose.	At Checklist Part 2 - Content of Documents. The following text will be added as follows after the sentence ending "...the following criteria". "The Content of Documents checklist is intended as a guide to developers of the development and design issues to be considered and to guide them in indicating how they have addressed the SDF guidance. The Checklist will also be used by case officers assessing PPP applications and MSC proposals to assess how the proposal meeting the SDF requirement's.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	<b>34</b>	In relation to all plans provided within the SDF we would request that the red line is extended towards the railway line at the southern boundary and to incorporate land to the west of the primary school, we would request that these are amended to illustrate a 5 metre (m) buffer with the LNR, as connectivity is not possible through the residential area. The Consortium will be promoting additional land to enable the LNR to be extended as a suitable habitat for the protected species. The 17 m buffer in relation to the pipeline should be removed.	Area specific design requirements Figure 11	The request that the application extend into an area between the red boundary line and the railway is dealt with by a text amendment. No reference to 17m buffer around the gas pipeline within the text. It will be for the appropriate utility to advise regarding safe standoff distances. The gas pipeline corridor should not be enclosed and segregated by high fencing or other non sensitive boundary treatments from residential areas. The issue of non-connectivity between the nature reserve and the residential area is not considered relevant. The buffers here perform a number of functions.	Text added at 11.3.1 advising that masterplan can cover area between red line boundary and railway embankment. It is for the developer or conservation agency to justify why the buffer should either be extended or reduced
	<b>35</b>	We note the proposed illustrative image No 2 on page 19 and would be pleased to provide SUDS provision in line with the quality required. However we have experienced difficulty in relation to Scottish Water's requirements for adopted SUDS ponds. These require a 3.3 m concrete access road around their perimeter. Welcome Planning's support in efforts to have Scottish Water adopt more attractive and potentially biodiverse SUDS ponds.	image on page 27	Noted.	Text added to SDF seeking Scottish Water support for more ecologically sensitive solutions to ponds
Transport Scotland David Torrance	<b>1A</b>	Transport Scotland, through consultants JMP has played an active role in agreeing the requirements for the Strategic Capacity Assessment (SCA), undertaken by Atkins on behalf of a group of land owner / developers with interests in a significant portion of the CGA allocation. The reference case traffic models have already been reviewed and we are satisfied that these provide a suitable basis for assessing development impact. A copy of the report has been submitted and we are now in the process of considering its recommendations and conclusions.	Development Planning	Noted	No modification
	<b>1B</b>	Suggest that specific reference is made within the Framework document as to the key role which Transport Scotland will play given the impact on M73 J2A		Noted. Transport Scotlands role will be highlighted	
	<b>2</b>	The submitted Strategic Capacity Assessment. Recognise this is a high level assessment and that further work will be required. A number of points are worth noting.	Strategic Capacity Assessment	Noted. See comments regarding Strategic Capacity Assessment in the following rows of this table.	See following comments below
	<b>3a</b>	It is unclear the status of the Kilgarth Rail Freight proposals in planning terms. To date the SCA does not consider this development as committed. It is unclear how any additional congestion arising from Kilgarth could be mitigated in the future.	The Kilgarth Freight terminal may be considered Committed Development as part of the Strategic Transport Assessment.	Mainly a Strategic Transport Assessment rather than SDF issue. However some text added to SDF	Covered by new section 7.2.10 regarding Junction 2.A of M73 To be considered as part of the Strategic Transport Assessment process.
	<b>3B</b>	To provide clarity it would be useful if an indication of any other development around the area which have an impact on the assessments were identified in the Framework document.	This is for NLC Roads and Transportation to advise the transport consultants preparing the Strategic Transport Assessment. Other committed developments will also be advised to transport consultants working on behalf of developers.	Mainly a Strategic Transport Assessment rather than SDF issue. However some text added to SDF	Covered by new section 7.2.10 regarding Junction 2A of M73 To be considered as part of the Strategic Transport Assessment process.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	4A	SCA Mitigation Proposals - Glenboig Link Road issues surrounding environmental designations and land ownership	SCA Mitigation Proposals - Local roads	Link Road now mentioned within SDF at sections 7.2.8 and 7.2.9.	Text also added to state that a Planning Permission in Principle would require to be conditioned to ensure that the Link Road is delivered or sufficient road capacity is available to allow phases of development to go ahead.
	4B	Issue with GLR being included in any overarching mitigation package when there is uncertainty over the delivery of certain elements		Link Road now mentioned within SDF at sections 7.2.8 and 7.2.9.	
	4C	NLC should seek some degree of certainty that the measures can be delivered and when		Link Road now mentioned within SDF at sections 7.2.8 and 7.2.9.	
	5A	Transport Scotland require more detailed information to determine if agreement in principal can be reached and what further actions are required.	SCA Mitigation Proposals - directly affecting the M73 J2A junction	Mitigation Proposals affecting the M73 J2A will be addressed in the Strategic Transport Assessment for the site. Section added to SDF text requiring traffic impact on M73 J2A to be addressed.	Text added to SDF at para 7.2.11 regarding the M73, J2A.
	5B	Appropriate DMRB designs accompanied by Stage 1 Road safety Audits will be required for any planning application.		Mitigation Proposals affecting the M73 J2A will be addressed in the Strategic Transport Assessment for the site. Section added to SDF text requiring traffic impact on M73 J2A to be addressed.	Text added to SDF at para 7.2.11 regarding the M73, J2A.
	6A	Early understanding where possible agreement on transport delivery mechanisms that could influence where and when phases of the development occur.	Delivery of Infrastructure	Mechanisms for delivery of infrastructure has yet to be confirmed. Developers will be advised of what contributions they will require to make to roads network infrastructure during planning application discussions. Contributions may be apportioned based on the benefits to individual sites. The finalised methodology will be part of Planning Permission in Principle and detailed planning application discussions ie. (Matters Specified in Conditions).	Text added at section 7.2.14
	6B	Support early phases focusing on areas where infrastructure has existing capacity and to develop further areas when new capacity is created through improvements as stated in the SDF		Noted	No modification
	6C	Presently the SCA has not considered a phasing approach. As a clearly defined and managed shared approach to infrastructure costs and delivery is absent. Transport Scotland would consider each application on its own merits and forming suspensive conditions relating to developer delivered works.		Noted	Text added to SDF at para 7.2.12
	6D	Wish to see how NLC will manage the delivery of mitigations as this will directly relate to how Transport Scotland responds on individual applications.		Noted	No modification
	7A	Meeting discuss these points mentioned, to enable an agreed common approach for dealing with planning applications	Proposed future meetings	NLC will liaise and consult with Transport Scotland regarding PPP and detailed applications within the CGA	None
	7B	Meeting to clarify how Transport Scotland could assist in amending some of the Strategic Development Framework to address comments		NLC will liaise and consult with Transport Scotland regarding PPP and detailed applications within the CGA	None

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
SNH - Graeme Heenan	1	Issues raised at the SEA scoping stage, particularly with regards to the Gartcosh Local Nature Reserve and its great crested newt population, are not fully addressed. Repeat concerns raised in scoping response to enable these to be considered.	Issues in SEA Scoping not addressed	Issues raised in Strategic Environmental Assessment Scoping will be addressed through amendments to the draft SDF and when feedback received regarding the Finalised Strategic Environmental Assessment.	No Specific modifications to SDF. (See modifications below).
	2A	Important that the ER clearly identifies and considers the environmental effect of the proposed access road through the adjacent LNR and its great crested newt population. All reasonable alternatives to both the development layout and supporting transport infrastructure should be assessed. The outcome of this assessment should be used to inform the finalised SDF.	Gartcosh Local Nature Reserve – Great crested newt population	Still awaiting outcome of both Strategic Transport Assessment which will indicate the benefits or disbenefits of the Link Road proposed by Glenboig developers to achieving the CGA.	Text added to SDF regarding Link Road and Ecological mitigation including the need to consider reasonable alternatives in development layout and supporting transport and roads infrastructure at Section 7.2 ie. 7.2.10 New road infrastructure proposals or upgraded road infrastructure proposals should consider all reasonable alternatives in order to protect the adjacent Local Nature Reserve and population of Great Crested Newts, a species protected by European and UK legislation. Development layouts should also take measures to ensure that the protected species is not adversely affected.
	2B	The Gartcosh LNR supports one of the largest great crested newt populations in Scotland. Great crested newts are a European protected species and are fully protected under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).		Still awaiting outcome of both Strategic Transport Assessment which will indicate the benefits or disbenefits of the Link Road proposed by Glenboig developers to achieving the CGA.	Text added to SDF regarding Link Road and Ecological mitigation including the need to consider reasonable alternatives in development layout and supporting transport and roads infrastructure at Section 7.2 ie. 7.2.10 New road infrastructure proposals or upgraded road infrastructure proposals should consider all reasonable alternatives in order to protect the adjacent Local Nature Reserve and population of Great Crested Newts, a species protected by European and UK legislation. Development layouts should also take measures to ensure that the protected species is not adversely affected.
	2C	The status of great crested newts is currently considered to be 'Unfavourable – Inadequate' in the UK <a href="http://jncc.defra.gov.uk/page-4063">http://jncc.defra.gov.uk/page-4063</a> . As a result, any proposals that may impact on great crested newts must be carefully considered.		Still awaiting outcome of both Strategic Transport Assessment which will indicate the benefits or disbenefits of the Link Road proposed by Glenboig developers to achieving the CGA.	Text added to SDF regarding Link Road and Ecological mitigation including the need to consider reasonable alternatives in development layout and supporting transport and roads infrastructure at Section 7.2 ie. 7.2.10 New road infrastructure proposals or upgraded road infrastructure proposals should consider all reasonable alternatives in order to protect the adjacent Local Nature Reserve and population of Great Crested Newts, a species protected by European and UK legislation. Development layouts should also take measures to ensure that the protected species is not adversely affected.
	3A	The principle of the Gartcosh & Glenboig CGA (including its boundaries) has been established in the Local Plan, the layout of built development and associated infrastructure has not been fixed.	Alternatives design options in Environmental Report assessment	Noted.	Response is addressed in other amendments based on SNH submission.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	3B	Development alternatives exist within the CGA boundary and these should be examined within the ER with particular regard to their impacts on great crested newts. Heathfield and Mount Ellen section of the CGA is identified as a reserve site, this reserve site provides additional flexibility to devise a layout that minimises impacts on great crested newts.		Noted. Part of area at Heathfield Farm is already identified for early phase development. Glasgow and Clyde Valley Green Network has suggested potential for community nature park west of Johnston Loch. Local Residents have submitted consultation responses objecting to development in close proximity to Johnston Loch part of which include the reserve area. Strategic Transport Assessment consultation conclusion are required before it can be established whether Link Road is a key element to delivering the 3000 dwellings projected in the Glasgow and Clyde Valley Strategic Development Plan for the Community Growth Area.	No specific amendment to issue raised eg. Reserve Area. Unable to establish finalised position on proposed link road until Strategic Transport Assessment and ecological mitigation studies are received and assessed.
	3C	Assessment of alternative development patterns should also consider the associated infrastructure requirements, particularly the proposed access road through the Gartcosh LNR.		As above	No specific amendment to issue raised eg. Reserve Area. Unable to establish finalised position on proposed link road until Strategic Transport Assessment and ecological mitigation studies are received and assessed.
	3D	Environmental assessment should consider impacts at a strategic scale so that the best practicable environmental option can be identified		Noted	No specific amendment to issue raised eg. Reserve Area. Unable to establish finalised position on proposed link road until Strategic Transport Assessment and ecological mitigation studies are received and assessed.
	3E	The outputs from the ER may also help inform any subsequent assessment of whether there is <i>no satisfactory alternative</i> to any actions which may have an adverse effect on European protected species as required under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).		Decisions regarding whether satisfactory alternatives exist cannot be assessed until Strategic Transport Assessment and ecological mitigation studies are received.	No modification
	3F	Planning authorities are required to consider the same strict tests as the licensing authority when considering any planning permission that might affect any European protected species.		Noted.	No modification
	3G	The assessment process in the ER should assess the design iterations in the SDF to ensure that potential impacts are addressed, either by redesign or through mitigation.		Noted	No modification
	4A	Support recognition given to the Seven Lochs Wetland Park and the need for development proposals to accord with the various studies and planning guidance produced for the park.	Landscape and green networks	Noted	No modification
	4B	Support the inclusion of no build areas to prevent coalescence between settlements and to protect landscape character		No Build Areas currently remain within the SDF. Only development envisages is necessary access works or community facilities such as play areas.	No modification
	4C	Generally consider draft SDF provides a clear vision in relation to the landscape and green network provision required within the CGA.		Noted	No modification
	5	See Appendix 1 of response on specific issues relating to Newts (possible inclusion in specific Great Crested Newts section of SDF or in a new Appendix???)	Appendix 1	Noted	No modification

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	6	Strongly recommend that the SDF incorporates a requirement for proposals for the Glenboig section of the CGA (e.g. applications for planning permission in principle, masterplans and/or detailed applications) to be accompanied by a great crested newt protection plan.	Great crested newt mitigation strategy -	Noted	Text added to site specific section of Garqueen site requiring a great crested newt protection plan. Croftfoot site does not currently have a boundary directly adjacent to LNR but text added should great crested newts be identified within site.
	7A	Support inclusion of a 30m buffer between the Garnqueen Farm section of the CGA and Gartcosh LNR. Recommend that a similar buffer is implemented between the Croftfoot section of the CGA and the LNR (currently the buffer only applies to the Garnqueen Farm section of the GCA).	Buffer between CGA and Gartcosh LNR	Text already contained within Garnqueen site regarding buffering. However the buffered area is reduced to 20m. It is for the developer or the conservation bodies to provide a justify why this buffer should be further extended or reduced. Croftfoot site does not currently have a boundary directly adjacent to the LNR	Text added to Croftfoot site requirements requiring protective measures if great crested newts are present on the site
	7B	Further thought should be given to the function of the buffer with regards to great crested newts. The rationale for the buffer should be informed by the results of the terrestrial survey work undertaken by the Glenboig Consortium in 2013. This will enable an appropriate level of mitigation to be devised in the great crested newt protection plans.		Noted. Further information regarding presence and movement of great crested newts required from ecological study for PPP stage.	Text added at other sections of SDF regarding need for newt information.
	7C	Once the results of the terrestrial survey work have been analysed, the following options and issues should be considered and addressed in the protection plans: (See Appendix 1 for questions to be considered)		Noted	(See below regarding specific issues).
	8A	Welcome the inclusion of a number of green corridors and the requirement to consider connectivity to other greenspace areas when creating the buffer zones at the Garnqueen Farm site.		Measures to avoid the isolation of the Gartcosh LNR great crested newt population	Noted
	8B	Recommend that the SDF includes a requirement to create and maintain additional great crested newt breeding ponds and terrestrial habitat within these corridors, particularly the southern corridor at the Garnqueen Farm site. This will ensure that they function as effective dispersal corridors for great crested newts.	Noted		Text added that newt ponds should be added at the southern corridor and potentially within the buffer adjacent to the LNR.
	8C	Consideration should also be given to the use of measures to direct great crested newts to these corridors by using walls and/or fencing.	Noted. Matter for planning application not Strategic Development Framework		No modification
	9	Protection plans should consider whether it is desirable to design SUDS infrastructure that is suitable for use by great crested newts. Whilst this would increase the amount of habitat available to great crested newts, any maintenance work would have to consider their potential presence. This could be undesirable from a practical and animal welfare point of view but it may be possible to mitigate any risks.	SUDS and great crested newts	Noted. Whether SUDS should also be function as newt ponds is matter for planning application not a Strategic Document.	No modification
	10A	The access road through the LNR should be considered at the strategic level of the SDF and as part of the ER. This will allow a full assessment of alternatives to be undertaken (e.g. routes, road design [bridge] and development layouts which may negate the need for the road through the LNR).	Access road through the LNR	Noted. New text added regarding Link Road, need or otherwise for Link Road and ecological mitigation	Text added to SDF regarding Link Road and Ecological mitigation including the need to consider reasonable alternatives in development layout and supporting transport and roads infrastructure at Section 7.2 ie. 7.2.10 New road infrastructure proposals or upgraded road infrastructure proposals should consider all reasonable alternatives in order to protect the adjacent Local Nature Reserve and population of Great Crested Newts, a species protected by European and UK legislation. Development layouts should also take measures to ensure that the protected species is not adversely affected.
	10B	Any future planning application for a road through the LNR will need to include such an assessment to demonstrate that there is no satisfactory alternative to any actions which may have an adverse effect on great crested newts.		Noted. New text added regarding Link Road, need or otherwise for Link Road and ecological mitigation	
	10C	Planning authorities are required to consider the same strict tests as the licensing authority when considering any planning permission that might affect any European protected species.		Noted. New text added regarding Link Road, need or otherwise for Link Road and ecological mitigation	
	10D	See Appendix 2 of SNH SDF response for further details of the legal protection given to great crested newts as European protected species.		Noted.	

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	<b>11</b>		<b>Landscape and Green Networks</b>		
	<b>11A.1</b>	Note the importance of existing vegetation, particularly woodland, trees and hedgerows, provides a landscape setting to the CGA and provides habitat of local importance.	Retention and protection of existing site vegetation	Noted	No modification
	<b>11A.2</b>	Recommend that masterplans confirm what vegetation is to be retained and lost. Any loss of woodland cover should be replaced by appropriate compensatory planting in line with the Scottish Government's Policy on Control of Woodland Removal <a href="http://www.forestry.gov.uk/pdf/fcfc125.pdf/\$FILE/fcfc125.pdf">http://www.forestry.gov.uk/pdf/fcfc125.pdf/\$FILE/fcfc125.pdf</a>		Noted	Text added stating masterplans should indicate what vegetation is to be retained or lost.
	<b>11A.3</b>	Retained vegetation should be protected during construction works by measures in line with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.		Noted. Matter for planning application stage.	No modification
	<b>11B.1</b>	Careful handling, storage and replacement of site soils will be important for the successful implementation of landscaping and for the final performance of the SUDS.	Landscape and Green Networks Protection of existing soils during construction	Noted. Matter for planning application stage.	No modification
	<b>11B.2</b>	All such work should be undertaken in accordance with the DEFRA Construction Code of Practice for the Sustainable Use of Soils on Development Sites <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69308/pb13298-code-of-practice-090910.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69308/pb13298-code-of-practice-090910.pdf</a>			
	<b>11C.1</b>	This corridor could form the basis of a positive and multi-functional green network.	Scottish Gas Networks pipeline corridor	Noted. Various additions to site specific text.	Various additions to SDF Site Specific Text for Garnqueen Farm.
	<b>11C.2</b>	Recommend that clear provision is made for active travel/ multi-user path connectivity through these spaces.			
	<b>11C.3</b>	masterplans should contain full detailed planting plans in association with further access information as it is unclear what planting can be established within the pipeline zone			
	<b>11C.4</b>	There is a clear and positive opportunity for proposals associated with the pipeline way-leave to act as wildlife habitat, that helps connect a wider series of open spaces including Johnston Loch.			
	<b>11D.1</b>	Welcome the application of Designing Streets to the SDF	Connectivity of streets and developed areas to principle open spaces/ green network	Noted.	Matter for planning application stage.
	<b>11D.2</b>	Recommend that a strong focus is given to street design, particularly how street layouts will improve levels of cycling and walking.		Noted. Walking and cycling are already promoted in SDF along with application of Designing Streets.	None.
	<b>11D.3</b>	Linkages from streets to the proposed open spaces/ green networks will be key to successful delivery of the principles within Designing Streets ("Street patterns should be fully integrated with surrounding networks to provide flexibility and accommodate changes in built and social environments" Designing Streets: key consideration, p19).		Noted. Whilst the detailed Designing Streets layouts are more likely to be assessed as part of detailed application rather than in a PPP	Text has been added at section 7.8.11.
	<b>11E</b>	To make positive linkages, careful attention is given to the detailing of pedestrian and cycling access points and road crossings to areas of interest such as Johnston Loch, Gartcosh LNR, and Glenboig Village Park/Garnqueen Loch	Wider issues relating to active travel and green network/ path connectivity to surrounding areas of interest	Noted. Not appropriate to a Strategic level document. Covered in SDF by links to other guidance.	No modification
	<b>11F.1</b>	A well-designed roadside boundary to the development will be needed to accommodate new development within its wider landscape context and to promote walking and cycling	Landscape treatment and pedestrian access along roads	Noted. Not appropriate to a Strategic level document. Covered in SDF by links to other guidance.	No modification

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	11F.2	A robust approach to planting, a wide multi-user path and the separation of road from such a path by a grass verge may help improve the setting of the development, while providing a more appealing environment for walking and cycling.		Noted. Not appropriate to a Strategic level document. Covered in SDF by links to other guidance.	
	11G	Recommend that fully detailed proposals for after-care and long term management of the landscape framework, open spaces and associated green infrastructure on the site are produced and submitted along with any detailed planning applications.	Maintenance and long term management	Already mentioned in SDF.	No modification
	11H.1	Encourage the use of native species in planting proposals to ensure the maximum biodiversity gains for the CGA and to ensure that the development fits with the wider landscape.	Use of native species	Already mentioned in SDF.	No modification
	11H.2	Ideally all planting stock should conform to the Forestry Commission Scotland guidance on Seed Sources for Planting Native Trees and Shrubs in Scotland and be appropriate for the seed zone. <a href="http://www.forestry.gov.uk/pdf/seedsourcfcfc151.pdf/\$file/seedsourcfcfc151.pdf">http://www.forestry.gov.uk/pdf/seedsourcfcfc151.pdf/\$file/seedsourcfcfc151.pdf</a>		Noted. More appropriate to detailed application stage	
	11I.1	Welcome the inclusion of no build areas to prevent coalescence between settlements and to protect landscape character.	No build areas	Noted. No build areas are only likely to be subject to necessary roads linkages or play areas. No other intervention is envisaged. for roads infrastructure	No modification
	11I.2	More information should be is provided in the SDF on how these areas are to be managed.			
	11I.3	Encourage creating new habitats in these areas to form part of the wider green network framework of the CGA.			
	11J	Recommend that species protection plans (for any protected species likely to be affected by the development of the CGA) are added to the list of documents and information to be submitted	SDF – Masterplan Checklist Part 1. - (Page 79)	Noted. More appropriate to detailed application stage	No modification
	11K.1	The Landscape Strategy section of the checklist primarily focuses on soft landscaping (e.g. trees).	SDF – Masterplan Checklist Part 2. (Page 82)	Noted.	No modification
	11K.2	What the Council want to see in the way of hard landscaping as this will provide an important part of the character of the development. For example:  Does the Council have a palette of materials in mind to demarcate different uses, from informal paths – through to shared surfaces?  Is surfacing to be used for traffic calming, i.e. road narrowing, different pavement/surfacing textures, build outs into the road with seating/planting?  Is permeable paving to be used in parking areas to help minimise water run off?		Noted. SDF has covered the design principles of these questions and provided links to appropriate guidance. More appropriate to detailed application stage.	No modification
	11L	The key to these figures does not always contain all the symbols shown on the plans (e.g. although the ‘planting/retain vegetation’ symbol is shown on figure 8, it isn’t shown on the key). For clarity, this should be addressed in the final version of the SDF.	Figures 8 to 13	Noted.	Figures 8 to 13 to be amended in Finalised approved SDF.
	11M	See Appendix 2 - Great crested newts – Summary of legal protection	Appendix 2	Matter for planning application or PPP stage.	No modification
Chattisham Ltd and JH&W Lamont c/o Andrew Bennie Planning Limited	1A	Welcome paragraph 2.6 that the rate of delivery of the CGA has and will continue to be affected by the recent economic downturn. Caution is raised regarding the end of paragraph 2.6 that land will only be released as required to accommodate phases of development.	General Principles	Phasing strategy is indicated and developed upon in section 12.1 and is to ensure that development has a coherent and co-ordinated form	No modification.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	1B	There is a need for the Council to adopt a permissive and flexible approach to those directly responsible for the implementation of the development. In certain circumstances this could involve the early release of land for development, out with the identified phasing strategy.		Disagree - The Phasing Strategy indicates an appropriate approach to development based around existing development and infrastructure. Additional infrastructure will be required as part of the development and the phasing strategy means development relates more effectively to this.	No modification.
	2A	Welcomed and support the fact that no single all encompassing Transport Assessment will be required as such a requirement could potentially result in significant delays in terms of the delivery of this development.	Access and Movement	Noted. The Council will require a Strategic Transport Assessment (STA) for the whole area and not simply a Transport Assessment (TA) for an individual site. The reason for this is that the Council have to assess the overall impact on the existing roads infrastructure in the CGA area of the proposed 3000 dwellings and assess all required mitigations to alleviate any problems that will occur as a result of all the additional development.	No modification.
	2B	Note the requirement for the submission of Transportation Assessment to support individual proposals within the overall CGA		Noted - Roads and Transportation have stated that individual TA's will be required in addition to an STA which will assess the whole CGA	No modification.
	3A	Given the period over which the CGA will be developed the SDF should be amended so as to make clear that the level of affordable housing provision will be subject to regular review through the development plan process. The 25% requirement is only reflective of the requirement as set down within the currently approved Local Plan.	Housing Issues	Noted - the 25% requirement only relates to the current local plan as a result of a current shortfall in the Cumbernauld HSMA. This may change over time - Amend text to 7.3.5	7.3.10 The requirement for an Affordable Housing policy will be reassessed by the Council's Housing and Social Work Services over time. This type of policy will normally be implemented through the Local Development Plan over the period of the development of the CGA and will be re-assessed on a regular basis. When Matters Specified in Condition applications are submitted matters relating to Affordable Housing provision will involve discussions with Housing Services
	3B	SDF should acknowledge the fact that the actual delivery of affordable housing within the social rented sector is dependent upon the availability of appropriate funding and that in the absence of such funding, the delivery of affordable housing cannot be guaranteed.		Disagree - Where there is a identified requirement for Affordable Housing provision there will be various methods to ensure delivery of this - This is an issue for the developer and Housing and Social Work services to come to an agreement upon at the time of MSC Applications	No modification.
	3C	SDF must adopt a flexible approach to the issue of the delivery of affordable housing. The provision of significant levels of affordable housing can also have detrimental effect upon the ability to bring forward a residential development.		Disagree - Where there is a identified requirement for Affordable Housing provision in the Local Plan this must be implemented - This is an issue for the developer and Housing and Social Work services to come to an agreement upon at the time of MSC Applications	No modification.
	4A	Paragraph 7.5.6 states a contribution of up to £5340 per dwelling will be required to address the educational capacity issues associated with the proposed development. No justification or transparency in terms of exactly how this figure has been arrived at has been provided.	Facilities and Services	Noted - This is an issue for Learning and Leisure Services to advise of their requirements - Text to be added to 7.5	7.5.7 The Council's Learning Services are currently auditing the educational estate regarding condition and capacity issues and will provide more detailed figures when these are available. The Council may also consider a contribution of land for

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	4B	Paragraph 7.5.6 indicates that the exact requirement for school provision will be determined through discussions at the planning application stage. Once an indicative figure has been set down for educational contributions, this is the amount sought by the Council. Unless the figure of £5340 can be fully justified and supported, it should not be used.		Disagree - Figure is up to a limit of £5430 set at this time by Learning and Leisures services. They shall identify the requirements for their stock and provision at the time MSC applications	educational purposes as an alternative to educational capital costs.
	5	Noted Paragraph 7.10.3 that future demand from the Gartcosh Business Park should be taken into account within any WIA and DIA. Considered to be unreasonable and should be deleted from the SDF as it is for the developers of the business park to assess and address the requirements arising from their own development and not a matter for other parties.	Utilities	Noted text to be deleted as this is a first come first served situation and Scottish Water will advise if this should be included	Text within section 7.10.3 regarding Gartcosh Business Park is deleted.
	6A	Clients full support for the proposed development of the CGA and desire to work openly and constructively with the Council in terms of the early delivery of this development.	Gartcosh - Specific Design Requirements	Noted	No modification.
	6B	Number of different land owners and developers who collectively will be responsible for the delivery of the overall development.		Noted - However it is the Councils preferred position that all those with an interest in the CGA work together as a consortium or that any masterplan submitted will not prevent access or development of other allocated areas.	No modification.
	6C	Note parties have different aspirations and requirements which will result in the need for the Council to accept that a degree of flexibility in order to ensure the early and effective delivery.		Disagree - The SDF is a strategic document and is not considered as being overly prescriptive. The SDF has sufficient flexibility within text to allow deviation from the SDF where this can be justified in terms of layout, phasing and other matters.	No modification.
	6D	Adoption of a flexible approach to interpretation and use of documents such as the SDF is critical as a prescriptive approach results in the failure of this scale of allocation to be delivered.		No modification.	
	7	The SDF Checklist must be applied flexibly.	Appendices	The checklist is intended as a guide to developers of the development and design issues to be considered and to guide them in indicating how they have addressed the SDF guidance. The Checklist will also be used by case officers assessing PPP applications and MSC proposals to assess how the proposal meeting the SDF requirement's.	No modification.
Gladedale Estates Limited & Persimmon Homes West Scotland John Handley of John Handley Associates Ltd	1A	Support the inclusion of Clients' site as shown on the Densities Map (Figure 7) on page 41	Design Requirements	Noted - Though it should be recognised that densities indicated on Figure 7 do not relate to developing the whole site but the area which is developable and numbers should relate to those indicated in the Area Specific Maps in section 10 and 11. Additional text has been added to the densities section to clarify this point	See identified text amendment to Paragraphs 8.1.16 and 8.1.17 in comment from Claire Semple of Turley Associates - identifying addition of text (Section 8.1.18 to 8.1.20
	1B	Generally support the proposed densities set out in Figure 7, but would suggest that the Densities Map should be marked as indicative only, as this gives an indication of the general densities anticipated across the CGA area, with exact site specific densities to be determined at the detailed design stage for each development site.		Noted - see above - Text added related to indicative densities	8.1.19 Whilst the densities are indicative, developers will require to justify, in terms of design solutions, house type, urban form and site layout or mitigating landscaping, why applications for planning permission or amendments to planning applications should be granted which exceeds the indicative densities.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	<b>2A</b>	Support the inclusion of Clients' site as shown on the South Johnston Loch Development Plan (Figure 10) on page 59	Gartcosh - Site Specific Design Requirements	Noted - Site is identified within the CGA boundary of the NLLP	No modification.
	<b>2B</b>	Agree with the general approach to the proposed design requirements for our Clients' site, including the development plan on page 59. The proposed residential use and recognition that the South Johnston Loch site has capacity for 300 to 350 houses.		Noted - Though it should be recognised that densities relate to developing the whole site. Where the development footprint is less than the whole site, densities should not exceed the indicative density per hectare without a reasoned and reasonable justification.	See additional text above for 8.1.19
	<b>2C</b>	Figure 10 should be amended to clarify the proposed new vehicle access points into/out of the South Johnston Loch site. Two potential access locations should be shown along the A752 to provide for access to the "lower density" housing area to the north and the "medium density" housing area to the south of the site.		Disagree - TA information has not been provided or assessed relating to possible access points. Additionally, provision may require to be made for possible distributor standard road to facilitate development west of Johnston Loch should this be required. Two access point would not permit this and the required STA will require to assess this	No modification.
	<b>2D</b>	Exact access locations would be confirmed at the detailed design stage. This will also require some tree felling to ensure appropriate visibility splays for the new access points and this should be shown on Figure 10.		See above, but text will be added to 10.3.3 regarding requirement for tree felling for road traffic safety issues	The existing vegetation along the A752 should be retained and enhanced for screening purposed except where access points are required to service the site and related visibility splays associated with road traffic safety issues
	<b>3</b>	Support the inclusion of Clients' site as shown on the Phasing Map (Figure 16) on page 71		Implementation	Noted
	<b>3A</b>	Support confirmation (within the Comments Form) that comments on the location and boundaries of the Community Growth Areas cannot be reconsidered as part of this consultation; and that the boundaries to the Community Growth Areas have been confirmed by the North Lanarkshire Local Plan.	General Principles	Noted - Boundaries have been confirmed in the North Lanarkshire Local Plan. Any masterplan submitted which includes areas outwith the CGA boundary would have to have a significant justification in terms of providing necessary infrastructure, community facilities and benefit or for integrated green infrastructure purposes.	Text added as section 9.0.3. stating that Any masterplan submitted which includes areas outwith the CGA boundary would have to have a significant justification in terms of providing necessary infrastructure, community facilities and benefit or for integrated green infrastructure purposes.
	<b>3B</b>	Note Council's confirmation that the SDF provides "guidance" to developers in the preparation of their future masterplans, and would stress that there is a need to provide sufficient flexibility for the long term implementation of this CGA.		Noted - SDF is considered to give the flexibility requested as it is not considered to be overly prescriptive	No modification.
	<b>3C</b>	Note Council's desire for a single masterplan for the entire CGA (paragraph 4.1) but suggest this is amended to reflect the fact that in practice a number of separate masterplans are being prepared by respective developers (paragraph 4.2)		Still councils preferred option to have a single masterplan, however section 4.1.2 will be amended	See revised text for paragraph 4.1.2.
	<b>4A</b>	Need to ensure that each development site is not overly constrained through unreasonable community gain requirements, in accordance with the advice set out in Circular 3/2012, each development should only be required to fund the delivery of necessary, reasonable and directly related infrastructure requirements	Facilities and Services	Noted - Circular 3/2012 requirements will be followed, however there is the issue of communal infrastructure requirements such as roads infrastructure in addition to community impacts and developer contributions - Text added at paragraph 4.1.3.	Developer contributions for community gains will be in accordance with the advice set out in Circular 3/2012, whereby development shall only be required to fund the delivery of necessary, reasonable and directly related infrastructure requirements.
	<b>4B</b>	Note that the Draft SDF advises that exact requirements can be discussed and agreed through discussions at the planning application stage.		Noted	No modification.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	4C	Reservations about the long-term viability of the proposed retail area within Clients' site, but are content to safeguard an area of 0.5 hectares for future retail use, subject to this allocation being reviewed should there be no requirement for this proposed retail use.		This is still the preferred location for retail provision within the area given its proximity to the existing retail provision within the area - Text added to 7.6.4	Provision of new local retail provision should maximise its potential to attract users by being located within a 10 minute walking distance from both new and existing residents of the area so as to ensure that every day shopping trips do not encourage an increase in private car trips
	4D	Safeguarded area to be reallocated for residential development purposes which would be developed in accordance with the adjacent residential areas if not required		If area is not required for retail purposes the designation of this area will be re-viewed as part of the Local Development Plan review this will assess if there is a requirement for another use of the site and if this should be residential or another use	No modification.
Deuchny Properties LLP Alan Fitzpatrick Montagu Evans	1A	Background information is quoted from the policy perspective of the CGA and requirement for additional housing, mentioned in the SDF. Has submitted a planning application in principle for 845 units (dwellings)	General Principles	The draft SDF makes provision for 350 - 400 houses at the site north of Johnston Road and for 140 - 150 houses south of Johnston Road. Deuchney Properties submission is in excess of the proposed numbers in particular by proposing providing development in the no build areas.	No specific modification. SDF has already been updated to at section 8.1.19 indicating that developers will require to justify, in terms of design solutions, house type and site layouts why applications for planning permission should be granted which exceed the indicative densities. Regarding the No Build areas these were requested and supported by local residents.
	1B	Quotes (Purpose of the SDF) sections 3.0, 3.2, 4.1.2 in support of the clients application stating 'The requirements of the SDF have been given full consideration' and the 'application is accompanied by a masterplan' stating that application is overall consistent with the provisions of the Local Plan and the SDF		The application does not comply with the SDF since, amongst other issues, the PPP proposes building in the areas identified as No Build areas. However this matter is more relevant to PPP discussions rather than the SDF.	No modification.
	2A	Considers that the Masterplan submission (Wider Context Drawing (2432-PL-004B) makes provision for the Community Hub facilities within Gartcosh and Glenboig as agreed with Mark Forrest (NLC SDF Case Officer).	Community Facilities	The draft SDF does not indicate a community hub at the location which the masterplan submission indicates. It is understood that the location is not within the control of the developer. The area indicated is also not designated for building as part of the draft SDF.	No modification. Matter for PPP assessment.
	2B	Quotes paragraph 7.5.6 (Education contribution) and 7.5.7 (possible reduction in educational contribution relating to affordable housing) - Consider that as the development is providing 25% affordable housing, educational provision should be reduced accordingly		NLC developer contribution policy is that where the affordable housing policy applies, the Cumbernauld Housing Sub Market Area, the contribution assessed as required due to educational impact will be reduced by 50%.	Checking the current position regarding policy.

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	3A	Note 'No build areas' indicated in Concept Statement (2010) NLLP does not identify these but identifies these areas for housing	Design Requirements	3A. The North Lanarkshire Local Plan identifies the No Build Areas as part of the Community Growth Area and not under a specific housing allocation or site. The North Lanarkshire Local Plan also advises at policy HCF2 B that the CGAs will be delivered "subject to the criteria in Supplementary Planning Guidance (including Concept Statements, Strategic Development Frameworks and Masterplans). The Gartcosh Glenboig Concept Statement (April 2010) was approved Council policy regarding the Community Growth Area several years in advance of the conclusion of the North Lanarkshire Local Plan Report of Examination.	No modification.
	3B	Quote sections from Reporters Report on the NLLP relating to areas G2 and G8 (Deuchny Properties LLP) - Points 12-14 and 20-25 which the submission suggests indicate that the Reporter states support for the areas currently shown as no build in the draft, in particular the submission quotes, (amongst others), "14. Whilst I recognise that there are many challenges, the large areas of land identified will present many options for a competent design team to address or mitigate the concerns raised. How successfully the challenges care overcome can only be assessed as part of the masterplanning process, which is not before me to consider." and "24. Given careful attention to the design of sites G4, G7 and G8 within the context of the masterplanning process there is no reason to presume that the inclusion of these sites within the designated area would result in harmful or unacceptable development".		3B The North Lanarkshire Local Plan (as approved by the DPEA) states at several policies, DSAP 3, HCF2 B, that the planned expansion of the Community Growth Areas will be subject to the criteria in Supplementary Planning Guidance (including Concept Statements, Strategic Development Frameworks and Masterplans). It is therefore for the local planning authority to provide guidance to the developer regarding which areas it considers suitable for development in the CGA. In terms of the submission proposition that areas G2 and G8 should be developed, only part of area G2 is identified as No Build and was previously identified as No Build as far back as the adoption of the Gartcosh;Glenboig Concept Statement in April 2010. Area G8 was also identified as No Build at the same time in the same document. If the developer wishes to challenge the SDF and the Councils stated position, they should do so as part of the Planning Permission in Principle, and if necessary, the planning appeals process.	No modification.
	3C	Johnston Road (North) east area - 3 indicative layouts for these areas providing different housing mix and landscaping proposals and consider robust structural landscaping will alleviate perception of coalescence and residential development can be accommodated on the site		Matter for PPP assessment.	No modification
	3D	Site G8 (Glenboig No Build) consider M73 to prevent coalescence and design sets back housing with fence screening to prevent noise and existing vegetation retained - These factors strengthen the boundary between Gartcosh and Glenboig		Matter for PPP assessment.	No modification.
	3E	Development will comprise low rise private market housing, a full range of unit types and sizes and provide choice and variety		Noted.	No modification

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	3F	Application provides a strong landscape framework and contain developments well as strengthen the identity of the settlement and deliver a high quality environment		Noted	No modification.
	3G	Areas identified as 'No Build' in SDF have been considered in further detail. Make reference to NLLP Reporters comments		Noted	No modification.
	4	There are no fundamental constraints to development and site specific features have been addressed including the gas way leave	Gartcosh - Site Specific Design Requirements	Noted	No modification.
	5	Consider application to be in accordance with the principles of the SDF and Appendix 2	Appendices	Noted.	No modification.
The Land Trust William Martin	1A	Welcome the importance of the creation and enhancement of the natural environment and green network (including SUDs) as an integral part of sustainable development.	Nature conservation and green infrastructure	Noted	No modification
	1B	Concerned with the lack of specific references as to how green space resources will be safeguarded and managed for the benefit of the local community in the long term.		Noted - Points amalgamated and new text added	
	1C	Multi-functional roles that green infrastructure are expected to play (in terms of social, economic and environmental objectives) can only be realised by taking a long term view			
	1D	Necessary structures and financial support to provide for their long term management from the beginning are required			
	1E	Well managed green space plays an essential role in maintaining and creating a sustainable community			
	1F	Poor management and a lack of resources can turn a valuable local green space asset into a local liability that will prove costly to society as a whole			
Scottish Water Sophie Day	1	Area will drain to the Kelvin Valley sewers, likely that Drainage Impact Assessments & Water Impact Assessments are a requirement to ascertain what impact the new developments will have	Section 7.10.2	Noted - the requirement for these is covered in 7.10.2	No modification.
	2A	Encourages early engagement from the developer with Customer Connections Team to Discuss available strategic and network capacity	Engagement	Noted - amend text in section 7.10.3	Early engagement between developers and Scottish Waters customer connections team is encouraged to discuss available strategic and network capacity
	2B	Encourages early engagement from the developer SUDs design if the system is to be vested within Scottish Water		Noted - amend text in section 7.9.4	Where Strategic / Regional SUDs are required, these should be designed to standards specified by Scottish Water so the system is to be vested within their management responsibilities. Where this is the case early engagement is encouraged to ensure the design is appropriate.
Strathclyde Passenger Partnership Elizabeth MacKay	1	Reference should be made to identifying sustainable travel options and ensuring access to amenities such as retail facilities since these will be critical success factors.	Community Growth Areas in North Lanarkshire	Section 2.5 makes reference to this as part of the spatial framework.	Section 7.2.2 amended to make reference to sustainable links and travel choices.
	2	Delivery of an access and movement strategy should include how any public transport improvements, including bus service provision and bus infrastructure, shall be funded and delivered	Access and Circulation	Section 7.1.2 and 7.1.3 make reference to the access and movement strategy - Amend text	'public transport, improvements, including bus service provision and bus infrastructure and funding mechanisms'
	3A	Development sites are required to be accessible by a variety of modes, connected to existing communities, have access to key services and facilities and not result in an overreliance on the private car - These are all key to delivering sustainable communities.	Sustainable Transport Principles	Text already included	No modification

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	3B	Essential that the phased delivery of the sites does not fragment or truncate existing or newly developed routes. Particularly when it provides direct access to the key services and facilities as well as the wider public transport network.		Noted	No modification.
	3C	Further detail required in the masterplans on service levels of bus provision, the routing of bus services, funding mechanisms, and the internal street design where new bus routes are required.		Noted - Add text to section 7.2.5	Masterplans will require to consider bus provision, the routing of bus services, funding mechanisms, and the internal street design where new bus routes are required.
	3D	Where residential streets are to accommodate bus provision, the geometry of the road layout along with the width of the road and junction design should allow for the safe and efficient operation and manoeuvrability of buses.		Noted -Section 7.2 - Issue for detailed planning application stage. Is outlined in Designing Streets to which reference is made is SDF.	No modification.
	3E	The construction staged phases must recognise the requirement for public transport accessibility between phases and provide infrastructure, possibly on an interim basis in order to facilitate service provision.		Already mentioned at Section 7.2.5. Proposed bus and other public transport provision should be addressed as part of the Strategic Transport Assessment.	No modification
	3F	The existing situation of bus network provision within the CGA seem to identify that significant areas are either within 400m of or likely to be with 400m as the internal road network of the sites is developed, of an existing bus stop, served by a minimum of 1 bus per hour, every hour between 7am and 7pm weekdays.		Noted - Service Provision issue - Covered in section 7.2.5.	No modification.
	3G	Reference to be made to the likelihood of funding being required from developers where the need for additional or rerouted bus routes is identified to meet the requirements set out in section 7.2.5		Noted - section 7.2 - Reference to be made to developer contributions for service provision - Add text	Text added at 7.2.5. Details should be provided where developers intend to subsidise bus services to assist the establishment of regular routes.
	3H	Scale of development means that bus services may become financially viable and self-supporting in the medium to long term, in the short term it is recommended that consideration be given to the requirement for a Section 75 legal agreement whereby the developer provides a subsidy to the bus operators for the first 3 to 5 years.		Noted - section 7.2.5 - To deliver the objectives set out in this section - text amended.	Text added at 7.2.5 relating to use of s.75 agreements.
	3I	Requirement to be reviewed annually to ensure satisfactory public transport services are provided during the development of the sites, SPT to provide advice on the need for bus provision and penetration as the masterplans are being developed		Noted - section 7.2.5 - Add text	'SPT to provide advice on the need for bus provision and penetration as the masterplans are being developed'
	3J	SDF should identify a standard for accessibly local retail facilities, this will ensure that every day shopping trips do not encourage an increase in private car trips		Retail - Section 7.6	Provision of new local retail provision should maximise its potential to attract users by being located within a 10 minute walking distance from both new and existing residents of the area so as to ensure that every day shopping trips do not encourage an increase in private car trips
	3K	Heathfield/Mount Ellen Phase 2 is wholly beyond and Heathfield/Mount Ellen Phase 2 and Garnqueen Farm are partially beyond the reach of the exiting bus network.		Noted - section 7.2.5 - State requirement of bus penetration being required in Heathfield/Mount Ellen Phase 2 and Garnqueen Farm - Add text	'requirement of bus penetration should Heathfield/Mount Ellen Phase 2 and Garnqueen Farm'
	3L	CGA sites apart from Heathfield/Mount Ellen sites are in line with access to public transport, these sites do not have easy access to the existing bus network.			
	4	Consideration should be given within the SDF to how the development requirements will be met as part of the phased delivery of the site to ensure access to services and facilities as the sites are developed.	Development Requirements	Notes - Covered in response to point 3E	See point 3E

**Gartcosh:Glenboig Community Growth Area**  
**Draft Strategic Development Framework Consultation**  
**Comments and Responses Table**  
**External Organisations**

Name/Organisation	Issue	Comments or Changes Requested	Section of Draft SDF.	Summary of Response and Action	Modification to SDF
	5A	Site masterplans should identify detailed principles of transport improvements through a public transport strategy. This should cover phasing, services, infrastructure and funding and be a condition of planning permission in principle.	Implementation	Noted - Section 12 - public transport strategy should be part of an access and movement strategy - firm this up in section 7.1.3 - Add text	'Access and movement strategy including appropriate public transport considerations'
	5B	There should be projections for transport services as well as the delivery of transportation infrastructure.		Noted - section 12.1.09 - amend text	'and expected transport services' after transport infrastructure upgrade requirements and delivery triggers
	5C	Final bullet of section 12.1.10 be amended to read "provide transport infrastructure upgrades and service improvements as required"		Noted - section 12.1.10 - Amend text	'provide transport infrastructure upgrades and service improvements as required'
Sportscotland - Claire Peters	1	In addition to green transport provision – suggest where possible, emphasis is placed on 'active travel' – Results in health benefits in addition to reducing the consequences of private car use.	General Principles	Noted - the health benefits of active travel should be stated. Text amended to 7.2.5 after the first sentence ending in walking and cycling	Through ensuring there is an emphasis placed on active travel, it is envisaged health benefits will increase in addition to reducing the number trips by private car users
	2	Should reflect 'Improve health and wellbeing' throughout the SDF as this is one of the key visions for the CGA. Including the promotion of active travel and protecting and planning for sports facilities.		Active travel benefits added to 7.7.7, compensatory provision is required for sports pitches that are lost	
	3A	Offer assistance to provide detailed advice regarding future community facilities such as planning for sports halls, swimming pools and synthetic grass pitches, based on our Facilities Planning Model (FPM), which compares supply against predicted demand.	Facilities and Services	Noted - Issue for planning application stage	No amendment
	3B	Note summary report on national run of the FPM, (2012) advise that a local run could be undertaken to consider the implications of the CGA		Noted - Issue for planning application stage	No amendment
	4	SPP should be referred to in relation to compensatory provision of sports pitches (and other outdoor sports facilities). SPP states where a sports pitch is lost; compensation should be provided unless there is a clear excess. Sportscotland are concerned that a developer may argue against provision of a compensatory pitch if there are no suitable sites within the CGA.		Noted - Amend text to the 1st line of 7.7.7	In accordance with SPP where facilities such as sport pitches or other outdoor sports facilities are lost due to development compensatory provision will be required elsewhere within the Community Growth Area, unless there is a clear excess in the area.
	5	Propose reworded of last sentence 7.7.7 to require that any new pitches are sensitively sited. Where noise and lighting should be considered at an early stage to ensure that a pitch and dwellings can co-exist.		Sufficient distance covers this	No modification
6	Explicit reference should be made to the need for a replacement football pitch, in accordance with SPP.	Development Area - Gartcosh - Johnston Road South	Noted - Add text relating to football pitch	There is a requirement for a replacement football pitch to be provided in accordance with the compensatory provision set out in SPP.	