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26 November 2024

**Members of the
Planning Committee**

Chief Executive's Office

Archie Aitken
Chief Officer (Legal & Democratic)
Civic Centre, Windmillhill Street,
Motherwell ML1 1AB
www.northlanarkshire.gov.uk

Notice is given that a Meeting of the **Planning Committee** is to be held in the Council Chamber, Civic Centre, Windmillhill Street, Motherwell, ML1 1AB on Thursday, 05 December 2024 at 10:00 AM which you are requested to attend.

The agenda of business is attached.

Archie Aitken
Chief Officer (Legal & Democratic)

Members :

N Shevlin, G Currie, B Baudo, G Brennan, B Burgess, A Bustard, J Cairns, T Carragher, M Coyle, S Coyle, K Docherty, T Fisher, M Hughes, L Jarvie, T Johnston, P Kelly, J Logue, H Loughran, C McManus, M McPake, L Mitchell, J Reddin, D Robb, A Smith, G Woods.

Agenda

- 1 **Declarations of Interest In Terms of the Ethical Standards In Public Life Etc. (Scotland) Act 2000**
- 2 **Planning Applications Index** 5 - 26
Submit Planning Applications Index
- 3 **North Lanarkshire Local Development Plan - Delivery Programme** 27 - 110
Submit report by the Chief Officer (Place) seeking approval of the North Lanarkshire Local Development Plan – Delivery Programme.
- 4 **Development Plan Scheme & Participation Statement 2024 Update** 111 - 140
Submit report by Chief Officer (Place) seeking approval of the Development Plan Scheme and Participation Statement 2024 update.
- 5 **Updated Protocol for Legacy Cases** 141 - 146
Submit report by Chief Officer (Place) seeking approval of the proposed procedures for dealing with Legacy cases.
- 6 **Planning Performance Report** 147 - 154
Submit report by Chief Officer (Place) providing information on the outcome of the submission to the National Planning Improvement Process and an update on performance against key performance indicators for 2023-24.

***North
Lanarkshire
Council***

Planning Applications for consideration
of Planning Committee

Committee Date: 5th December 2024

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APPLICATIONS FOR PLANNING COMMITTEE

5th December 2024

Page No	Application No	Applicant	Development/Site	Recommendation
7-25	21/00226/FUL	Anco Construction Ltd	Residential Development (49 Units Comprising 39 Flats and 10 Detached & and Semi- Detached Dwellinghouses) and Associated Infrastructure Land West Of Rosehall Road Shotts	Grant

Application No:

21/00226/FUL

Proposed Development:

Residential Development (49 Units Comprising 39 Flats and 10 Detached and Semi- Detached Dwellinghouses) and Associated Infrastructure

Site Address:

Land West Of
Rosehall Road
Shotts

Date Registered:

27th April 2021

Applicant:

Anco Construction Ltd
Mr Irvine Anderson
First Floor Maxim Business Park
Maxim 1
2 Parklands Way
Eurocentral
Motherwell
ML1 4WR

Agent:

CD Architects
Studio 5
The Old School Business Centre
40 Rochsolloch Road
Airdrie
ML6 9BG

Application Level:

Local Application

Contrary to Development Plan:

No

Ward:

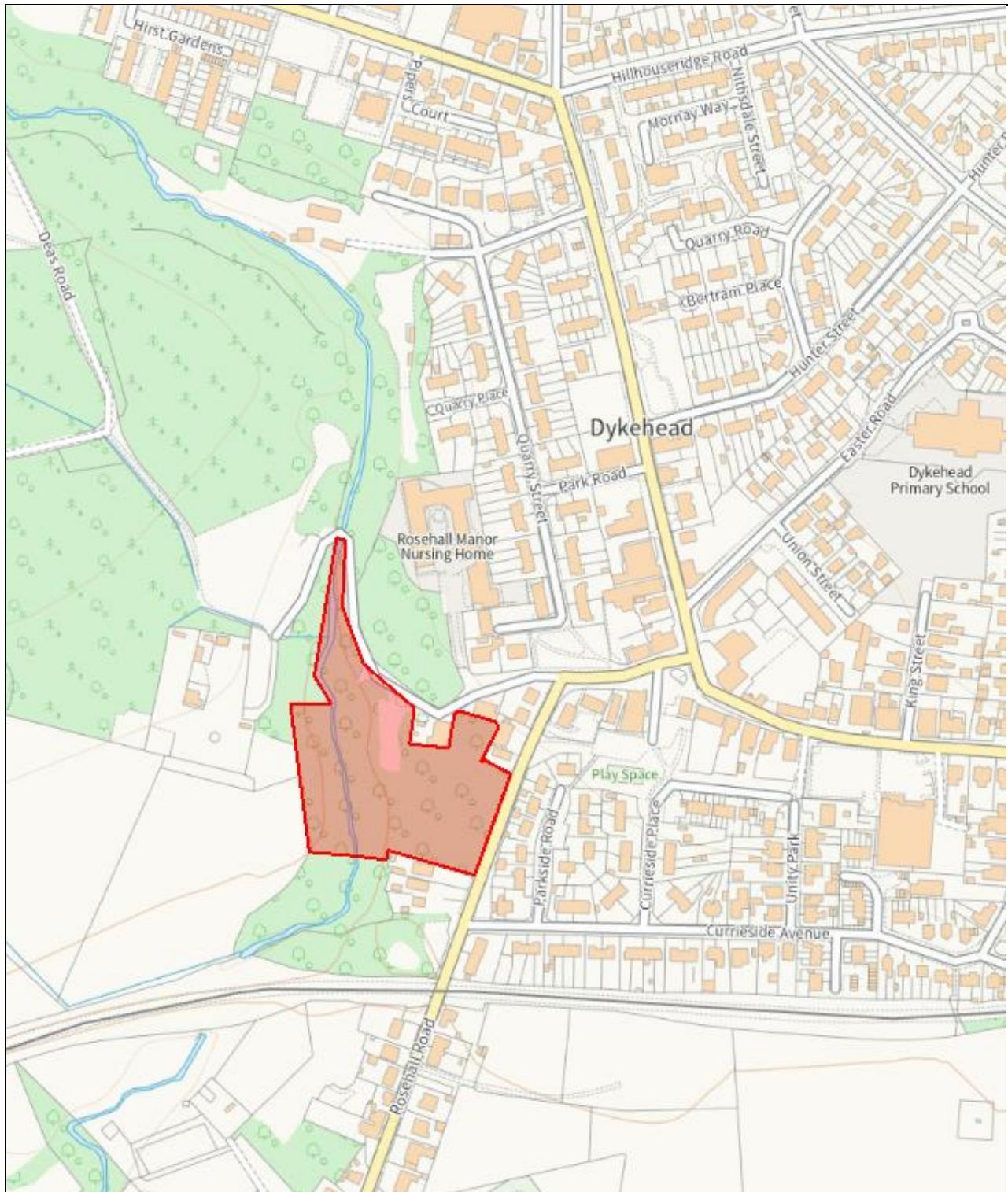
13 Fortissat
Martin McCulloch, Margaret Hughes, John Jo
Leckie,

Representations:

25 letter(s) of representation received.

Recommendation:**Approve Subject to Conditions****Reasoned Justification:**

The proposed development is considered acceptable in terms of the development plan and meets the criteria set out within NPF 4 and policies PP 3 and AD 3, PROT A Category 5, EDQ 1, EDQ 2 and EDQ 3 of the North Lanarkshire Local Development Plan 2022. The proposed residential development can be incorporated within the urban site without having a detrimental impact on the character and amenity of the site and wider area. The proposed development utilises an area of vacant urban brownfield land, providing opportunities for landscaping and biodiversity enhancement and sustainable travel to and from the application site and wider Shotts area



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Planning Application: 21/00226/FUL
Name (of applicant): Anco Construction Ltd
Site Address: Land West Of Rosehall Road Shotts
Development: Residential Development (49 Units Comprising 39 Flats and 10 Detached and Semi-Detached Dwellinghouses) and Associated Infrastructure



Proposed Conditions:-

1. That, except as may otherwise be agreed in writing by the Planning Authority, the development shall be implemented in accordance with drawing numbers:-

H486-A-01A, H486-B-01A, H486-C-01B,
H486-D-01A, H486-E-01A, H486-F-01B,
H486-G-01B, H486-HJ-01A, H486-K-01B,
H486-L-01A, H486-ES-01C, H486-01E,
H486-02R, H486-05J, H486-13D,
H486-14M, H486-16A,

Reason: To clarify the drawings on which this approval of permission is founded.

2. That, notwithstanding the terms of Condition (1) above, the development shall be implemented in accordance with the site levels shown on drawing number H486-16A, H486-13D, H486-ES-01 C, H486- 14M, H486-02R and no alterations shall be made to these approved site levels and approved plans without the prior approval in writing of the Planning Authority.

For the avoidance of doubt, this condition also includes the requirement for prior approval for any changes in site levels proposed as a consequence of other formal consent processes including Roads Construction Consent and the Building Warrant process.

Reason: To ensure that all new site levels are appropriate for protecting the amenity of the proposed development.

3. That, before any development works of any kind (including the clearing of vegetation) starts on the application site, an updated Extended Phase I Habitat Survey and Protected Species Assessment (including all necessary surveys in relation to bats and breeding bird activity) shall be provided for the written approval of the Planning Authority. Within the updated Extended Phase I Habitat Survey and Protected Species Assessment a timetable for the implementation of recommendations should be included for the written approval of the Planning Authority.

For the avoidance of doubt, as a result of undertaking an updated Extended Phase I Habitat Survey and Protected Species Assessment, should any mitigation measures be required for any protected species, this shall be implemented in accordance with the species protection plan agreed in writing with the Planning Authority in consultation with Naturescot before works commence on the site.

Reason: In the interests of protecting nature conservation interests.

4. That, all recommendations as set out in the updated Extended Phase I Habitat Survey and Protected Species Assessment approved under the terms of condition 3 above, shall be implemented in full, in accordance with the timetable approved under the terms of under the terms of condition 3 above, unless otherwise agreed in writing by the Planning Authority.

In the interests of protecting nature conservation interests.

5. That, before any development works of any kind (including the clearing of vegetation) starts on the application site, a report which details the exact location of any Japanese Knotweed and Giant Hogweed within the application site shall be submitted for the written approval of the Planning Authority. This report should also set out proposals (with timescales) for the eradication and management of Japanese Knotweed and Giant Hogweed within the application site.

Reason: In the interests of protecting nature conservation interests.

6. That, prior to any of the dwellings hereby permitted are occupied, unless otherwise agreed in writing with the Planning Authority, all eradication and management proposals for the Japanese Knotweed and Giant Hogweed within the application site as set out within the report approved under the terms of condition 5 above, shall be implemented in full and a certificate (by a suitably qualified Ecologist) confirming the implementation these proposals shall be submitted to the Planning Authority prior to the occupation of any of the dwellings hereby permitted.

Reason: In the interests of protecting nature conservation interests.

7. That BEFORE any works of any description start on the application site, unless otherwise agreed in writing with the Planning Authority, a comprehensive site investigation report shall be submitted to and for the approval of the said Authority. The investigation must be carried out in accordance with current best practice advice, such as BS 10175 : 'The Investigation of Potentially Contaminated Sites' or CLR 11. The report must include a site specific risk assessment of all relevant pollution linkages and a conceptual site model. Depending on the results of the investigation, a detailed Remediation Strategy may be required. Information on the required format of the report and how it should be submitted to us can be found online: <https://www.northlanarkshire.gov.uk/planning-and-building/planning-applications/how-discharge-contaminated-land-planning-conditions>

Reason: To establish whether or not site decontamination is required in the interests of the amenity and wellbeing of future residents.

8. That any remediation works identified by the site investigation required in terms of Condition 7, shall be carried out to the satisfaction of the Planning Authority. A certificate (signed by a chartered Environmental Engineer) shall be submitted to the Planning Authority, unless otherwise be agreed in writing by the Planning Authority, prior to any of the dwellings hereby permitted are occupied, confirming that any remediation works have been carried out in accordance with the terms of the Remediation Strategy.

Reason: To ensure that the site is free of contamination in the interests of the amenity and wellbeing of future residents.

9. That before any development works start on the application site a scheme of intrusive site investigation shall be undertaken to establish the exact situation regarding the coal mining legacy on site and to establish the risks posed to the development by the recorded mine entries. The findings of the intrusive site investigation shall be submitted to the Planning Authority in the form of a detailed report for written approval in consultation with the Coal Authority. The remediation works identified for the treatment of mine entries and shallow coal workings identified by the site investigation deemed necessary to implement this development shall be outlined in this report.

Reason: To ensure that matters relating to coal mining risk are adequately addressed.

10. That before any development works start on the application site any remediation works and/or mitigation measures to address land instability arising from the mine entry, identified by the intrusive site investigation required in terms of Condition 9 above, shall be carried out to the satisfaction of the Planning Authority in consultation with the Coal Authority. Prior to the occupation of the first dwelling hereby approved, a certificate (signed by a Chartered Engineer experienced in mining works) shall be submitted to the Planning Authority confirming that the remediation works have been implemented in accordance with the relevant Coal Authority Guidance.

Reason: To ensure that matters relating to coal mining risk are adequately addressed.

11. That BEFORE any works of any description being commenced on the application site, unless otherwise agreed in writing with the Planning Authority, full details of the proposed surface water drainage scheme, including the period during construction, shall be submitted to the said Authority. The proposed surface water drainage scheme should include a detailed specification of mitigation measures to ensure that the Curry Burn is not adversely impacted during the construction period.

For the avoidance of doubt the drainage scheme must be carried out in consultation with SEPA and self-certified by a suitably qualified professional as complying with the principles of Sustainable Urban Drainage Systems (SUDS) in terms of the relevant CIRIA Manual and other advice published by SEPA.

Reason: To ensure the provision of satisfactory sewerage and surface water drainage arrangements.

12. That the SUDS compliant surface water drainage scheme approved in terms of Condition 11 above shall be implemented contemporaneously with the development in so far as is reasonably practical. Within three months of the construction of the SUDS, a certificate (signed by a Chartered Civil Engineer experienced in drainage works) shall be submitted to the Planning Authority confirming that the SUDS has been constructed in accordance with the relevant CIRIA Manual and the approved plans.

Reason: To ensure the provision of satisfactory sewerage and surface water drainage arrangements.

13. That BEFORE any works of any description being commenced on the application site, the applicant shall provide written confirmation to the Planning Authority that all the requirements of Scottish Water can be fully met to demonstrate that the development will not have an impact on their assets, and that suitable infrastructure can be put in place to support the development.

Reason: To ensure the provision of satisfactory sewerage and surface water drainage arrangements.

14. That prior to any of the dwellings hereby permitted are occupied, unless otherwise be agreed in writing by the Planning Authority, the access to Rosehall Road shown on drawing H486-02R shall be completed in full and written confirmation (signed by a suitably qualified Engineer) shall be submitted to the Planning Authority confirming that the access to Rosehall Road shown on drawing H486-02R have been constructed and are in operation.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

15. That prior to any of the dwellings hereby permitted are occupied, a visibility splay of 4.5 metres by 60 metres, measured from the road channel, shall be provided on both sides of the vehicular access onto Rosehall Road and before the last dwelling hereby permitted is occupied everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and, thereafter, nothing exceeding 1.05 metres in height above road channel level shall be planted, placed, erected, or allowed to grow, within these sight line areas.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

16. That prior to any of the dwellings hereby permitted are occupied, the 3m footway shown on drawing H486-02R along Rosehall Road shall be constructed in accordance with the specifications of the Roads Authority and as described in the Roads Guidelines published by the said Roads Authority.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

17. That prior to the last dwelling hereby permitted is occupied, all the parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work, and shall, thereafter, be maintained as parking and manoeuvring areas.

Reason: In the interests of traffic and pedestrian safety.

18. That before any works of any description on site, unless otherwise agreed in writing, a detailed planting schedule, biodiversity enhancement scheme for the landscaping proposals shown on drawing H486-05J shall be submitted to, and approved in writing by the Planning Authority. A timescale for implementation of all landscaping, planting and biodiversity enhancement shall also be submitted to, and approved in writing by the Planning Authority.

Reason: In the interest of the amenity of the site and the general area.

19. That all works included in the scheme of landscaping shown on drawing H486-05J and the planting schedule and biodiversity enhancement scheme approved under the terms of condition 18 above, shall be completed in accordance with the approved timetable, and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased, within two years of the full occupation of the development hereby permitted, shall be replaced within the following year with others of a similar size and species.

Reason: In the interest of the amenity of the site and the general area.

20. That BEFORE the development hereby permitted starts, full details of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by the Planning Authority and the development shall be implemented in accordance with the details approved under the terms of this condition.

Reason: In the interests of the visual amenity of the area.

21. That before the development hereby permitted starts, full details of the design and location of all fences and walls (including any retaining walls or fencing in relation to the embankment area shown on drawing H486-ES-01 C) to be erected on the site shall be submitted to, and approved in writing by the Planning Authority. A timescale for implementation of all fences and walls (including any retaining walls or fencing) shall also be submitted to, and approved in writing by the Planning Authority.

Reason: In the interests of the visual amenity of the area.

22. That all fences and walls (including any retaining walls or fencing) approved under the terms of condition 21 above, shall be completed in accordance with the approved timetable

Reason: In the interests of the visual amenity of the area.

23. That before the development hereby permitted starts, a management and maintenance scheme shall be submitted to, and approved in writing by the Planning Authority, and it shall include proposals for the continuing care, maintenance and protection of:-

- a) the proposed communal grassed, planted and landscaped areas
- b) any communal walls (retaining or otherwise) or fences
- c) any retaining walls or fencing in relation to the embankment area shown on drawing H486-ES-01 C

Reason: In the interest of the amenity of the site and the general area.

24. That prior to the last dwelling hereby permitted is occupied, the management and maintenance scheme approved under the terms of condition 23 shall be in operation.

Reason: In the interest of the amenity of the site and the general area.

Background Papers:

Consultation Responses:

The Coal Authority
Scottish Environment Protection Agency
Scottish Water
Environmental Health (including Pollution Control)
Traffic & Transportation
NLC Greenspace
Education
Assistant Community Partnership Manager

Contact Information:

Any person wishing to inspect these documents should contact Patricia Beaton at
planningenquiry@northlan.gov.uk

Report Date: 22nd November 2024

REPORT

1. Site Description

- 1.1 The application site is located within the established urban area of Shotts and is approximately 1.12ha in size. The application site is located off Rosehall Road in Shotts and is to the north and west of existing residential properties. To the northeast of the application site is a car garage and band hall and to the north of the site is the Rosehall Road Surgery and a garage workshop. The proposed development will be access from Rosehall Road. The site has a variety of level differences with site levels sloping down towards the Curry Burn which flows along the western boundary of the application site.

2. Proposed Development

- 2.1 The applicant seeks planning permission for a residential development of 49 units which comprises of five flatted blocked with a total of 39 flats, eight semi-detached dwellinghouses and two detached dwellinghouses. Associated infrastructure such as parking provision, drainage and the internal road layout and a new pedestrian and vehicle access onto Rosehall Road are also proposed.
- 2.2 It is noted that the application site boundary originally included areas of land to the west of the Curry Burn to which no development has been proposed. As no development has been proposed to these areas the applicant has revised the application site boundary to exclude them. The application site boundary denoted with a red line within drawing H486-01E now only includes land upon which development is proposed. The other areas of land within the applicant's ownership are now denoted with a blue line boundary.

3. Applicant's Supporting Information

- 3.1 The Applicant has provided the following information:
- Coal Mining Risk Assessment
 - Architectural drawings
 - Site level and section drawing
 - Drainage And Water Management Strategy
 - Flood Risk Modelling Report
 - Noise Impact Assessment
 - Design and Access Statement
 - Extended Phase I Habitat Survey
 - Protected Species Assessment Update
 - Landscaping proposals
 - Daylight Analysis
 - Report on Rotary Bores
 - Ground Level Tree Survey/Visual Assessment

4. Site History

- 4.1 An application for planning permission (07/01334/FUL) was approved (subject to conditions) in April 2010. This application was also submitted by the current applicant and sought permission for residential development comprising 43 flats (2 no. 2 storey blocks and 4 no. 3 storey blocks with 4 storey rear basement element) and erection of 10 two storey detached and semi-detached dwellings. This permission was approved following an appeal to the DPEA and required the completion of a Planning Obligation (S69 legal agreement). This Planning Obligation related to a financial contribution towards the improvement of off-site play facilities in lieu of on-site play provision. The S69 was completed and the contribution of £15,750 was paid to the council in April 2010.

5. Development Plan

- 5.1 The Development Plan consists of the North Lanarkshire Local Development Plan and the National Planning Framework 4 (NPF 4). NPF 4 was adopted by the Scottish Parliament in February 2023 and prevails over any policies in the Local Development Plan that are incompatible with its aims and objectives.
- 5.2 NPF 4 policy 3 Biodiversity sets out criteria by which development should be assessed. Development proposals should contribute to the enhancement of biodiversity, and development proposals for major development will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity.
- 5.3 NPF 4 policy 13 Sustainable Transport sets out to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.
- 5.4 NPF 4 policy 14 Design, Quality and Place seeks to ensure that developments are of a good design that are not detrimental to the amenity of surrounding area and are consistent with the 6 qualities of successful places – Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable
- 5.5 NPF 4 policy 15 - Local Living and 20 Minute Neighbourhoods sets out that to establish this goal consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area.
- 5.6 NPF 4 policy 16 - Quality Homes supports new homes on land allocated for housing in Local Development Plans and sets out various requirements including, and not limited, to meeting local housing requirements, providing or enhancing local infrastructure, facilities or services and improving the residential amenity of the surrounding area.
- 5.7 NPF 4 policy 22 - Flood risk and water management intends to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.
- 5.8 The following policies are relevant within the North Lanarkshire Local Development Plan:
- PP 3 and AD 3 General Urban Area
 - PROT A Category 5 Natural Environment - Protected Species
 - CI Contributions to Infrastructure
 - EDQ 1 Site appraisal
 - EDQ 2 Specific Features for Consideration
 - EDQ 3 Quality of Development
- 5.9 PP 3 and AD 3 General Urban Area
This policy which seeks to maintain and improve the level of amenity in urban areas, by encouraging development that is in keeping with its often primarily residential character and encouraging diversity in more mixed-use areas. General Urban Areas are either primarily residential in character or have a mixture of recognisably urban uses.
- 5.10 PROT Natural Environment and Green Network Assets
Planning permission will only be granted for proposals potentially affecting Local Sites if it can be demonstrated to the Council's satisfaction that there will be no adverse impact or that any impacts can be mitigated in environmental terms relevant to the impact.
- 5.11 CI Contributions to Infrastructure
This policy sets out that the council will seek developer contributions for new developments that individually or cumulatively generate a requirement for new or enhanced services or infrastructure in respect of Affordable Housing, Education, Transport and Green Infrastructure, Amenity Space and Play.

- 5.12 Environmental and Design Quality Policies
EDQ 1 – Site Appraisal
EDQ 2 – Specific Features for Consideration
EDQ 3 – Quality of Development

These three policies look for proposed developments to create a successful place or enhance existing places by integrating successfully into the local area and avoiding harm to neighbouring amenity. To do this a range of criteria is listed within these policies which includes amongst other things aspects of design, massing, materials, topography and aspects to protect the existing urban area and its specific characteristics, assets and attributes. They consider hazardous zones, utilities infrastructure and management areas and look to promote biodiversity and the environment whilst meeting the challenges of the climate change via suitable and safe access for all users to promote sustainable public travel or for example the provision of electrical charge points where the car is still a requirement.

6. Consultations

- 6.1 The following consultation responses have been received in respect of the application.
- 6.2 Coal Authority initially objected to this application however following submission of additional information the Coal Authority has advised that it withdraws its objection and concurs with the recommendations of the Mining Risk Assessment Report (2 April 2021, prepared by Simpson Mining & Geotechnical Ltd) that recorded mine entries (shafts and adits) potentially pose a risk to ground stability and public safety and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding it. Should planning permission be granted conditions requiring the undertaking of a scheme of intrusive investigations and the implementation of any necessary remediation works and/or mitigation measures should be attached to any permission. A further condition requiring that, prior to the occupation of the site, a signed statement which confirms that the site is, or has been made, safe and stable for the approved development shall be submitted the council's Planning Service for approval should also be attached to any permission.
- 6.3 Scottish Environment Protection Agency (SEPA) initially objected to this application however following submission of additional information SEPA has advised that it withdraws its objection and are satisfied that proposal is in accordance with NPF4 Policy 22 part a) Flood risk and water management.
- 6.4 Scottish Water has no objection to this application.
- 6.5 The council's Pollution Control Service has no objections to the proposed development subject to site investigations being undertaken. Should this application be approved conditions requiring the submission of site investigation information and the undertaking of any necessary remedial works should be attached to any permission. Pollution Control has also required that a noise impact assessment should be undertaken. A Noise Impact Assessment by Sharps Redmore dated 21st December 2023 was subsequently submitted. Pollution Control has reviewed this and has advised that the methodology and conclusions of the report are acceptable and that no additional noise mitigation measures (such as any particular glazing specifications) are required other than the planned building and garden plot layouts detailed within the submitted drawings.
- 6.6 The council's Roads Development Service has provided comments in relation to the proposed access onto Rosehall Road, proposed footways, parking provision, and the development's internal road layout. Should this application be approved, conditions in relation to the implementation of the proposed access and visibility splay should be attached to any permission.

- 6.7 The council's Greenspace Development Service has reviewed the landscape proposals and have advised that they are satisfied with the proposed landscaping for the development. The Greenspace Development Service has advised that further planting species and biodiversity enhancement information is required and should this application be approved conditions requiring the submission of this information should be attached. Following on from this, conditions ensuring the full implementation and thereafter maintenance of the proposed landscaping also be attached to any permission. The Greenspace Development Service has also advised that an updated Extended Phase I Habitat Survey and Protected Species Assessment should be submitted prior to the undertaking of any works on site should this application be approved.
- 6.8 The council's Learning and Leisure Service has advised that no capacity issues are anticipated within local schools and no developer contribution has been requested.
- 6.9 The council's Play Service has advised that for a development such as this a developer contribution towards off-site play provision would usually be required. However, as a developer contribution towards play provision has previously been paid to the council in relation to planning permission 07/01334/FUL, no additional developer contribution is required in this instance.

7. Representations

- 7.1 Following the advertisement and neighbour notification of this application 24 objections (including several from the same household) and a single neutral representation were received.
- 7.2 In summary, the objections to this application raise concerns in the following areas:
- Impact on traffic levels and condition of Rosehall Road
 - Pedestrian safety concerns including the narrow footways on Rosehall Road
 - Concerns about the rail bridge on Rosehall Road
 - Impacts on privacy of neighbouring properties
 - Impacts on daylight of neighbouring properties
 - Impacts on the Curry Burn
 - Underground mining concerns within the site
 - Impact on existing services, facilities and infrastructure such as schools, shops, doctors and parking
 - Lack of services within local area such as shops
 - Concerns about noise from the development
 - Concern about impact on existing noise making properties such as the band hall
 - Drainage and flooding impacts caused by the proposed development
 - Impact on wildlife
 - Loss of trees
 - Loss of greenspace
 - Japanese knotweed concerns
 - Lack of social/affordable housing
 - Overdevelopment of Shotts
 - Overdevelopment of the site
 - Development should be on brownfield sites
 - The development of Flats is not in keeping with local area
 - The height of the flats is not in keeping with local area
- 7.3 Other issues were raised; however, they are not material planning considerations. These include concerns such as the impact on existing views, impact on mental health, potential increase of vermin due to the development, speeding on Rosehall Road, impacts caused by construction (dirt, dust, road closures, noise), possible anti-social behaviour and potential damage to neighbouring properties.
- 7.4 Concerns regarding the council's neighbour notification procedures have been raised, specifically in relation to the timescale within which representations can be made and the potential discrimination such timescales cause to those without access to the internet.

- 7.5 A request for a Planning Hearing has been made by objectors to the development. Based on the approved protocol for planning application hearings, as the proposal is recommended for approval and is not considered to be contrary to the development plan, that the threshold set out for a hearing has not been met.

8. Planning Assessment

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning decisions are made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises the North Lanarkshire Local Development Plan (NLLDP) and the National Planning Framework 4 (NPF 4) with NPF 4 prevailing over any NLLDP policies that are incompatible with its aims and objectives.

National Planning Framework 4

- 8.2 The introduction of NPF 4 in February 2023 requires that these policies be taken into account in assessing all developments. The most appropriate of these are discussed below.
- 8.3 NPF 4 policy 3 Biodiversity sets out criteria by which development should be assessed. Development proposals should contribute to the enhancement of biodiversity, and proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity. The proposed development is located out with any designated nature conservation sites. However, due to an Extended Phase I Habitat Survey and Protected Species Assessment have been submitted by the applicant which advises that the application site includes areas of dense scrub, grassland, tall ruderals and semi-natural board-leaved woodland. The site also includes areas of Japanese Knotweed and Giant Hogweed. There is no evidence within the site of otters, badgers and water voles. This report concludes that the habitats present on site are not considered to be significant at the local or regional level. The Greenspace Development Service has advised that an updated Extended Phase I Habitat Survey and Protected Species Assessment (both by Acorna Ecology Ltd) should be submitted prior to the undertaking of any works on site should this application be approved. Conditions in relation to the undertaking of these updated surveys, submission of updated reports and the implementation of any recommendations within these reports should be attached to any permission. Conditions requiring the submission of reports detailing the exact location of Japanese Knotweed and Giant Hogweed within the application site as well eradication proposals should also be attached to any permission.
- 8.4 The applicant has also submitted a Ground Level Tree Survey/Visual Assessment (by Acorna Ecology Ltd) as part of this application. This Ground Level Tree Survey/Visual Assessment surveyed trees within the site to determine whether there are any of a high quality and value are located within the site that should be retained. Acorna Ecology Ltd has advised that there no trees of high quality and value that should be retained with many being of moderate or low quality and value. It should be noted that there are no Tree Preservation Orders attached to any trees within the site. It is noted that the applicant has proposes a scheme of landscaping which is detailed within drawing H486-05J. The Greenspace Development Service is satisfied with the proposed landscaping scheme and advised that further planting species and biodiversity enhancement information is required and should this application be approved conditions requiring the submission of this information should be attached to any permission. The Greenspace Development Service have advised that should this application be approved, conditions ensuring the full implementation and thereafter maintenance of the proposed landscaping be attached to any permission. On assessment, it is considered that the proposed development would be compatible with policy 3 (Biodiversity) within NPF 4.
- 8.5 NPF 4 policy 13 Sustainable transport sets out to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. The application site is well located with opportunities for sustainable travel by bus within walking distance of the application site. Bus services serving bus stops located on Easter Road and King Street enable access to a range of destinations such as Harthill, Wishaw General Hospital, Ravenscraig, Motherwell and Whitburn and other opportunities for onward travel by train via Shotts Train Station. The proposed layout of the development allows for high quality permeable walking environments with the installation of 3m wide footpaths along the frontage of the site on Rosehall Road. The proposed development therefore accords with policy 13 Sustainable transport.

- 8.6 NPF4 policy 14 Design, Quality and Place seeks to ensure that developments are of a good design that are not detrimental to the amenity of surrounding area and are consistent with the 6 qualities of successful places – Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. Proposals which are poorly designed or detrimental to the amenity of the surrounding area will not be supported. LDP policies EDQ 1 and EDQ 3 collectively have similar requirements, specifying that development proposals be subject to an appropriate site appraisal and achieve a high quality of development. The proposed residential development is considered well designed and would integrate well within the existing urban area. The applicant proposes the use of traditional finishing materials such as facing brick and rendered masonry. Whilst the proposed finishing material are acceptable, should this application be approved a condition requiring the submission of specific details of the proposed finishing materials for each flatted block and dwellinghouse would be attached to any permission. It is considered that the development meets the six qualities of successful places and therefore accords with this policy.
- 8.7 NPF 4 policy 15 Local Living and 20 Minute Neighbourhoods intends to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options. When considering a proposal, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to sustainable modes of transport (local public transport and safe, high-quality walking, and cycling networks), shopping, education and health, social services and affordable and accessible housing options. Being within an urban area the application site is well served by road and footpath links, with further improvement to the footway provision along Rosehall Road being proposed by the applicant. The site has access to sustainable travel options such as buses which provides direct connections to large supermarkets within Newmains and Wishaw. The application site is located to the west of Shotts Town Centre and is within walking distance of local convenience shops providing day to day provisions. The proposed development is therefore considered to comply with policy 15 of NPF 4.
- 8.8 NPF 4 policy 16 Quality Homes seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities. It is considered that the proposed residential development with its mix of accommodation type including flats and semi-detached and detached dwellinghouses will provide choice for future residents. The proposed development is therefore considered consistent with this policy.
- 8.9 NPF 4 policy 22 Flood risk and water management intends to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. Part c) of policy 22 advises that development proposals should not increase the risk of surface water flooding to others, or itself be at risk, manage all rain and surface water through sustainable urban drainage systems (SUDS) and seek to minimise the area of impermeable surface. It is noted that SEPA initially objected to this application as additional flood risk modelling was required. Following submission of this additional information SEPA has advised that it withdraws its objection and is satisfied that proposal is in accordance with NPF 4 Policy 22 part a) Flood risk and water management.
- 8.10 Based on the above assessment the proposed development complies with policies 3, 13, 14, 15, 16 and 22 of NPF 4.

North Lanarkshire Local Development Plan

- 8.11 The application site is designated as part of the General Urban Area under policies PP 3 and AD 3. Policy PP 3 and AD 3 seeks to maintain and improve the level of amenity in urban areas, by encouraging development that is in keeping with its often primarily residential character and encouraging diversity in more mixed-use areas. General Urban Areas are either primarily residential in character or have a mixture of recognisably urban uses. To the west of the application site is the Curry Burn and an area of land (owned by the applicant) which is designated as part of the Countryside under NLLDP policy PP 5 and AD 5. The applicant originally included this area of Countryside within the application site boundary despite no development being proposed for this area. The applicant revised the application site boundary and has excluded this area to the west of the Curry Burn from this application. In terms of policy PP 3 and AD 3, the proposed development is located within an existing General Urban Area and will enable an existing vacant site to be developed. The proposal for a residential development of 49 dwellings would integrate successfully with the existing residential areas to the south and east. It is therefore considered that this application would comply with policies PP 3 and AD 3.
- 8.12 Policy PROT A Category A5 sets out that development that significantly affects a species protected by law will only be permitted where an appraisal has demonstrated that the protected species would not be compromised; or any significant adverse effects on the protected species are mitigated through planning conditions. As detailed above the applicant has submitted an Extended Phase I Habitat Survey, July 2021 with April 2023 Update. The habitats present are not considered significant at a local or regional level. With regards to protected species, the report advises that due to the possibility of bats roosting within the site a series of bat surveys should be completed. Similarly for breeding birds further survey to pinpoint any breeding bird activity should be undertaken prior to any removal of vegetation. In terms of other protected species, no evidence of otters, badgers or water vole has been found. The council's Greenspace Development Service having reviewed the Extended Phase I Habitat Survey, July 2021 with April 2023 Update and Protective Species Assessment (dated 2009) has raised no objection to this application and has advised that should planning permission be approved, conditions requiring the submission of an updated Extended Phase I Habitat Survey and Protected Species Assessment prior to the undertaking of any works on site (including the removal of vegetation) should be attached to any permission. Conditions in relation to the implementation of any recommendations within these updated reports should also be attached to any permission.
- 8.13 Where new development is proposed that, individually or cumulatively, generates a requirement for new or enhanced infrastructure or services in the categories listed, developers will be expected to contribute towards the provision of the required infrastructure, facilities and services. Policy CI 1 Contributions to Infrastructure sets out the four categories of infrastructure which the council could seek developer contributions towards. CL1 Category Green Infrastructure, Amenity Space and Play advises that for all forms of development a contribution towards the creation of green infrastructure, amenity space and/or the provision of play infrastructure may be expected. For all forms of development, the Council will secure the required on-site green infrastructure, amenity space and/or the provision of play infrastructure by planning condition and/or legal agreement. For developments where off-site provision is preferred or required but cannot be provided directly by the developer or group of developers the Council will seek contributions to the identified infrastructure. In this case the council's Play Service has advised that whilst a developer contribution towards off-site play provision would usually be required for this type of development, as a developer contribution towards play provision has previously been paid to the council in relation to a previous planning approval that was not developed on the application site, no additional developer contribution is required.
- 8.14 In relation to policies EDQ 1 the applicant has submitted information in relation to their appraisal of the application site including architectural and site levels drawings, Coal Mining Risk Assessment, Drainage and Water Management Strategy, Flood Risk Modelling Report, Noise Impact Assessment, Design and Access Statement, Extended Phase I Habitat Survey, Protected Species Assessment Update, Landscaping proposals, Daylight Analysis, Report on Rotary Bores and a Ground Level Tree Survey/Visual Assessment.

- 8.15 Policy EDQ 2 Specific Features for Consideration details that the council will consider development in areas subject to hazards (Hazardous Zones such as Coal Authority High Risk Areas) and other specific features (utilities infrastructure and management areas) in accordance with plans and protocols of the relevant managing agencies. The Council will expect applications for Planning Permission to be accompanied by an assessment of how constraints affect sites dependant on the characteristics of the site, its surroundings and the form of development. The application site is located within a Coal Authority High Risk Area and the applicant has submitted a Coal Mining Risk Assessment. As detailed above the Coal Authority has advised that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding it. Should planning permission be granted conditions requiring the undertaking of a scheme of intrusive investigations and the implementation of any necessary remediation works and/or mitigation measures should be attached to any permission. A further condition requiring that, prior to the occupation of the site, a signed statement which confirms that the site is, or has been made, safe and stable for the approved development shall be submitted the council's Planning Service for approval should also be attached to any permission.
- 8.16 Policy EDQ 3 Quality of Development sets out that development will only be permitted where high standards of site planning and sustainable design are achieved. Aspects such as siting; overall layout; density; form; scale; height; massing; proportion; detailing; colour; materials for the proposed development need to be considered. Policy EDQ 3 also includes aspects related to creating areas which provide a sustainable, safe, secure, and convenient access to and from the development that makes it easy to move around, and is attractive to pedestrians, cyclists, and people with disabilities. Any development would need to integrate well with public transport, green networks, and wider links. The assessment of and (where necessary) the mitigation of pollution impacts is also included within policy EDQ 3.
- 8.17 With regard to policy EDQ 3, it is considered that the scale, density, design and overall layout; of the proposed development would be acceptable and would integrate successfully into the local and wider urban area. The applicant proposes the use of traditional finishing materials such as facing brick and rendered masonry which is considered acceptable. Should this application be approved a condition requiring the submission of specific details of the proposed finishing materials for each flatted block and dwellinghouse will be attached to any permission. It is noted that as part of the proposed development the application site will be re-profiled with the existing site levels of areas of the site being lower from that currently. Drawings H486-16A and H486-13D show the existing site levels and site sections for the application site and drawings H486-ES-01 C, H486-14M, H486-02R show the proposed site levels and site sections for the proposed development. The applicant has also provided details of the finished floor levels for each flatted block and dwellinghouse. Conditions relating to the implementation of the approved site levels will be included within any permission.
- 8.18 In terms of the potential impact of the development on the daylight of neighbouring properties, the Building Research Establishment's guide 'Site Layout Planning for Daylight and Sunlight' sets out empirical guidelines and methods for assessing natural light. The 25-degree test is to establish the effect a proposed building will have on existing properties with regard to obstructing daylight to existing windows/rooms. The applicant has provided a Daylight Analysis which assesses the potential the daylight/sunlight impact that the of the flatted blocks in closest proximity to neighbouring properties to the north, east and south of the application site.
- 8.19 With regards to the potential impact on neighbouring properties to the application drawing H486-14M shows that the impact would be minimal, and it is therefore considered any impact felt would not be so significant to warrant a refusal in this case.

- 8.20 In terms of any potential impacts to the privacy of neighbouring properties, to ensure that a reasonable standard of privacy is maintained minimum distance are required between proposed and existing properties. For windows that are directly facing each other a minimum distance of 18m (for residential properties) is usually required. With regards to the Rosehall Surgery building, Block C is located approximately 7m from the rear wall of the Surgery building. Whilst it is noted that the distance between the directly facing windows of Block C are less than 18m, it is considered that given, the non-residential use of the building, the applicant's proposed boundary fencing and heavy vegetation to the rear garden of the Surgery will minimise any potential privacy impacts. With regards to the privacy of neighbouring properties along Parkside Road, should Blocks A and B be constructed the distance between these Blocks and the Parkside Road properties will be at least 22m, which is 4m over the minimum distance of 18m required for residential properties. For the property at 60 Rosehall Road, the distance between the nearest facing proposed block, Block L is at least 28m. It is therefore considered that whilst there may be some potential for overlooking into neighbouring properties, given the distance between neighbouring properties and the proposed development, any issues with privacy would be minimal and would not be sufficient to warrant a refusal in this case.
- 8.21 With regards to flooding and drainage, the applicant has provided a Drainage and Water Management Strategy and a Flood Risk Modelling Report which have been reviewed by SEPA. The Drainage and Water Management Strategy advises that there is no indication of any fluvial flooding risk within the site. In terms of surface water flooding, when flooding occurs it usually following intensive and prolonged rain. The Drainage and Water Management Strategy advises that with the implementation of a mitigating surface water drainage scheme as part of the development there would be no risk of surface water flooding. SEPA initially raised concerns regarding the proposed earthworks towards the western boundary of the application site along which the Curry Burn flows. However, following the submission of the Drainage and Water Management Strategy and a Flood Risk Modelling Report (both by the JNP Group) SEPA has withdrawn its objection to the proposed development and is satisfied that proposal is in accordance with NPF4 Policy 22 a) Flood risk and water management. As part of the proposed development the applicant proposes a surface water drainage scheme and should this application be approved, a condition requiring the submission of full details of the proposed surface water drainage scheme for approval prior to works beginning on site should be attached to any permission. A further condition requiring confirmation that the approved surface water drainage scheme has been completed prior to the occupation of any residential dwelling would also be attached to any permission.
- 8.22 In terms of landscaping and biodiversity, as discussed above an Extended Phase I Habitat Survey, Protected Species Assessment and Ground Level Tree Survey/Visual Assessment (all by Acorna Ecology Ltd) these were submitted by the applicant for this application. These reports advise that the proposed development is located out with any designated nature conservation sites and do not appear to include any protected species such as otters, badgers and water voles. It may however be home to roosting bats. The site does include Japanese Knotweed and Giant Hogweed; however, the full extent of these invasive species needs to be determined. The Greenspace Development Service has advised that an updated Extended Phase I Habitat Survey and Protected Species Assessment should be submitted prior to the undertaking of any works on site should this application be approved. Conditions requiring the submission of an updated Extended Phase I Habitat Survey and Protected Species Assessment (including bat surveys) prior to the undertaking of any works on site (including the removal of vegetation) should be attached to any permission. Conditions in relation to the implementation of any recommendations within these updated reports should also be attached to any permission. Further conditions requiring the submission of reports detailing the exact location of Japanese Knotweed and Giant Hogweed within the application site as well eradication proposals should also be attached to any permission.

- 8.23 As part of the proposed development the applicant has submitted a landscaping proposal (drawing H486-05J) which details the proposed landscape planting and boundary treatments for the development. The council's Greenspace Development Service has reviewed the landscape proposals and have advised that it is satisfied with the information provided so far and has advised that a further detailed planting schedule and biodiversity enhancement proposal scheme be provided, should this application be approved, conditions requiring the submission of this information should be attached to any permission. The Greenspace Development Service have also advised that should this application be approved, conditions ensuring the full implementation and thereafter maintenance of the proposed landscaping be attached to any permission. Whilst it is noted that some boundary treatment information has been submitted, should this application be approved a condition requiring the submission of the full details of the design and location of all fences and walls within the development should be attached to any permission including one that relates to the implementation of the fences and walls within the development.
- 8.24 With regards to the traffic and transportation aspects of policy EDQ 3, the council's Roads Development Service has no objection to the proposed development and have provided comments in relation to the proposed access onto Rosehall Road, proposed footways, parking provision, and the development's internal road layout. It is noted that the footway along the west side of Rosehall Road is discontinuous and only fronts a limited number of existing residential properties. The Roads Development Service has advised that a 3m wide footway should be provided to the frontage of the application site as shown on drawing H486-02R. The Roads Development Service has also advised that a visibility splay of 4.5m by 60m should be provided at the new access on Rosehall Road. Conditions to ensure the implementation of the proposed access and visibility splay onto Rosehall Road and the 3m wide footway should be attached to any permission if this application is approved. A condition to ensure the completion of the development's internal road layout should also be attached to any permission.
- 8.25 Policy EDQ 3 also includes the requirement for the assessment of and (where necessary) the mitigation of noise/air pollutants or pollution impacts caused either by the development or within the development site. The council's Pollution Control Service has advised that should this application be approved conditions relating to the submission of site investigation information and the implementation and verification of any necessary remedial works should be attached to any permission. In terms of potential noise impacts, Pollution Control required that a noise impact assessment should be undertaken by the applicant which should consider whether any noise mitigation measures are required to mitigate nearby noise generating properties such as a band hall on Rosehall Road. A Noise Impact Assessment by Sharps Redmore dated 21st December 2023 was submitted. Following a review of this Noise Impact Assessment Pollution Control has advised that advised that the methodology and conclusions of the report are acceptable and no additional noise mitigation measures (such as any particular glazing specifications) are required other than the planned building and garden plot layouts detailed within the submitted drawings.
- 8.26 Taking into account the assessment above it is considered that the proposed development would be consistent with policies EDQ 1, EDQ 2 and EDQ 3.
- 8.27 As it is considered that the proposed development is complies with development plan policy and in particular policies 3, 13, 14, 15, 16 and 22 of NPF 4 and policies PP 3 and AD 3 General Urban Area, PROT A Category 5, EDQ 1, EDQ2 and EDQ 3 of the North Lanarkshire Local Development Plan 2022, it is considered that this application should be approved in accordance with Section 25 as there are any other material considerations that suggest it should be refused.
- 8.28 Following the advertisement and neighbour notification of this application 24 objections (including several from the same household) and a single neutral representation were. A number of the issues raised by objectors (including impacts on privacy and daylight to neighbouring properties, noise and mining legacy) have been discussed above with further objections raised highlighted below.

- 8.29 Concerns in relation to Rosehall Road including potential increase vehicle traffic, the railway bridge, pedestrian safety and the condition of Rosehall Road have been raised.
Response: As set out above, the council's Roads Development Service has been consulted regarding this application and no concerns regarding the potential increased traffic to Rosehall Road, impact on the bridge or the condition of Rosehall Road have been raised by NLC Roads Development Service. With regards to pedestrian safety, the applicant proposes a 3m wide footway along the frontage of the application site which the Roads Development Service have advised should be conditioned if this application is approved.
- 8.30 Concerns in relation to the developments impact on wildlife within the site, the loss of greenspace, loss of trees and presence of Japanese knotweed have also been raised.
Response: It is noted that the application site originally included an area of land to the west of the Curry Burn which is designated as part of the Countryside within the NLLDP. As no development has been proposed the applicant has restricted the application site boundary to the area where development would occur. The applicant has submitted an Extended Phase I Habitat Survey, Protective Species Assessment and Ground Level Tree Survey/Visual Assessment as part of this application and proposes landscaping and enhancement measures as part of the development. The council's Greenspace Development Service has been consulted regarding the proposed development and have no objection to the development. Further details of the council's Greenspace Development Service's comments are outlined above. With regards to Japanese Knotweed, it is the responsibility of the applicant to prevent its spread and take any necessary remedial action. Should this application be approved conditions requiring the submission of reports detailing the exact location of Japanese Knotweed and Giant Hogweed within the application site as well eradication proposals would also be attached to any permission.
- 8.31 The concerns raised regarding potential drainage, flooding (including impact on the Curry Burn).
Response: The proposed development includes proposals for drainage provision and both Scottish Water and SEPA have been consulted regarding this application. Conditions to ensure the submission of a detailed drainage scheme and its subsequent implementation should be attached to any permission. Furthermore, it is the applicant's responsibility to ensure that this provision complies with the relevant requirements of both Scottish Water and SEPA.
- 8.32 The objectors have raised concerns regarding the overdevelopment of Shotts and that the development as proposed represents an overdevelopment of the site. Concerns regarding the design and composition of the development have also been raised.
Response: As part of our assessment of any application the siting; overall layout; density; form; scale; height; massing; proportion; detailing; colour; materials for the proposed development are considered. In this case the proposed development is located within a site designated as part of the urban area and would enable a vacant brownfield site to be development. As detailed above it is considered that the scale, density, design and overall layout of the proposed development would be acceptable and would integrate successfully into the local and wider urban area.
- 8.33 The lack of social/affordable housing proposed within the site has been raised.
Response: The need for social and affordable housing is an important issue and the council has an important part of play in ensuring availability. Policy CI Contributions to Infrastructure within the NLLDP sets out the council's development plan policy on affordable housing which advises that for residential developments in the Cumbernauld Housing Sub-Market Area the council will seek to secure 20% affordable housing provision. Whilst the objector's concerns regarding affordable housing provision is noted, no need for provision has been identified in this case.
- 8.34 Concerns regarding the lack of services within Shotts and the impact that the development would have on them are noted.
Response: The proposed is located within walking distance of Shotts Town Centre which provides a variety of services for the community. It is considered that the future residents of the development could have a positive impact on these services with their additional footfall. Whilst the objector's concerns regarding a lack of services in Shotts are noted, the provision of such services is outside the scope of this application.

- 8.35 With regard to concerns about the council's neighbour notification procedures for application, the objectors consider that the neighbour notification process and the timescale within which representations can be made as potentially discriminatory to those without access to the internet.
Response: The advertisement and neighbour notification of this application has been undertaken in line with the statutory requirements of the planning legislation which have been set out nationally by the Scottish Government following appropriate wider consultation.
- 8.36 Other concerns were raised by objectors including potential impact on existing views, impact on mental health, potential increase of vermin due to the development, Speeding on Rosehall Road, impacts caused by construction (dirt, dust, road closures, noise), possible anti-social behaviour due to the development and potential damage to neighbouring properties.
Response: Whilst it is appreciated that these issues are important to nearby occupiers, they do not represent material considerations which can be considered as part of the assessment of this application.
- 8.37 It is considered that, in this instance, the concerns raised by objectors do not represent material considerations that are so significant that would warrant a refusal in this case.

9. Conclusions

- 9.1 The proposal is considered acceptable in terms of the development plan and meets the criteria set out within policies PP 3 and AD 3, PROT A Category 5, EDQ 1, EDQ2 and EDQ 3 of the North Lanarkshire Local Development Plan 2022. The proposed residential development can be incorporated within urban site without having a detrimental impact on the character and amenity of the site and wider area.
- 9.2 The proposed development also complies with policies 3, 13, 14, 15, 16 and 22 of NPF 4 as it utilises an area of vacant urban brownfield land, providing opportunities for landscaping and biodiversity enhancement and sustainable travel to and from the application site and wider Shotts area.

North Lanarkshire Council Report

Planning Committee

Does this report require to be approved?

☒ Yes ☐ No

Ref

Date

05/12/24

North Lanarkshire Local Development Plan – Delivery Programme

From Pamela Humphries, Chief Officer (Place)

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Executive Summary

The purpose of this report is to seek Planning Committee approval of the North Lanarkshire Local Development Plan – Delivery Programme. The purpose of this document is to set out how North Lanarkshire Council propose to implement the adopted North Lanarkshire Local Development Plan.

The Delivery Programme will play a key part in supporting the actions required to take forward the Plan and in doing so will help to drive and co-ordinate the actions and activities of a range of agencies and organisations.

Recommendations

It is recommended that the Committee:

- 1) Agrees the Delivery Programme appended to this report for publishing and sending to the Scottish Ministers.

The Plan for North Lanarkshire

Priority	All priorities
Ambition statement	All ambition statements
Programme of Work	All Programmes of Work

1. Background

- 1.1 The North Lanarkshire Local Development Plan (NLLDP) was adopted in July 2022. Following adoption of the NLLDP, the Action Programme was finalised in September 2022. The Action Programme sets out actions to deliver the NLLDP.
- 1.2 The Planning (Scotland) Act 2019 (Commencement No.12 and Saving and Transitional Provisions) Regulations amended the process of preparing an Action Programme. The 2019 Act renames Action Programmes as Delivery Programmes. This is to more

accurately describe and emphasise the purpose of the document, which is to deliver and achieve outcomes, rather than monitor specific actions.

- 1.3 In June 2024, a letter from the Chief Planner (Scottish Government) was sent to all planning authorities regarding action and delivery programmes. This letter outlined that Scottish Ministers require planning authorities to review their current action programmes for constituted local development plans and update these and publish it as a delivery programme. Ministers expect local authorities to have this complete by 31 March 2025.
- 1.4 The council is now required to review, update, consult and re-publish the Action Programme as a Delivery Programme. This will be the first Delivery Programme for North Lanarkshire Local Development Plan (2022) and replaces the Action Programme 2022.
- 1.5 Preparation of the new North Lanarkshire Local Development Plan 2 (NLLPD2) is now underway. This will be a transitional Delivery Programme, until we are in position to update and publish a Delivery Programme which will align with and be prepared from the outset of the new North Lanarkshire Local Development Plan 2 (NLLDP2). Delivery Programmes prepared for NLLDP2 will be presented to full council for approval, as required under the new Regulations.

Housing Delivery in Scotland & North Lanarkshire Context

- 1.6 Although not the sole purpose of new style delivery programme, the delivery of housing is a key aspect of them and their preparation. More detail on the inclusion of housing land pipelines in such programmes was addressed in a ministerial statement and Planning and the Housing Emergency – Delivery Plan published on 12th November 2024. The context for the statement is that across Scotland there are sites with planning permission that could deliver more than 164,000 homes but aren't and setting out measures to identify the reasons for this and actions to be taken to support delivery.
- 1.7 Across North Lanarkshire there are currently 69 sites, in our land supply, with unimplemented planning permission that could deliver 8,266 homes as well as 61 sites allocated for housing with capacity for 3,455 further homes but for which the owner or developer has not sought planning permission. 11 sites with a capacity for 2,374 homes currently have applications pending.
- 1.8 Sites with unimplemented permissions range from having a capacity between 4 – 1,058 units. 17 sites with a capacity of circa 100 units or more have a total capacity to deliver a further 6,512 units (79%). Average annual completions are currently around 1,100 units and recently there has been a significant contribution to this number from the Council's drive to build 5,000 houses for social rent by 2035.

	Number of sites	Total capacity	Number of years from allocation or permission	Sites size range (units)
Active permissions (under construction)	46	4,339	2- 17 (permission)	4 – 535
Unimplemented permissions	69	8,266	0- 19 (permission)	4- 1,058

Allocations without permissions	72	5829	0- 18 (allocated)	4- 489
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1.9 In recognition that we could introduce new support mechanisms for planned development the Council has set up its Invest Team in Planning and Place which will play a key role in facilitating development and investment in North Lanarkshire, including - providing bespoke advice to developers to assist coordinating and speeding up the statutory consent process; managing major planning applications in close collaboration with other council services and agencies; and taking a lead role in reviewing and enhancing the end-to-end process for statutory consents.

1.10 This initiative, and a survey of development sites detailed in section 2 of this report, was carried out in advance of this Government announcement of steps to identify the reasons for stalled sites and the setting up of a Housing Planning Hub to provide brokerage support for major housing developments which have stalled in the system including, for example, bringing planning authorities together with applicants and key agencies to identify any barriers which require additional information or action to overcome.

2. Report

2.1 The purpose of the Delivery Programme is to set out how North Lanarkshire Council propose to implement the adopted North Lanarkshire Local Development Plan, and in doing it sets out:

- A list of actions required to deliver policies and proposals contained in the LDP, including, where appropriate, reference to NPF4 policies;
- An explanation as to how those actions are to be undertaken;
- The timescale for the conclusion of each action; and
- The expected sequencing of, and timescales for, delivery of housing on sites allocated in the LDP.

Deliverable Housing Land Pipeline

2.2 National Planning Framework 4 outlines that the Delivery Programme is expected to establish a deliverable housing land pipeline for the Local Housing Land Requirement, so that interventions, including infrastructure, that enable delivery can be planned. In line with the Scottish Government's Local Development Planning Guidance, the annual Housing Land Audit will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the Delivery Programme.

2.3 As part of the work for the preparation of this delivery programme and to inform our deliverable housing land pipeline we carried out a survey of housing sites to identify when they would be brought forward for development and what barriers there were to them being developed sooner. This work was initiated by the Council with the support of Homes for Scotland as part of our regular dialogue on housing matters and the programming of housing delivery.

2.4 To assist in these considerations we take account of Homes for Scotland's Housing Land Audit Procedures paper which provides realistic standard assumptions on lead in timescales. These are:

- The build time for a house is approximately 20 weeks.

- From start on site to first lawful completion takes at least 9-12 months. This can take longer, however.
- No start can be made on site until access and all statutory consents are in place.
- It can take, on average, 24-36 months from submission of a planning application to the delivery of the first units⁴. Where the site is in the hands of a developer at the time of application, this timeframe may be shorter.

2.5 The paper also sets out realistic default assumptions (in the absence of 'live' information from a HfS member company) on maximum annual completions rates which are as follows:

Type of Site	Location	Assumed Build out Rate Per Annum (Locational Marketability/Demand Must Be Considered) ³
Detached/Semi-Detached	Urban	30-40
Detached/Semi-Detached	Rural	10-20
Flats	Urban	35-60
Flats	Rural	15-25
Consortium Sites		2 builders: 55-65 3 builders: 80-120
Small Sites		Based on recorded previous completions over the past five years.

2.6 Sites at Section 2 of the Delivery Programme (proposed Housing Development Sites) are allocated as short (1-3 years), medium (4-6 years) and long-term (7-10 years) phasing. This replaces the '5-year effective housing land supply' requirement which was previously set out in national policy. The HLA 2024 which has informed the deliverable housing land pipeline is included within appendix 1 of the Delivery Programme. Appendix 1 of the Delivery Programme sets out the full deliverable housing land pipeline for North Lanarkshire. All existing housing land supply sites (including NLLDP sites) will be reviewed as part of the new LDP process for NLLDP2 and the HLA 2024 presents the basis for this.

Consultation and Responses

- 2.7 In preparing the Delivery Programme, key agencies, Scottish Ministers and internal Council services have been consulted. The Council has a duty to review the Delivery Programme and republish it every two years.
- 2.8 Several of the key agencies including Transport Scotland, SPT and NatureScot responded that they did not have any comments to make on the draft Delivery Programme. SEPA provided an update to their guidance, which has been reflected in the finalised Delivery Programme (Appendix 1). Scottish Water provided an update on specific sites and infrastructure, these updates have been reflected in the finalised Delivery Programme.
- 2.9 Homes for Scotland also provided comments, which in summary included:
1) that we reflect the finalised Housing Land Audit (HLA) for 2024 in the Delivery Programme. At the point of consultation of the draft Delivery Programme, the 2024 HLA was in draft form. This is nearing completion and will be replaced at Appendix 1 of the Delivery Programme to reflect the final HLA 2024.

2) Additional comments highlighted the need for Delivery Programmes to include further detailed information on costs, infrastructure, and timescales, as well as site briefs and masterplans. It is important to note that the current Delivery Programme is a transitional document until the new North Lanarkshire Local Development Plan 2 (NLLDP2) is drafted. Through the preparation of NLLDP2, the council will be seeking and gathering the further information required for individual sites.

Delivery Programmes should be developed alongside the new Local Development Plan from the beginning. NLLDP2 will require a comprehensive Delivery Programme, providing more site-specific information than the transitional one attached to the current NLLDP. In response to the new requirements, we have included a housing land pipeline delivery that aligns with the Housing Land Audit 2024.

3. Measures of success

- 3.1 An established programme which assists in the facilitation of delivering the policies and proposals of the North Lanarkshire Local Development Plan.

4. Supporting documentation

- 4.1 Appendix 1 – Delivery Programme 2024



Pamela Humphries
Chief Officer (Place)

5. Impacts

5.1	<p>Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input type="checkbox"/> No <input type="checkbox"/></p>
5.2	<p>Financial impact Does the report contain any financial impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
5.3	<p>HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
5.4	<p>Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
5.5	<p>Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/></p>
5.6	<p>Technology / Digital impact Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>

	<p>Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7</p>	<p>Environmental / Carbon impact</p> <p>Does the report / project / practice contain information that has an impact on any environmental or carbon matters?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.8</p>	<p>Communications impact</p> <p>Does the report contain any information that has an impact on the council's communications activities?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.9</p>	<p>Risk impact</p> <p>Is there a risk impact?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?</p>
<p>5.10</p>	<p>Armed Forces Covenant Duty</p> <p>Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.</p>
<p>5.11</p>	<p>Children's rights and wellbeing impact</p> <p>Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).</p> <p>If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

NORTH LANARKSHIRE LOCAL DEVELOPMENT PLAN

Delivery Programme

December 2024



North Lanarkshire Council

Enterprise & Communities

1. Introduction

This is the first Delivery Programme for North Lanarkshire Local Development Plan (2022) and replaces the Action Programme 2022. The Planning (Scotland) Act 2019 (Commencement No.12 and Saving and Transitional Provisions) Regulations amended the process of preparing an Action Programme. The council is now required to review, update, consult and re-publish the Action Programme as a Delivery Programme.

The purpose of this document is to set out how North Lanarkshire Council propose to implement the adopted North Lanarkshire Local Development Plan, and in doing so it sets out:

- a list of actions required to deliver policies and proposals contained in the LDP;
- an explanation as to how those actions are to be undertaken;
- the timescale for the conclusion of each action; and
- the expected sequencing of, and timescales for, delivery of housing on sites allocated by the LDP.

The Delivery Programme will play a key part in supporting the actions required to take forward the Plan and in doing so will help to drive and co-ordinate the actions and activities of a range of agencies and organisations.

In preparing the Delivery Programme, key agencies, Scottish Ministers and internal Council departments have been consulted. The Council will review the Delivery Programme and republish it every two years. This will be a transitional Delivery Programme, until we are in position to update and publish the next Delivery Programme which will align with the new North Lanarkshire Local Development Plan 2 (NLLDP2). The current timetable for the new NLLDP2 indicates that the associated NLLDP2 Delivery Programme will be published in draft for consultation in 2026.

The North Lanarkshire Local Development Plan and accompanying documents can be viewed at: [Current North Lanarkshire Local Development Plan | North Lanarkshire Council](#)

2. North Lanarkshire Housing Delivery Pipeline

National Planning Framework 4 outlines that the Delivery Programme is expected to establish a deliverable housing land pipeline for the Local Housing Land Requirement, so that interventions, including infrastructure, that enable delivery can be planned. Therefore sites at Section 2 (proposed Housing Development Sites) are split into short (1-3 years), medium (4-6 years) and long-term (7-10 years) phasing. This replaces the '5-year effective housing land supply' requirement which was previously set out in national policy. The draft Housing Land Audit (HLA) 2024 has informed the deliverable housing land pipeline, this is attached at Appendix 1.

All existing housing land supply sites (including NLLDP sites) will be reviewed as part of the new LDP process for NLLDP2 and the draft HLA 2024 presents the basis for this. The draft HLA 2024 (see Appendix 1) shows the current indicative pipeline programming of all housing sites within that audit. In line with the Scottish Government's Local Development Planning Guidance, the annual housing land audit will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the Delivery Programme.

The Minimum All-Tenure Housing Land Requirement (MATHLR) for North Lanarkshire is identified in NPF4 (Annex E) as 7,350 units for a ten-year period, or 735 per year (annualised). This figure is the Local Housing Land Requirement (LHLR) for the purposes of monitoring delivery.

3. Format of Delivery Programme

This Delivery Programme broadly aligns with the layout of the Local Development Plan, focusing on the implementation of Policies, the Area Strategies and Supplementary Guidance as set out in the order below:

Section 1

Promoting and Protecting Policies

- PROMote Development Locations and Infrastructure (PROM)
- PROtecting Assets (PROT)

Placemaking Policies

- Purpose of Place (PP)
- Amount of Development (AD)
- Contributions to Infrastructure (CI)
- Environmental & Design Qualities (EDQ)

Section 2

Area Strategies

- Airdrie Local Area Partnership
- Bellshill Local Area Partnership
- Coatbridge Local Area Partnership
- Cumbernauld & Kilsyth Local Area Partnership
- Motherwell Local Area Partnership
- Northern Corridor Local Area Partnership
- Wishaw Local Area Partnership

Section 3

Supplementary Guidance

Appendix 1 – Draft Housing Land Audit 2024 (including indicative pipeline programming)

Section 1: Promoting and Protecting Policies/Placemaking Policies

All planning applications will be assessed against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.

Promoting and Protecting Policies

Reference	Policy	Action	Additional Specific Requirements	Responsibility for Delivery	Timescale	Progress and Notes
PROM LOC 1	Regeneration Priorities	Delivery of Town Centre Action Plans, Masterplans & Locality Plans as identified in Area Strategies.		Policy & Strategy Team/ Growth Team, HES	Ongoing	<p>New Ravenscraig Masterplan approved June 2019. New £3.7m public park was completed July 2021. Construction of new north-south active travel link connecting the Regional Sports Facility and new public park with Craigneuk is now complete.</p> <p>The Ravenscraig Access Infrastructure South project, connecting Motherwell and Ravenscraig via Airbles Road to the Regional Sports Facility, was completed in September 2023.</p> <p>Building of the dual carriageway from Ravenscraig Regional Sports Facility to Motherwell and the junction at Airbles Road/Windmillhill Street has been programmed with site clearance and building demolition works due to begin imminently.</p> <p>The Economic Regeneration Delivery Plan 2023-2028 sets out how the council will improve economic opportunities and outcomes for everyone in North Lanarkshire.</p> <p>Phase 2 of the Council's tower re-provisioning programme is now underway – this includes 8 high-</p>

						<p>rise tower blocks and 8 low-rise blocks identified as part of the demolition strategy.</p> <p>Town Action Plans have been prepared for Airdrie, Bellshill, Kilsyth, Motherwell, Wishaw and Shotts.</p> <p>The Town Action Plan for Coatbridge will be delivered through the 'Long Term Plan for Coatbridge' which follows a template required by the UK Government to enable access to £19.5m Levelling Up Funding.</p> <p>A masterplan is currently being developed for Cumbernauld which will involve large-scale regeneration. The town centre was acquired by the council in June 2023.</p>
PROM LOC 2	Business Development Sites	Monitor industrial and business land throughout North Lanarkshire.		Policy & Strategy Team	Complete	<p>Industrial and business land monitoring complete for 2023.</p> <p>Study underway of the supply and condition of commercial and industrial buildings and land in Glasgow City Region (GCR).</p>
PROM LOC 3	Housing Development Sites	Undertake monitoring in relation to housing sites throughout North Lanarkshire and produce the Housing Land Audit.		Policy & Strategy Team	Ongoing	<p>Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence. In this instance, NPF4 Policy 16 f) should be applied.</p> <p>Housing Land Audit undertaken for 2024 and awaiting finalisation (expected Q3 2024).</p>

						Strategic Housing Investment Plan 2024/25–2028/29 identifies affordable housing investment priorities over next five years.
PROM LOC 4	Special Landscape Areas & Green Network Improvements	Promotion and protection of the special landscape areas, Seven Loch Wetland Park and Green Network.	Deliver green network improvement opportunities identified in the Area Strategies	Policy & Strategy Team/ GCVGNP Planning & Place Team/NLC Greenspace	Ongoing	<p>Project to restore Garrell Burn, Kilsyth and improvements to Dumbreck Local Nature Reserve (NLC and SEPA £2m) complete.</p> <p>Ravenscraig £3.7m public park completed July 2021 and new active travel route between Craigneuk and New College Lanarkshire Motherwell Campus at Ravenscraig now open.</p>
PROM ID1	Transport Improvements	Delivery of projects listed in the strategies of the Policy and the Area Strategies including Glasgow City Region City Deal Infrastructure Fund projects.		Policy & Strategy Team/ NLC Roads/City Deal Team/Transport Scotland/SPT/Sus trans	Ongoing	<p>Infrastructure Fund allocated £240 million of investment across North Lanarkshire – A8/M8 corridor access improvements; Gartcosh/Glenboig community growth area (Glenboig link road complete) and Pan-Lanarkshire orbital transport corridor.</p> <p>East Airdrie Link Road providing a more direct north-south link between the M8 and Cumbernauld, consultants have been appointed for stage 3 to develop the design for the preferred option.</p> <p>Ravenscraig Infrastructure Access (RIA) project, as part of the wider Pan Lanarkshire Orbital Corridor, is underway (RIA South) with new rail bridge build complete.</p> <p>Motherwell Rail Station Transport Hub completed 2023 and next stage of the project focusing on improving routes for pedestrians and cyclists in Motherwell is underway.</p> <p>Aecom have been commissioned to undertake a Local Transport Strategy for North Lanarkshire.</p>

PROM ID2	Utilities Improvements	Encourage use of capacity from heat producing sources for heat networks identified through the National Heat Map.	Promote potential heat energy network sources as identified in Area Strategies	Policy & Strategy Team/ Infrastructure Team	Ongoing	Local Heat and Energy Efficiency: Strategy and Delivery Plan approved 2023. SPG 12 Wind Turbine Developments to be updated (as non-statutory guidance in line with changes to planning legislation) to include all renewables.
					Ongoing	
PROT A	Natural Environment & Green Network Assets	Safeguard heritage assets.		Planning & Place Team; NLC Greenspace; SEPA; NatureScot	Ongoing	Continue to protect these assets by making planning decisions in line with the policy.
					Ongoing	Associated Supplementary Planning Guidance 20 Biodiversity and Development to be updated (as non-statutory guidance in line with changes to planning legislation).
PROT B	Historic Environment Assets	Safeguard historic environment assets.		Planning & Place Team; HES	Complete	Conservation Area Regeneration Schemes (CARS), including the current Coatbridge CARS completed 31 st March 2020.
		Continue to protect these assets by making decisions in line with Policy PROT B.			Ongoing	Cumbernauld Village and Coatbridge (Blairhill & Dunbeth) Conservation Area Appraisals and Conservation Area Management Plans currently being revised.
					Ongoing	Kilsyth and the Kelvin Valley Framework and Action Plan published May 2018.
					Ongoing	The Rediscovering the Antonine Wall Project completed 2023, including Roman head sculpture Silvanus and a replica distance stone installation at the Nethercroy Site of the Antonine Wall.
					Ongoing	Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Supplementary Guidance was adopted Nov 2023.
PROT C	Mineral Resources	Safeguard mineral resources		Planning & Place Team	Ongoing	Continue to protect these assets by making planning decisions in line with the policy.

		and prevent sterilisation.			Ongoing	SPG11 Minerals to be updated (as non-statutory guidance in line with changes to planning legislation) to include all identified Minerals Resources.
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Placemaking Policies

Reference	Policy	Action	Additional Specific Requirements	Responsibility for Delivery	Timescale	Progress and Notes
PP 1A	Strategic Town Centres	Support and encourage a range of appropriate uses and improvements to the physical environment to help maintain the role and function of the Strategic Town Centres.		Planning & Place Team	Ongoing Complete Ongoing	<p>Town Action Plans have been developed for Airdrie, Motherwell, Wishaw, Kilsyth, Bellshill and Shotts. Council has acquired The Centre, Cumbernauld and is overseeing the ongoing management of the property alongside preparation of a capital management investment plan and developing proposals for the long-term management of the Centre.</p> <p>Ravenscraig Masterplan was approved June 2019. Ravenscraig Infrastructure Access (RIA) project, as part of the wider Pan Lanarkshire Orbital Corridor, is underway (RIA South) with new rail bridge build complete.</p> <p>Economic Regeneration Delivery Plan 2023 – 2028 published.</p> <p>Retail Outlet Survey for 2023 – 2024 near completion.</p> <p>Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.</p>
AD 1A	Strategic Town Centres	Assess the amount of development	Submit appraisal or assessment as part of	Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant

		proposed is appropriate as required.	any development proposal, as required.			policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence. There are no retail assessment thresholds as NPF4 does not differentiate between town and local centres. In this instance, NPF4 Policy 27 and 28 should be applied.
PP 1B	Other Town Centres	Support and encourage a range of appropriate uses and improvements to the physical environment to help maintain the role and function of other Town Centres.		Planning & Place Team, HES	Ongoing Complete Ongoing	Town Action Plans have been developed for Airdrie, Motherwell, Wishaw, Kilsyth, Bellshill and Shotts. Council has acquired The Centre, Cumbernauld and is overseeing the ongoing management of the property alongside preparation of a capital management investment plan and developing proposals for the long term management of the Centre. Retail Outlet Survey near completion for 2023-2024. Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.
AD 1B	Other Town Centres	Assess the amount of development proposed is appropriate as required.	Submit appraisal or assessment as part of any development proposal, as required.	Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence. There are no retail assessment thresholds as NPF4 does not differentiate between town and local centres. In this instance, NPF4 Policy 27 and 28 should be applied.
PP 1C	Local Centres	Encourage a range of uses and a level of development in these centres to meet the needs of their localities.		Planning & Place Team	Complete Ongoing	Retail Outlet Survey near completion for 2023-2024. Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National

						Planning Framework 4 policy and NLLDP, NPF4 takes precedence.
AD 1C	Local Centres	Assess the amount of development proposed is appropriate as required.	Submit appraisal or assessment as part of any development proposal, as required.	Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence. There are no retail assessment thresholds as NPF4 does not differentiate between town and local centres. In this instance, NPF4 Policy 27 and 28 should be applied.
PP 2A	Strategic Business Centres	Encourage large scale business users to locate in our Strategic Business Centres, safeguard against other inappropriate uses and support upgrading of premises, amenities, access, parking and green space.		Planning & Place Team	Complete Ongoing	Industrial and business land monitoring complete for 2023. Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.
AD 2A	Strategic Business Centres	Assess the amount of development proposed is appropriate as required.	Submit appraisal or assessment as part of any development proposal, as required.	Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.
PP 2B	Local Business Centres	Encourage small, medium and large sized enterprises to locate in our Local Business Centres, safeguard against other inappropriate uses and support upgrading of premises,		Planning & Place Team	Complete Ongoing	Industrial and business land monitoring complete for 2023. Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.

		amenities, access, parking and green space.				
AD 2B	Local Business Centres	Assess the amount of development proposed is appropriate as required.	Submit appraisal or assessment as part of any development proposal, as required.	Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.
PP 2C	Visitor Economy Areas & Locations	Support provision of tourism and leisure facilities in the Visitor Economy Locations.		Planning & Place Team	Ongoing Complete Complete Ongoing	Strathclyde Country Park – the Watersports Centre at the Park will be redeveloped into a low-carbon health hub over the next three years (2024 – 2027). Ravenscraig £3.7m public park completed July 2021 and active travel route 2023. Broadwood Retail Park opened autumn 2019. Drumpellier Country Park Visitor Centre renovation complete 2019. Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.
AD 2C	Visitor Economy Areas & Locations	Assess the amount of development proposed is appropriate as required.	Submit appraisal or assessment as part of any development proposal, as required.	Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.
PP 3	General Urban Area	Maintain and improve the level of amenity in urban areas, by encouraging development that is in keeping with their		Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.

		residential character and encouraging diversity in more mixed-use areas.				
AD 3	General Urban Area	Assess the amount of development proposed is appropriate as required.	Submit appraisal or assessment as part of any development proposal, as required.	Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.
PP 4	Green Belt	Protect setting of communities, support regeneration by directing growth to urban areas, protect natural assets and promote green belt as defined on the Proposals Maps.		Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.
AD 4	Green Belt	Assess the amount of development proposed is appropriate as required.	Submit appraisal or assessment as part of any development proposal, as required.	Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence.
PP 5	Countryside	Support the countryside, as defined on the Promote Map, by accommodating limited development such as Visitor Economy related development, extending existing		Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence. In this instance, NPF4 Policy 17 and 29 should be applied.

		businesses and settlements, and agricultural diversification.				
AD 5	Countryside	Assess the amount of development proposed is appropriate as required.	Submit appraisal or assessment as part of any development proposal, as required.	Planning & Place Team	Ongoing	Assess related planning applications against NPF4 to ensure proposals are compliant with the relevant policies in NPF4 and the Local Development Plan. Where there is incompatibility between National Planning Framework 4 policy and NLLDP, NPF4 takes precedence. In this instance, NPF4 Policy 17 and 29 should be applied.

CI	Contributions to Infrastructure	Secure developer contributions for new developments that, individually or cumulatively, generate a requirement for new or enhanced infrastructure or services.	<p>Affordable Housing - 20% affordable housing provision is sought in Cumbernauld Housing Sub-Market Area.</p> <p>Education - Requirement for contributions towards educational infrastructure for all new residential development proposals resulting in 5 or more dwellings, on a case-by-case basis, where an identified need has been demonstrated.</p> <p>Transport - Full details of any transport infrastructure will be identified by the Council as Transport Authority on a case-by-case basis through the Development Management process.</p> <p>Green Infrastructure, Amenity Space and Play - For all forms of development, a contribution towards the creation of green infrastructure, amenity space and/or the provision of play infrastructure may be expected.</p>	Planning & Place Team	<p>Ongoing</p> <p>Ongoing</p>	<p>Associated Affordable Housing Supplementary Guidance was adopted in 2023. In accordance with the provisions of NPF4 Policy 16 e) (ii) this SG sets out locations or circumstances where a lower contribution is justified (20% applicable Cumbernauld Housing Sub-Market Area).</p> <p>Education Contributions Supplementary Guidance is currently being prepared.</p>
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EDQ 1	Environmental & Design Qualities: Site Appraisal	Appraise development proposal to ensure it will integrate successfully into the local area and avoid harm to neighbouring amenity.	Site appraisal required to accompany planning application.	Planning & Place Team	Ongoing	Associated SPG 15 Good design toolkit will require to be updated (as non-statutory guidance in line with changes to planning legislation).
EDQ 2	Environmental & Design Qualities: Specific Features for Consideration	Consider development in areas subject to hazards (Hazardous Zones) and other specific features (utilities infrastructure and management areas) identified in this Policy, in accordance with plans and protocols of the relevant managing agencies.	When applicable, an assessment of how constraints affect the site is required to accompany planning application.	Planning & Place Team	Ongoing	Planning and Noise Supplementary Guidance was adopted in 2023.
EDQ 3	Environmental & Design Qualities: Quality of Development	Promote and achieve high standards of site planning and sustainable design.	Planning applications will require to take account of the Site Appraisal required by Policies EDQ1 and, if appropriate, EDQ2, assets protected under Policy PROT, any evaluation of design options, and achieves high quality development.	Planning & Place Team	Ongoing	Associated SPG 15 Good design toolkit SPG 01 Landscaping, SPG 01A Landscaping supplement SPG 02 Trees and development, SPG 07 Green belt SPG 17 Accessibility for all, SPG17 Accessibility Appendix Existing advice on open space and play area standards, minimum standards for space around houses, minimum parking standards will require to be updated (as non-statutory guidance in line with changes to planning legislation).

Section 2: Area Strategies

The tables below highlight possible actions and issues to be addressed prior to obtaining planning permission, in relation to the proposed development sites in the Local Development Plan (confirmed by Examination). However, it should be noted that this list is not exhaustive, and any applicant should contact Development Management for up-to-date information on what may or may not require to be submitted with a planning application. Applicants will always be advised to contact utility or infrastructure providers to obtain up-to-date advice on current requirements and standards. The Development Management process may require relevant site investigations to determine land conditions. The process should also be used to alleviate, mitigate and avoid adverse impacts on the immediate and surrounding environment.

Also outlined below are the 'Transport Improvements' listed under each Area Strategy, most of which are related to the Glasgow City Region City Deal Infrastructure Fund.

For the purpose of clarification and completion, where sites included in the Local Development Plan have since been granted planning permission (or minded to grant subject to planning permission subject to Section 75 Agreement), this has been noted within the tables. It is not expected further actions are required for the purpose of this Delivery Programme, other than the completion of a Section 75 Agreement where specified.

Further Information/Developer Advice

The Scottish Environmental Protection Agency's (SEPA) Future Flood Maps can be used to identify areas at risk of flooding to help ensure a precautionary approach is taken to flood-risk from all sources. National Planning Framework 4 defines 'at risk of flooding or in a flood risk area' as land or built form with an annual probability of being flooded of greater than 0.5% which must include an appropriate allowance for future climate change. This risk of flooding is indicated on SEPA's future flood maps or may need to be assessed in a flood risk assessment. An appropriate allowance for climate change should be taken from the latest available guidance and evidence available for application in Scotland.

SEPA is a statutory consultee in the planning process and applicants will always be advised to consult with SEPA on matters pertinent to flood risk.

SEPA Flood Maps, including Future Flood Map - <https://map.sepa.org.uk/floodmaps>

SEPA Flood Risk Management Plans - <https://www2.sepa.org.uk/frmplans/>

SEPA Air Quality Management Areas (also shown on the Local Development Plan Map Book) -

<http://www.scottishairquality.scot/laqm/aqma?id=379>

Please refer to Local Development Plan 'EDQ 2 Policy Special Features for Consideration' for further detail on areas subject to hazards and other specific features, in accordance with plans and protocols of the relevant managing agencies.

NatureScot work to improve the natural environment in Scotland, ensuring it is maintained and enhanced to the benefit of all. When bringing forward development proposals, consideration should be given to any potential impacts on the natural environment. NatureScot provide useful planning and development advice for developers which can be found here - www.nature.scot/professional-advice/planning-and-development

Coal Authority - Much of North Lanarkshire has been subject to coal mining activity, which can result in unstable land. If a site falls within a high risk area then a risk assessment prepared by a competent person needs to accompany your planning application. This may identify the need for intrusive site investigations and/or remediation measures prior to development.

Historic Environment Scotland (HES) - Developers should give consideration to potential impacts on the historic environment when bringing forward proposals. This should be supported by an assessment where impacts on the areas historic environment are likely.

Scottish Power - There is some general guidance that developers should be aware of when considering development near infrastructure. Energy Networks Association (ENA) Technical Specification 43-8 provides details of overhead line clearances that should be maintained. The Health & Safety Executive has also produced guidance for working near overhead power lines (HSG6) and underground services (HSG47). We would expect that careful consideration is given to potential impact on infrastructure at all stages.

Scottish Water - Developers must consider Scottish Water's Surface Water Policy when designing for Brownfield sites and appropriate above ground sustainable surface water drainage must be incorporated into early design of new developments as connection to combined networks is not promoted. Scottish Water encourage early engagement with developers to identify where suitable capacity exists currently and to consider any likely extended delivery timescales in other locations where significant engineering or investment is required by Scottish Water. Design principles and guidance should incorporate water sensitivity into development proposals at all scales.

Links to other useful information

- South Cumbernauld Community Growth Area - www.northlanarkshire.gov.uk/index.aspx?articleid=32096
- Gartcosh/Glenboig Community Growth Area - www.northlanarkshire.gov.uk/index.aspx?articleid=27904
- South Wishaw Community Growth Area - www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=7551&p=0

- DPMTAG Bargeddie & Carnbroe - www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=22692&p=0
- Cumbernauld / Newmains & Wishaw DPMTAG - <https://www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=22693&p=0>

- Antonine Wall - www.antoninewall.org/
- Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Supplementary Planning Guidance - www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=7466&p=0

- For full list of Council Supplementary Planning Guidance - www.northlanarkshire.gov.uk/index.aspx?articleid=24294

- Glasgow City Region City Deal - www.northlanarkshire.gov.uk/index.aspx?articleid=31901

- NLC Development Planning information - <https://www.northlanarkshire.gov.uk/planning-and-building/development-plans>

- Historic Environment Policy for Scotland 2019 and associated Managing Change Guidance notes - www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/

- Historic Environment Scotland - www.historicenvironment.scot/

- Canmore - <https://canmore.org.uk/>

Strategic Flood Risk Assessment – North Lanarkshire

A strategic flood risk assessment (SFRA) has been prepared for the whole of North Lanarkshire. The SFRA reviews the predicted flood risk and the historical flood incidents within each area. It sets out actions to be taken forward for each area, to investigate, and manage flood risk in a

sustainable way. Identifying areas at risk from flooding will allow for future flood protection and alleviation schemes to be planned and prioritised accordingly.

The SFRA identifies 12 Potentially Vulnerable Areas (PVAs)* that fall entirely or partially within the administrative boundaries of North Lanarkshire and shown below in Figure 1 and listed as follows:

- 02/10/10 Falkirk and Grangemouth
- 02/10/13 Livingston, Broxburn and Bathgate
- 02/10/15 West Calder and Fauldhouse
- 02/10/16 Slamannan
- 02/11/04 River Kelvin
- 02/11/06 Glasgow City North
- 02/11/07 Luggie Water catchment
- 02/11/09 Coatbridge and Airdrie
- 02/11/10 East of Glasgow to Strathaven
- 02/11/11 Clyde catchment – Motherwell to Larkhall
- 02/11/13 Shotts
- 02/11/14 North of Wishaw

*It should be noted that PVAs are subject to review and therefore may change. In addition, PVAs cover 82% of North Lanarkshire. Flooding may affect other communities outside of the established PVA boundaries and the Strategic Flood Risk Assessment relates to North Lanarkshire in its entirety.

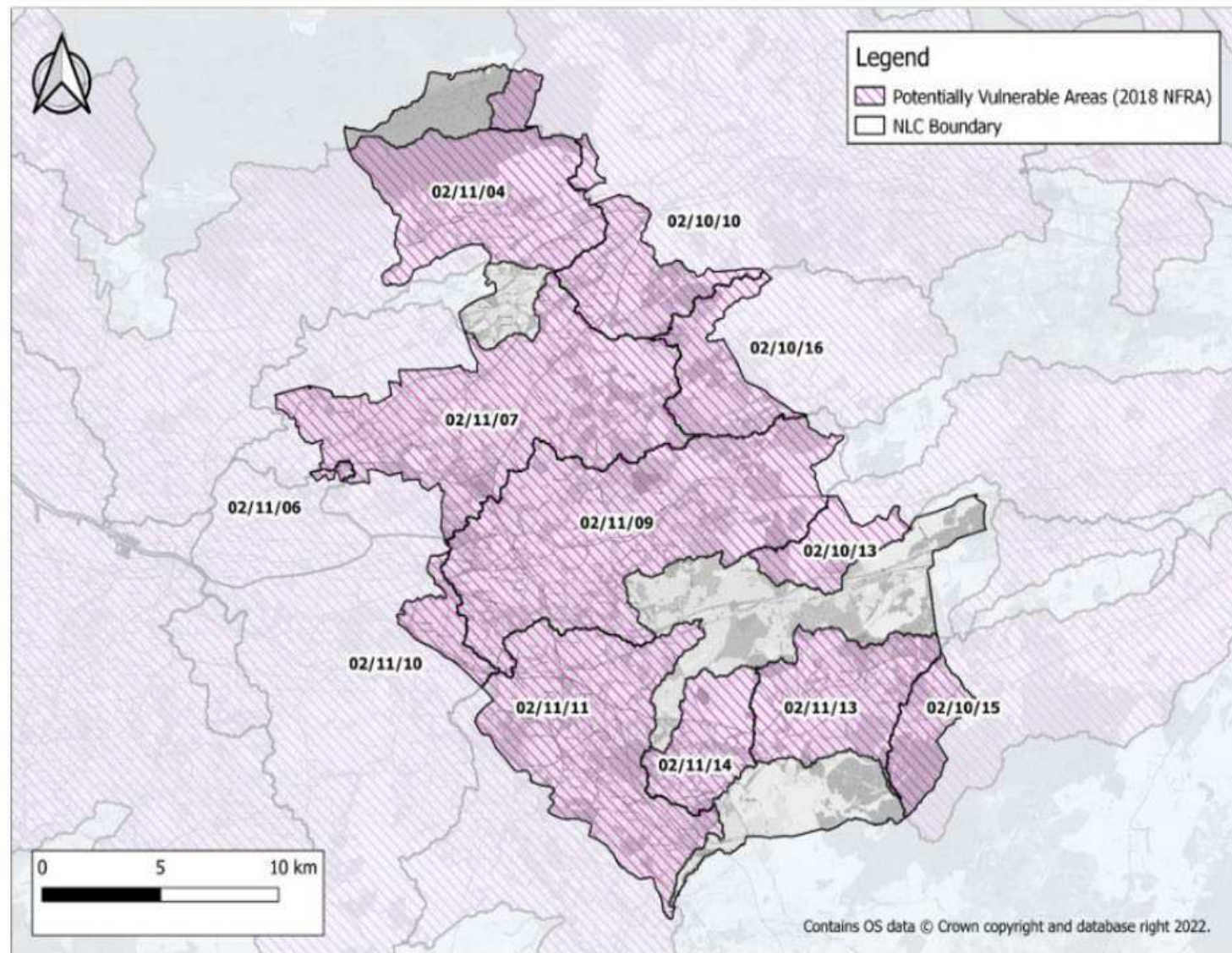


Figure 1: PVAs within North Lanarkshire Council boundary

New/Updated Supplementary Guidance

Below is details of Supplementary Guidance which has recently been adopted and forms part of the North Lanarkshire Local Development Plan 2022.

Affordable Housing Supplementary Guidance 2023

Associated Affordable Housing Supplementary Guidance was adopted in 2023. In accordance with the provisions of NPF4 Policy 16 e) (ii) this SG sets out locations or circumstances where a lower contribution is justified (20% applicable to Cumbernauld Housing Sub-Market Area).

Planning and Noise Supplementary Guidance 2023

Planning and Noise Supplementary Guidance expands upon North Lanarkshire Council Local Development Plan policies: Policy EDQ 2C – Management Areas and Policy EDQ 3(part e) – Quality of Development, Guidance. The main purpose of this guidance is to assist developers, decision makers, agents, residents and others to identify issues to be addressed in any application for development in which noise will be an important consideration when assessing that application.

Antonine Wall Supplementary Guidance 2023

This Supplementary Guidance provides advice for developers, decision makers and the public on managing the impact of development on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site (FRE(AW)WHS) and its setting. The guidance supports the implementation of the development plan policies agreed by the five Councils along the Antonine Wall: Falkirk, North Lanarkshire, East Dunbartonshire, Glasgow City and West Dunbartonshire

Airdrie Local Area Partnership – Area Strategies

Transport Improvements

Project/ Action	Responsibility for Delivery	Timescales	Progress
The installation and upgrade of cycle/walking routes as detailed in the M8 Strategic Investment Sites Cycle Access Study 2013 report	Strathclyde Partnership for Transport/NLC	Ongoing	Ongoing works improving cycle access – particularly around Eurocentral and Holytown Station. Funded through SPT capital projects.
Improvements to bus and rail infrastructure	NLC/ Strathclyde Partnership for Transport/Network Rail	Ongoing	<p>Ongoing discussions with SPT with regard to setting up a Bus Improvement Partnership along the A89 corridor.</p> <p>General improvements to bus infrastructure (bus shelter maintenance contract now handled mainly by SPT) along with the proposed installation of Real Time Passenger Information throughout the network – starting with the A89.</p> <p>Park and Ride facility at Wishaw Station extended 2019.</p>
General road safety improvements for route action plans and accident improvement plans for locations identified with high numbers of injury accidents.	NLC/ Police Scotland	Ongoing	Ongoing rolling programme of route improvements based on accident stats.

Project/ Action	Responsibility for Delivery	Timescales	Progress
Glasgow City Region City Deal Infrastructure Fund projects: A8/M8 Corridor Access Improvements	NLC/ Glasgow City Region City Deal	Ongoing	Strategic Business Case approved August 2015 for A8/M8 corridor access improvements. Outline Business Case approved June 2017 for Holytown Link Road. New Eurocentral sustainable transport project has been proposed for City Deal funding. Outline Business Case for A8/M8 Corridor Access Improvements Project approved Aug 2022. Plans approved for improved access to business sites at 8/M8 – new road access junction and active travel facilities.
Glasgow City Region City Deal Infrastructure Fund projects: Pan-Lanarkshire Orbital Transport Corridor	NLC/Glasgow City Region City Deal/Transport Scotland/Strathclyde Partnership for Transport/ScotRail	Ongoing	Infrastructure Fund allocated £240 million of investment across North Lanarkshire – A8/M8 corridor access improvements; Gartcosh/Glenboig community growth area (Glenboig link road complete) and Pan-Lanarkshire orbital transport corridor. East Airdrie Link Road providing a more direct north-south link between the M8 and Cumbernauld, consultants have been appointed for stage 3 to develop the design for the preferred option. Ravenscraig Infrastructure Access (RIA) project, as part of the wider Pan Lanarkshire Orbital Corridor, is underway (RIA South) with new rail bridge build complete.

Project/ Action	Responsibility for Delivery	Timescales	Progress
			Motherwell Rail Station Transport Hub completed 2023 and next stage of the project focusing on improving routes for pedestrians and cyclists in Motherwell is underway.

Proposed Housing Development Sites

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales (phasing of units identified from draft HLA 2024 programming)	Progress and Notes
01/07 Land at Stirling Road (HLA ref: NLMK1150 - Land at Berryhill, Stand (formerly Stirling Road))			Who: Developer Capacity: 523 Area: 51.16 Ha	Short-term (60 units) Medium-term (90 units) Long-term (120 units) Remainder beyond 10 yrs (253)	Planning Application 18/01785/PPP permitted. Application for Approval of Matters Specified in Conditions of the above planning application approved 22/00430/MS.
08/07 Dykehead Road (Golfhill) (HLA Ref: NLMK1151 Dykehead Road (Golfhill))	Coal Authority – high risk area/low risk area	Flood Risk Assessment Strategic Network Impact Assessment undertaken by Scottish Water, developer should contact to obtain most up to date information. Development Brief	Who: Developer/NLC Capacity: 18 Area: 0.71 Ha	Medium-term (18)	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales (phasing of units identified from draft HLA 2024 programming)	Progress and Notes
11/07 Easterton Farm, Caldercruix (HLA Ref: NLMK1152 Easterton Farm)	Coal Authority – high risk area/low risk area. Local concerns raised during consultation regarding adverse impact upon residential amenity, noise, pollution, access and traffic should be mitigated via the Development Management process. Opportunity to enhance existing planting and deliver a high quality landscape edge at western, southern and eastern boundary. Scottish Water - Pre- Development enquiry required to ascertain what is required for this site. Growth of the Waste Water Treatment Works may be required to accommodate this site There is an existing sewer running through site that will have to be considered when designing the site layout.	Provide green corridor and active travel opportunities (access to NCN75) Ecological survey Transport Statement (access from adjacent development) Scottish Water: Pre- development enquiry required Flood Risk Assessment (including strategy for retention of small watercourses) Possible Noise Assessment	Who: Developer Capacity: 78 Area: 2.92 Ha	Medium-term (78)	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales (phasing of units identified from draft HLA 2024 programming)	Progress and Notes
29/07 Roughrigg Road, Longriggend (HLA Ref:NLMK1157 Roughrigg Road)	Coal Authority – high risk area	Extended Phase 1 survey and protected species survey required (NLC Greenspace). Access statement may be required. Waste Water infrastructure required. Provide green corridor and active travel opportunities. Retention/enhancement of trees along railway line.	Who: Developer Capacity: 19 Area: 0.75 Ha	Medium-term (19)	No planning application
01/08 North of Leaend Road (HLA Ref: NLMK1158 – North of Leaend Road)	Site located adjoining Northburn Park SINC There is capacity at both water and waste water treatment works for this site. This site was included in the Strategic study carried out for Daldowie and no mitigation has been identified.	Flood Risk Assessment Provide green corridor and active travel opportunities. Retain woodland to the north and west of site. Ecological survey Development brief required	Who: Developer/NLC Capacity: 41 Area: 1.62 Ha	Medium-term (41)	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales (phasing of units identified from draft HLA 2024 programming)	Progress and Notes
03/08 Land at Mossie Farm (HLA Ref: NLMK1159 – Land at Mossie Farm)	<p>Scottish Gas infrastructure passes through site. Coal Authority – high risk area.</p> <p>There is capacity at both water and waste water treatment works for this site. A Flow and Pressure test will be required to be undertaken by the Developer for this site. Scottish Water have included this site in the strategic drainage impact assessment, the Developer should contact Scottish Water to discuss.</p> <p>Possible tree grant conditions.</p>	<p>Proposals should take into consideration the memorial to the mining disaster at this location.</p> <p>Site located on SINC (Northburn Park) assessment required to demonstrate no adverse impact/ suitable mitigation.</p> <p>Ecological Survey</p> <p>Provide green corridor and active travel opportunities.</p> <p>Transport Assessment</p> <p>Possible Noise Assessment.</p> <p>Contact Scottish Water to discuss strategic drainage impact assessment.</p> <p>Flood Risk Assessment (including strategy for retention of watercourses).</p>	Who: Developer Capacity: 200 Area: 7.06 Ha	Medium-term (90) Long-term (110)	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales (phasing of units identified from draft HLA 2024 programming)	Progress and Notes
07/11 Sykeside Road (HLA Ref: NLMK1160 – Sykeside Road)	<p>Site currently operating as a waste management facility. The land has physical constraints, notably the remains of industrial activity and potential contamination from previous uses that will require to assess and remediate. Coal Authority – high risk area.</p> <p>There is capacity at both water and waste water treatment works for this site. Please note significant infrastructure including a surface water sewer and culvert, these must be considered by the Developer as this will impact the site layout.</p>	<p>Contaminated land survey, and if necessary site remediation is required.</p> <p>Ecological survey.</p> <p>Site adjacent Monkland Canal Scheduled Monument and SINC – development should avoid adverse impact/suitable mitigation.</p> <p>Scottish Water: Pre-Development Enquiry required (surface water sewer and culvert running through site which may require diversion).</p> <p>Flood Risk Assessment.</p> <p>A former bing is located on the site. A programme of archaeology works is required.</p>	Who: Developer Capacity: 22 Area: 1.23 Ha	Beyond 10 years (22)	16/01649/PPP application refused and appeal dismissed (residential development in principle, with new access and associated infrastructure). Area extended at Examination.

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales (phasing of units identified from draft HLA 2024 programming)	Progress and Notes
02/07 P Ryden Mains Farm (HLA Ref: NLMK1360 – Land south of Ryden Mains Farm)	Coal Authority – development high risk area. Possible access and lighting issues require to be discussed with NLC Roads. Surface water flood risk and two watercourses to the south west of the site have culverts upstream that would lie below the site, SEPA require buildings must not be constructed over existing drain that is to remain active. NatureScot - Consideration to the potential presence of badgers, bats, otters, water vole and also, great crested newts if there are any ponds on site/within 500. Recommend scrub/woodland south east of site be retained/ improved. Capacity at Balmore Water Treatments Works and Daldowie Waste Water Treatment Works.	Coal Mining Risk Assessment required. Ground contamination site investigation. Noise Assessment Air Quality Impact Assessment Flood Risk Assessment Protected species surveys (including raptors as next to quarry). Consideration of retention of hedgerows/other biodiversity enhancements. Consideration of access rights under Land Reform (Scotland) Act 2003.	Who: Developer Capacity: 120 Area: 4.5 Ha	Medium-term (90) Long-term (30)	Site added at Examination. 24/00049/EIASCOR - Residential development comprising residential units associated accesses and roads, car parking, landscaping and associated infrastructure (EIA screening request

Proposed Regeneration Sites

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
04/08 Alexander Street	<p>Within Victoria and Town Centre Conservation Area. Development should take South Burn into consideration/avoid damage to the waterway. Coal Authority – high risk area.</p> <p>Capacity available at water and wastewater treatment works.</p>	<p>Flood Risk Assessment</p> <p>Scottish Water: Pre-development Enquiry required.</p> <p>Scottish Government's Control of Woodland Removal policy should be adhered to.</p> <p>Ecological survey</p> <p>Possible Noise Assessment.</p>	Who: Developer	2022 - 2027	<p>Unit 53 is split into two units. 53A is the Wellness Hub and 53 is operating as Puro Pizzeria. Unit 55-57 ground floor is vacant. Upper floor is operating as a martial arts centre (Retail survey, March 2019).</p> <p>22/00205/FUL application permitted for change of retail unit to class 3 restaurant with takeaway facility at 55 Alexander Street.</p>

Bellshill Local Area Partnership – Area Strategies

Transport Improvements

Project/ Action	Responsibility for Delivery	Timescales	Progress
Refer to 'Transport Improvements' table above under Airdrie LAP – Area Strategy			

Proposed Housing Development Sites

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
02/14 Community Road (East) (HLA Ref: NLMW1161 – Community Road (East)		Scottish Water: Pre-development Enquiry required (existing water main north of site may need diverted). Noise Assessment Development brief	Who: Developer/ NLC Capacity: 23 Area: 0.87 Ha	Medium-term (23)	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
04/14 Hattonrigg (HLA Ref: NLMW1162 – Hattonrigg)			Who: Developer Capacity: 75 Area: 3.01 Ha	Short-term (69)	Planning permission granted - 20/01540/FUL 74 dwellinghouses. Site under construction (5 built).
01/15 Bairdsland View (HLA Ref:NLMW1163 – Bairdsland View)		Flood Risk Assessment (including strategy for retention of water courses). Scottish Water: Pre-development Enquiry required. Scottish Government's Control of Woodland Removal policy should be adhered to. Ecological survey Development brief Noise Assessment	Who: Developer/ NLC Capacity: 15 Area: 0.60	Medium-term (15)	No planning application. Scottish Water has granted technical approval to connect.
04/15 Torrance Park, Holytown (HLA Ref: NLMW1164 – Torrance Park South West – Barratt Phase)			Who: Developer Capacity: 638 Area:27.57	Short-term (135) Medium-term (34)	Minded to grant planning permission, subject to Section 75 Agreement (Planning Application 19/00124/FUL) 21/00405/FUL permitted amendment to 19/00124/FUL part of residential site. 118 units built – draft HLA 2024 capacity for site is 287 total.

Proposed Regeneration Sites

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
02/13 Adjacent to 121 Bellshill Road, Uddingston			Who: Developer		Minded to grant planning permission, subject to Section 75 Agreement (Planning Application 17/00518/PPP) 22/00325/MSC matters specified in conditions pending consideration, construction of 98 dwellings with associated roadworks, SUDS and landscaping (17/00518/PPP)

Coatbridge Local Area Partnership – Area Strategies

Transport Improvements

Project/ Action	Responsibility for Delivery	Timescales	Progress and Notes
Refer to 'Transport Improvements' table above under Airdrie LAP – Area Strategy			

The following sites have been identified for which joint action may be required to mitigate the cumulative effect of development -

- 01/09 Coatbridge Road/Manse Road, Bargeddie
- 02/09 Coatbridge Road/Langmuir Road, Bargeddie
- 01/10 Sweethill Terrace/Deanston Place Carnbroe

Proposed Housing Development Sites

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
01/09 Land North of Coatbridge Road Bargeddie (HLA Ref: NLMK1184 – Land north of Coatbridge Road)	Scottish Gas – high pressure running through centre of the site. Coal Authority – high risk area/low risk area A Pre-development enquiry has confirmed to customer that a Flow and Pressure test is required. Additionally, a stand-alone	Contact Scottish Water as mitigation is required for this site. Transport Assessment - Developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development. Bargeddie Station capacity investigation. Air Quality Impact Assessment Noise Impact Assessment	Who: Developer Capacity: 155 Area: 6 Ha	Medium-term (78) Long-term (64)	Planning permission granted - 20/00827/FUL residential development with formation of accesses, landscaping and associated works. Draft HLA 2024 capacity for site is 142.

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
	Drainage impact assessment is required from the Developer as the foul flows are to be pumped.	Site bounded by railway line and motorway – provide high quality landscaping at these areas.			
02/09 Land East of Langmuir Road, Bargeddie (HLA Ref: NLMK1185 – Land East of Langmuir Road)	Existing bungalows on Coatbridge Road utilise septic tanks, for which the outflow for the majority of these tanks is into a culvert on the northern edge of the site. Coal Authority – low risk area.	<p>Contact Scottish Water as mitigation is required for this site - A Pre-development enquiry has confirmed to customer that a Water Impact assessment is required.</p> <p>Provide green corridor and active travel opportunities (connectivity to NCR75 and high quality landscaping to northern and western edges).</p> <p>Transport Assessment (access take off Langmuir Road and assess roundabout and realignment at Dykehead Road).</p> <p>Developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development.</p> <p>Bargeddie Station capacity investigation.</p> <p>Air Quality Impact Assessment</p> <p>Noise Impact Assessment</p>	Who: Developer Capacity: 205 Area: 8.30 Ha	Beyond 10 years (205)	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
03/09 Former St James Primary (Lismore Drive)	Coal Authority – low risk area		Who: NLC		Planning permission granted - Planning Application 18/00834/FUL, 20/00102/AMD) Site complete.
06/09 Site of Former Drumpark School, Bargeddie	Local concerns raised through consultation regarding sewerage/drainage/ traffic/access/lands caping/layout/air quality and the provision of consequential physical and social infrastructure. Where feasible, address through the Development Management process.	<p>Flood Risk Assessment (including strategy for retention of watercourses).</p> <p>Scottish Water - Pre-development enquiry has been submitted, there is existing Scottish Water infrastructure within the site boundary that has to be considered when designing the site layout.</p> <p>Transport Assessment - Developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development.</p> <p>Tree Protection Order on site. Preparation of a tree management plan.</p> <p>Scottish Government's Control of Woodland Removal policy should be adhered to.</p> <p>Ecological survey</p> <p>Bargeddie Station capacity investigation.</p> <p>Development brief</p>	Who: Developer/ NLC Capacity: 55 Area: 2.18 Ha	2022 - 2027	<p>No planning application.</p> <p>Education and Families Committee approved a new primary school for St Kevin's Primary School be provided at this location in May 2019.</p> <p>22/01110/PAN for St Kevin's Primary and Community Hub.</p> <p>Site no longer included in HLA due to change in proposed land use.</p>

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
01/10 Land South of Deanston Place, (Carnbroe) (HLA Ref: NLML1189 – Land south of Deanstone Place (Carnbroe)	Coal Authority – high risk area/low risk area	Early and ongoing discussion required with Scottish Power Energy Network. Scottish Water - A Pre-development enquiry has been submitted and it has been confirmed that capacity is available for proposed development. Transport - Access via Deanstone Walk. Scottish Government's Control of Woodland Removal policy should be adhered to.	Who: Developer Capacity: 55 Area: 2.21 Ha	Beyond 10 years (55)	15/01799/EIASCR - EIA Screening Opinion approved October 2015. Residential development c.55-58 units.

Proposed Business Development Sites

02/10 1 Carnbroe, Coatbridge		Flood Risk Assessment Strategic Network Impact Assessment undertaken by Scottish Water, developer to make contact to obtain most up to date information. Scottish Government's Control of Woodland Removal policy should be adhered to. SINC North Calder Water - development should avoid adverse impact/suitable mitigation. Ecological survey Air Quality Impact Assessment Noise Impact Assessment	Who: Developer	2022 - 2027	17/00571/PAN - Proposal of Application Notice: Proposed Class 4, 5, & 6 with Associated Access Works, Landscaping & SUDS Pond 21/00906/PAN - Energy Recovery Facility
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Cumbernauld & Kilsyth Local Area Partnership – Area Strategies

Transport Improvements

Project/ Action	Responsibility for Delivery	Timescales	Progress and Notes
Improvements to bus and rail infrastructure within North Lanarkshire Council	NLC/Strathclyde Partnership for Transport/Network Rail	Ongoing	<p>Ongoing discussions with SPT with regard to setting up a Bus Improvement Partnership along the A89 corridor.</p> <p>General improvements to bus infrastructure (bus shelter maintenance contract now handled mainly by SPT) along with the proposed installation of Real Time Passenger Information throughout the network – starting with the A89.</p> <p>Park and Ride facility at Wishaw Station extended 2019.</p>
General road safety improvements for route action plans and accident improvement plans for locations identified with high numbers of injury accidents.	NLC/Police Scotland	Ongoing	Ongoing rolling programme of route improvements based on accident stats.

The following sites have been identified for which joint action may be required to mitigate the cumulative effect of development -

- 05/02 72-74 Napier Road, Cumbernauld
- 12/02 28 Napier Road, Cumbernauld

Proposed Housing Development Sites

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
<p>10/01 Lammerknowes Road, Banton</p> <p>(HLA Ref: NLKS1195A and NLSK1195B – Lammerknowes Road)</p>	Coal Authority – high risk area	<p>Flood Risk Assessment (including strategy for retention of small watercourses).</p> <p>Early discussion with NLC roads officers to address access.</p> <p>North Auchinloch Marsh SINC - development should avoid adverse impact/suitable mitigation.</p> <p>Ecological survey</p> <p>Site is located adjacent to Special Landscape Area - assessment of impact may be required.</p> <p>20% affordable housing provision required (Cumbernauld HSMA).</p> <p>Scottish Water - A Pre-development enquiry has been submitted and further investigation is required for surface water disposal.</p>	Who: Developer Capacity: 57 Area: 2.28 Ha	Medium-term (41 & 13)	<p>Pending consideration - 21/00665/PPP 57 dwellinghouses pending consideration</p> <p>Draft HLA 2024 capacity 54 units.</p>

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
05/02 72-74 Napier Road (HLA Ref: NLCN1196A and NLCN1196B – 72-74 Napier Road)	Scottish Gas infrastructure within site boundary	<p>Flood Risk Assessment</p> <p>Scottish Water: Pre-Development Enquiry required (early engagement with Scottish Water is essential to discuss site requirements).</p> <p>Transport Assessment - developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development (consider DPMTAG study).</p> <p>Ecological survey</p> <p>Noise Impact Assessment</p> <p>Enhanced screening to provide good landscape edge.</p> <p>20% affordable housing provision required (Cumbernauld HSMA).</p>	Who: Developer Capacity: 142 Area: 5.71 Ha	Beyond 10 years (142)	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
12/02 28 Napier Road (HLA Ref: NLCN1198A & NLCN1198B – 28 Napier Road)		<p>Flood Risk Assessment</p> <p>Contact must be made with Scottish Water early on in the process to discuss existing 12" Trunk main within site boundary, this will impact on the site layout. (Pre-development enquiry has been submitted for site).</p> <p>Transport Assessment - developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development (consider DPMTAG study).</p> <p>Ecological survey</p> <p>Noise Impact Assessment</p> <p>20% affordable housing provision required (Cumbernauld HSMA)</p> <p>Development brief.</p>	Who: Developer/NLC Capacity: 135 Area: 5.43 Ha	Medium-term (117) Long-term (18)	<p>No planning application.</p> <p>Development Brief being prepared for marketing.</p>

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
14/02 Tollpark Road, Castlecary (HLA Ref: NLCN1199A & NLCN1199B – Tollpark Road (Castlecary))	Scottish Gas infrastructure within site boundary. Coal Authority – high risk area. Tree Preservation Order at southern boundary of site.	<p>Archaeology assessment and consultation with Historic Environment Scotland (Antonine Wall World Heritage Site and associated Scheduled Monument).</p> <p>Provide green corridor and active travel opportunities.</p> <p>Ecological survey. Opportunity for woodland and wildlife corridor enhancements.</p> <p>There is existing Scottish Water infrastructure within site; contact must be with the Asset Impact team to discuss potential impact on site layout.</p> <p>Consult with NLC Roads regarding access.</p> <p>20% affordable housing provision required (Cumbernauld HSMA).</p> <p>Noise Impact Assessment</p> <p>Scottish Water: Pre-development has been submitted, further investigation on the wastewater network is required.</p> <p>Listed Building</p> <p>Development brief</p>	Who: Developer Capacity: 49 Area: 2 Ha	Medium-term (49 units)	No planning application

Proposed Business Development Sites

03/02 Land at Westfield Cumbernauld	Sports pitch on site.	<p>Flood Risk Assessment (including consideration of Board Burn) contact SEPA.</p> <p>Contact must be made with Scottish Water early on in the process to discuss existing 54" Trunk main within site boundary, this will likely impact on the site layout.</p> <p>Ecological survey</p> <p>Development brief</p> <p>Possible Noise Impact Assessment</p>	Who: Developer/NLC Area: 3.73 Ha	2022 - 2027	No planning application
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Proposed Regeneration Area

13/02 Orchardton Woods	<p>Scottish Gas infrastructure within site boundary. NATS Holdings Ltd (formerly known as National Air Traffic Services) has air traffic control infrastructure on site.</p> <p>Scottish Water - 54" Trunk main that runs along West of the site. This will have to be considered by the Developer when</p>	<p>Flood Risk Assessment</p> <p>Scottish Water: the Developer should submit a Pre-development enquiry to establish site requirements. Please note there are existing Scottish water infrastructure within the site boundary that also includes a 54" Trunk main that runs along West of the site. This will have to be considered by the Developer when designing the site layout. (continues next page)</p>	Who: Developer/Scottish Enterprise Area: 11 Ha	2022 - 2027	Ironside Farrar appointed to produce Masterplan
13/02 cont.					

	designing the site layout.	<p>Early and ongoing discussion with Scottish Power Energy Network (infrastructure passes nearby).</p> <p>Tree felling application.</p> <p>FCS woodland planted under Woodland Grant Scheme 3, Cumbernauld Woods WIAT Scheme (Control of Woodland Removal Policy).</p> <p>Ecological survey</p> <p>Transport Assessment</p> <p>Masterplan</p>			
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Motherwell Local Area Partnership – Area Strategies

Transport Improvements

Project/ Action	Responsibility for Delivery	Timescales	Progress and Notes
Refer to 'Transport Improvements' table above under Airdrie LAP – Area Strategy			

Proposed Housing Development Sites

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
06/17 High Street, Newarthill (HLA Ref: NLMW1303 – High Street)	Local concerns raised through consultation regarding privacy, traffic and drainage. Where feasible address through Development Management process. Scottish Water – existing sewer within site boundary	Mineral Stability Risk Assessment, and if required remediation. Flood Risk Assessment Ecological survey Contaminated land survey, and if required remediation. Noise Impact Assessment Possible Air Quality Impact Assessment. Scottish Water - A Pre-development enquiry has confirmed water and wastewater capacity is available but there is an existing sewer within the site boundary that must be considered.	Who: Developer Capacity: 51 Area: 2.07 Ha	Medium-term (49 units)	19/00416/FUL- Erection of two detached dwellinghouses (south east corner of site). 23/00835/FUL permitted subject to section 75. Draft HLA capacity is 49.

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
02/18 Pentland Road (Wishawhill) (HLA Ref: NLMW1165 – Pentland Road (former St Matthews Primary))	Coal Authority – high risk area/low risk area	Early and ongoing discussion with Scottish Power Energy Network (infrastructure passes through site boundary). Scottish Water: Pre-Development Enquiry required - mitigation identified to be required on the wastewater network. Retain watercourse. Active travel link along north edge of site. Consideration of Control of Woodland Removal Policy Ecological survey. Possible Air Quality Impact Assessment. Noise Impact Assessment Development brief	Who: Developer/NLC Capacity: 142 Area: 5.68 Ha	Medium-term (66) Long-term (19)	No planning application Draft HLA 2024 capacity 85 units.
03/18 Netherton Street, Wishaw (HLA Ref: NLMW1166 – Netherton Street)	Scottish Gas infrastructure within site. Previous gas holder site with active regulator. Scottish Water - note there is a culvert crossing north west of site.	Scottish Water: Pre-Development Enquiry required. Protected Species survey Contaminated land survey Transport Assessment - developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development.	Who: Developer Capacity: 16 Area: 0.67 Ha	Medium-term (16)	17/00146/PRD – Permitted Development - Prior Notification for Demolition of Gasholder. Gasholder has been demolished.

Northern Corridor Local Area Partnership – Area Strategies

Transport Improvements

Project/ Action	Responsibility for Delivery	Timescales	Progress and Notes
Improvements to bus and rail infrastructure within North Lanarkshire Council	NLC/ Strathclyde Partnership for Transport/Network Rail.	Ongoing	<p>Ongoing discussions with SPT with regard to setting up a Bus Improvement Partnership along the A89 corridor.</p> <p>General improvements to bus infrastructure (bus shelter maintenance contract now handled mainly by SPT) along with the proposed installation of Real Time Passenger Information throughout the network – starting with the A89.</p> <p>Park and Ride facility at Wishaw Station extended 2019.</p>
General road safety improvements for route action plans and accident improvement plans for locations identified with high numbers of injury accidents.	NLC/ Police Scotland	Ongoing	Ongoing rolling programme of route improvements based on accident stats.
Glasgow City Region City Deal Infrastructure Fund projects: Gartcosh/ Glenboig Community Growth Area		Complete	<p>Glenboig link road opened in June 2018.</p> <p>The project also delivered – Landscaping new ponds/restoring areas of existing nature reserve; improvements to Auldyards Road within Gartcosh Business Park; extended areas to Gartcosh Local Nature Reserve; cycling/walking paths either side of road; replacement of entrance feature to the business park.</p>

Proposed Housing Development Sites

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
04/05 Lanrigg Old Lindsaybeg Road, Chryston (HLA Ref: NLSK1191A & NLSK1191B – Lanrigg Old Lindsaybegg Road)	Scottish Water - Please note there is existing Scottish Water infrastructure within the site boundary that will have to be considered by the Developer.	Flood Risk Assessment (including strategy for retention of watercourses). Contact Scottish Water as mitigation on the water network is required for this site. Transport assessment – contact NLC Roads regarding access. Ecological survey and opportunity for habitat and wildlife corridor enhancements. 20% affordable housing provision required (Cumbernauld HSMA).	Who: Developer Capacity: 34 Area: 1.36 Ha	Beyond 10 years (34)	No planning application.
10/05 Gartferry Road, Moodiesburn	56" strategic trunk main runs through the site – critical asset which would have a significant impact on future development.		Who: Developer	Site not part of the draft HLA 2024	

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
18/05 The Neuk, Auchinloch (HLA Ref: NLSK1193A The Neuk)	TPO at west side of boundary Scottish Water - existing 56" strategic trunk main running through site.	Flood Risk Assessment (including strategy for retention of small watercourses). Scottish Water: Pre-Development Enquiry required. Early contact with Scottish Water is essential to discuss existing 56" strategic trunk main running through site. This is a critical asset and will impact the proposed site. Ecological survey. Water vole present on site. Access off adjacent development and replicate existing road design (contact NLC Roads). Possible Noise Impact Assessment 20% affordable housing provision required (Cumbernauld HSMA).	Who: Developer Capacity: 23 Area: 0.91 Ha	Short-term (7 units)	Pending consideration - 21/01553/FUL residential development of 7no. detached dwellings with detached garage. Draft HLA 2024 capacity 7 units.
29/05 East of Auchengeich Road, Moodiesburn (HLA Ref: NLSK1194A & NLSK 1194B East of Auchengeich Road)		Flood Risk Assessment (including strategy for retention of small watercourses). Contact Scottish Water as mitigation on the water network is required for this site. Ecological survey Opportunity for habitat and wildlife enhancements. Masterplan to include Stoneyetts Hospital site and adjacent 29/05 proposed housing site. Air Quality Impact Assessment (near AQMA).	Who: Developer Capacity: 105 Area: 3.54 Ha	Short-term (47 units remaining of 112)	Planning Permission granted - 20/01338/FUL 112 dwellings. Proposal of Application Notice 19/01623/PAN – residential development with associated access, landscaping and ancillary works. Scottish Water's technical approval has been granted for site. Draft HLA capacity total 112 units of which 65 complete.

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
		Noise Impact Assessment 20% affordable housing provision required (Cumbernauld HSMA).			

Wishaw Corridor Local Area Partnership – Area Strategies

Transport Improvements

Project/ Action	Responsibility for Delivery	Timescales	Progress and Notes
Improvements to bus and rail infrastructure within North Lanarkshire Council	NLC/Strathclyde Partnership for Transport/Network Rail	Ongoing	<p>Ongoing discussions with SPT with regard to setting up a Bus Improvement Partnership along the A89 corridor.</p> <p>General improvements to bus infrastructure (bus shelter maintenance contract now handled mainly by SPT) along with the proposed installation of Real Time Passenger Information throughout the network – starting with the A89.</p> <p>Park and Ride facility at Wishaw Station extended 2019.</p>
General road safety improvements for route action plans and accident improvement plans for locations identified with high numbers of injury accidents.	NLC/Police Scotland	Ongoing	Ongoing rolling programme of route improvements based on accident stats.

The following sites have been identified for which joint action may be required to mitigate the cumulative effect of development –

- 03/18 Netherton Street, Wishaw (shown on Motherwell Local Area Partnership – Area Strategy table)
- 13/19 Woodhall Road, Newmains, Wishaw
- 17/19 Royal George, Newmains
- 20/19 West of Morningside, Newmains
- 02/20 Overtown Road, Waterloo
- 13/20 Gowkthrapple near Priory Lodge, Wishaw
- 07/20 Garrion Farm, Overtown
- 11/20 No 1 Netherton Road, Wishaw

- 12/20 No 4 Netherton Road, Wishaw

Proposed Housing Development Sites

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
05/12 East of Benhar Road (The Voe) Shotts (HLA Ref: NLMW1167 East of Benhar Road (The Voe))	Coal Authority – high risk area/low risk area	Flood Risk Assessment (including strategy for retention of watercourses and pond) area overlaps into The Voe SINC. Scottish Water - Shotts Wastewater treatment works will require a growth project for the proposed development. Drainage Impact assessment required. Scottish Government's Control of Woodland Removal policy should be adhered to (Woodland present on site). Ecological survey Transport assessment Air Quality Impact Assessment Noise Impact Assessment	Who: Developer Capacity: 200 Area: 34.81 Ha	Beyond 10 years (200 units)	No planning application.

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
14/12 Springhill Farm, Shotts (HLA Ref: NLMW1168 Springhill Farm)		A Strategic drainage impact assessment is required to determine if mitigation is required for this site. A study is underway, developer should liaise with Scottish Water for updates.	Who: Developer Capacity: 45 Area: 1.81 Ha	Beyond 10 years (45)	Planning permission granted - Planning Application 17/00389/PPP 20/00235/MSD Masterplan and Phasing of Development. Application covering matters specified by conditions of Planning Permission in Principle 17/00389/PPP.
04/19 West of 499 Wishaw Road, Bogside (HLA Ref: NLMW1169 West of 499 Wishaw Road)		Pre-Development Enquiry to Scottish Water. Access statement (if direct access is alternate to Wishaw Road). Possible Noise Impact Assessment.	Who: Developer Capacity: 4 Area: 0.16 Ha	Short-term (2 units) Beyond 10 years (2 units)	22/01220/PPP
09/19 18a Biggar Road, Cleland (HLA Ref: NLMW1170 18a Biggar Road)	Coal Authority – high risk area/low risk area Scottish Water – existing sewer running through site.	Drainage impact assessment. Swintie WWTW has limited capacity and a growth project may be required. Pre Development Enquiry to Scottish Water. Transport statement Consider quality of pedestrian and cycle links to station and adjoining areas. Possible Noise Impact Assessment.	Who: Developer Capacity: 17 Area: 0.75 Ha	Medium-term (17 units)	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
13/19 Woodhall Road, (Victoria Park) Newmains (HLA Ref: NLMW1171 Woodhall Road (Victoria Park)	Scottish Gas infrastructure passes through part of the site. Coal Authority – high risk area/low risk area. Local concerns raised through consultation regarding the natural environment, site location and suitability. Where feasible address through Development Management process.	Scottish Water: Pre-Development Enquiry required. Swinstie WWTW may require a growth project. Flow and pressure test required (see 'Progress and Notes' column). SNH: Incorporate woodland and enhance connectivity between and out with site. Ecological survey Transport assessment – developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development. Possible Noise Impact Assessment	Who: Developer Capacity: 207 Area: 9.28 Ha	Medium-term (90 units) Long-term (105 units)	22/01285/EIASCR, 23/00367/FUL Draft HLA capacity 195 units Scottish Water - A Pre-development has been submitted and it has been advised that there is capacity at the water and wastewater treatment works for this development. Developer is required to carry out a Flow and Pressure test and a Strategic drainage impact assessment has been carried out.

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
17/19 Royal George, Newmains (HLA Ref: NLMW1172 Royal George)	Coal Authority – high risk area/low risk area.	Flood Risk Assessment (including strategy for retention of small watercourses and ponds at site). Hot Water Pond SINC overlaps part of site. Ecological survey Scottish Water would require further investigation to determine impact on existing network and best point of connection. Early and ongoing discussion with Scottish Power Energy Network (infrastructure passes through site boundary). Transport assessment – Developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development. Possible Air Quality Impact Assessment. Noise Impact Assessment	Who: Developer Capacity: 200 Area: 19.03	Beyond 10 years (200 units)	15/01637/PPP – Refused – Appeal Dismissed Business and Industrial Development (Use Classes 4, 5 and 6) (In Principle) - Hydracrat Ltd
20/19 West of Morningside, Newmains (HLA Ref: NLMW1173 West of Morningside Road)	Coal Authority – high risk area/low risk area.	Scottish Water - Pre-development enquiry required to be submitted from Developer to ascertain site requirements.	Who: Developer Capacity: 160 Area: 13.87 Ha	Medium-term (90units) Long-term (70 units)	18/00580/PPP residential development granted on appeal 23/00649/S42

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
22/19 West of North & South Road, (Bellside) Cleland (HLA Ref: NLMW1174 West of North and South Road (Bellside))	Planning permission on northern part of site. Coal Authority – high risk area/low risk area. Scottish Water – 18" Trunk Main running through site.	Scottish Water: Water and wastewater treatment capacity available, there is a 18" Trunk main running through site, contact with Scottish Water is essential to discuss as this will impact the proposed site. Transport assessment or sensitivity tests considering other nearby development proposals. Impact on Cleland Station depending on proposals/capacity. Possible Air Quality Impact Assessment. Noise Impact Assessment Transport assessment – Developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development. Development brief	Who: Developer Capacity: 39 Area: 1.54 Ha	Medium-term (39 units)	16/02002/AMD (Planning application relates to the housing development north of this site that overlaps the northern portion of this site). Amendment to Planning Permission 09/01014/AMD to change house types on plots 4, 5 and 27, and to obtain approval of site contours and levels.

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
26/19 East of North & South Road, (Bellside) Cleland (HLA Ref: NLMW1177 East of North and South Road (Bellside))	Coal Authority – high risk area/low risk area. Scottish Water - Capacity available, site runs next to 18" Trunk main.	Flood Risk Assessment (including strategy for retention of small watercourses). Scottish Water: Pre-Development Enquiry required. Ecological survey. South Calder Water: Murdostoun Estate SINC overlaps western boundary. Transport assessment or sensitivity tests considering other nearby development proposals. Impact on Cleland Station depending on proposals/capacity.	Who: Developer Capacity: 10 Area: 1.32 Ha	Short-term (3 units) Beyond 10 years (7 units)	Applications permitted for single dwellings – 23/00777/FUL 22/00077/FUL 22/00046/FUL 20/01233/FUL 20/01229/FUL 21/01017/FUL 20/01224/FUL
01/20 Excelsior Street, Wishaw (HLA Ref: NLMW1178 Excelsior Street)	Coal Authority – high risk area/low risk area. Scottish Water - existing Scottish Water sewers within the site boundary that must be considered when designing the site layout.	Scottish Water: Pre-Development Enquiry required. Transport statement Noise Impact Assessment	Who: Developer Capacity: 15 Area: 0.61 Ha	Medium-term (15 units)	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
02/20 Overtown Road, Waterloo (HLA Ref: NLMW1250 Overtown Road Waterloo)	Coal Authority – high risk area/low risk area.	Flood Risk Assessment (including strategy for retention of watercourses). Scottish Water: Pre-Development Enquiry required and network impact assessment. Transport assessment – Developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development. Noise Impact Assessment Development brief	Who: Developer/NLC Capacity: 40 Area: 1.61 Ha	Medium-term (40 units)	No planning application
07/20 Garrion Farm (North) Overtown (HLA Ref: NLMW0791 Garrion Farm)	Scottish Gas infrastructure passes partly through site. Coal Authority – high risk area/low risk area.	Flood Risk Assessment (including retention of small watercourses). Scottish Water - Pre-development enquiry has been submitted, sufficient capacity for water and wastewater has been confirmed. Further investigation is required on the wastewater network to determine if mitigation is required. Pre-app discussion with SEPA regarding private sewer treatment on site. Site is located within a Special Landscape Area - assessment of impact required. Site adjacent to Garrion Gill & Horsely Brae SINC. Ecological survey	Who: Developer Capacity: 98 Area: 3.92 Ha	Medium-term (105 units) Long-term (45 units)	21/01258/PPP residential development permitted Draft HLA 2024 capacity 150 units

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
		Transport assessment – developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development.			
11/20 Netherton Road (South) Wishaw	Scottish Gas infrastructure passes through site	<p>Seek to retain trees at northern edge of site boundary within site design.</p> <p>Early and ongoing discussion with Scottish Power Energy Network (infrastructure passes nearby).</p> <p>Scottish Water: Pre-Development Enquiry required and network impact assessment.</p> <p>Transport assessment – Developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development.</p> <p>Wishaw Station capacity investigation.</p> <p>Protected species survey.</p>	Who: Developer Capacity: 167 Area: 4.02 Ha	Site not part of the draft HLA 2024	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
12/20 Netherton Street (North) Wishaw		<p>Seek to retain trees at southern boundary within site design.</p> <p>Noise impact assessment</p> <p>Early and ongoing discussion with Scottish Power Energy Network (infrastructure passes nearby site) Scottish Water: Pre-Development Enquiry required and network impact assessment.</p> <p>Transport assessment – developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development.</p> <p>Wishaw Station capacity investigation.</p> <p>Protected species survey.</p>	Who: Developer Capacity: 63 Area: 2.54 Ha	Site not part of the draft HLA 2024	21/01818/FUL two storage buildings permitted

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
13/20 Land at Priory Lodge (Gowkthrapple) Wishaw (HLA Ref: NLMW1183 Land at Priory Lodge (Gowkthrapple))	Scottish Gas infrastructure within boundary Scottish Water - 22" strategic trunk main running through the site, additionally there is a foul sewer through the site. This will significantly impact the site layout.	Flood Risk Assessment (including strategy for retention of small watercourses). Scottish Water: Pre-Development Enquiry required and network impact assessment. Early contact with Scottish Water is essential as there is a 22" strategic trunk main running through the site, additionally there is a foul sewer through the site. This will significantly impact the site layout. Early and ongoing discussion with Scottish Power Energy Network. Ecological survey Cambusnethan Woods SINC surrounds site and existing woodland (allocated TPO) offers potential for links to wider countryside and strong landscape framework to deliver a high quality development. Transport assessment – developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development. Wishaw Station capacity investigation.	Who: Developer Capacity: 50 Area: 1.79 Ha	Medium-term (50 units)	No planning application

Site/ Project	Site Comments/ Constraints	Specific Requirements/Actions	Responsibility for Delivery	Timescales	Progress and Notes
		Any development proposals should take into consideration the adjacent kennels in terms of impact.			

Proposed Leisure Development Sites

03/19 Dalziel Park Hotel, Cleland		<p>Scottish Water: Pre-Development Enquiry required and network impact assessment.</p> <p>Scottish Government's Control of Woodland Removal policy should be adhered to (woodland present on site). TPO on site.</p> <p>Ecological survey</p> <p>Possible Noise Impact Assessment.</p>	Who: Developer Area: 0.30 Ha	2022 - 2027	No planning application
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Proposed Regeneration Sites

07/19 Morningside Road, Newmains	Coal Authority – high risk area/low risk area	<p>Flood Risk Assessment (including strategy for retention of watercourses).</p> <p>Scottish Water: Pre-Development Enquiry required. Swinstie WWTW may require a growth project.</p> <p>Scottish Government's Control of Woodland Removal policy should be adhered to (woodland present on site).</p> <p>Ecological survey</p> <p>Transport statement – depending on proposal, developers should jointly seek to assess cumulative impact of nearby proposals and where possible mitigate any effect of development.</p> <p>Noise Impact Assessment</p>	Who: Developer Area: 2.77 Ha	2022 - 2027	No planning application
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Section 3: Supplementary Guidance

The table below outlines where the Local Development Plan has indicated that new or updated supporting Supplementary Planning Guidance is required/actioned in association with specific policies.

Local Development Plan Policies	Status/Action	Responsibility	Timescale
PROM ID2 Utilities Improvements Renewable Energy	SPG 12 Wind turbine developments Guidance to be updated to include all renewables.	NLC in conjunction with relevant Key Agencies	2022 onwards
PROT A Natural Environment and Green Network Assets A1 International (Designated by NatureScot)	Associated Planning Guidance 20 Biodiversity and Development to be updated.	NLC in conjunction with relevant Key Agencies	2022 onwards
PROT C Mineral Resources	Associated SPG 11 Minerals to be updated to include all identified Mineral Resources	NLC in conjunction with relevant Key Agencies	2022 onwards
1A Strategic Town Centres PP 1A Purpose of Place Policy	Town Action Plans have been prepared for Airdrie, Bellshill, Kilsyth, Motherwell, Wishaw and Shotts. The Town Action Plan for Coatbridge will be delivered through the 'Long Term Plan for Coatbridge' which follows a template required by the UK Government to enable access to £19.5m Levelling Up Funding. A masterplan is currently being developed for Cumbernauld which will involve large-scale regeneration. The town centre was acquired by the council in June 2023.	NLC in conjunction with relevant Key Agencies	Ongoing
1B Other Town Centres PP 1B Purpose of Place Policy	Town Centre Action Plans to be updated as appropriate.	NLC in conjunction with relevant Key Agencies	To be updated following preparation of

			Town Centre Visions - 2022 onwards
CI Contributions to Infrastructure Policy Category CI1 Affordable Housing Category CI2 Education Category CI3 Transport Category CI4 Green Infrastructure, Amenity Space and Play	Affordable Housing Supplementary Guidance was adopted in 2023. Education Supplementary Guidance is currently being drafted. Supplementary Planning Guidance will be prepared to set out the framework of the application of the Policy, identification of need, calculation of contributions and methods of collection and management of funds.	NLC NLC	2022 onwards
EDQ 1 Site Appraisal Policy	Associated SPG 15 Good Design Toolkit will require to be updated.	NLC	2022 onwards
EDQ 2 Specific Features for Consideration Policy Noise Management Areas	Planning and Noise Supplementary Guidance was adopted in 2023.	NLC	Complete
EDQ 3 POLICY Quality of Development	Associated SPG 15 Good design toolkit, SPG 01 Landscaping, SPG 01A Landscaping supplement SPG 02 Trees and development, SPG 07 Green belt, SPG 17 Accessibility for all, SPG17 Accessibility appendix, Existing advice on open space and play area standards, minimum standards for space around houses, minimum parking standards will require to be updated.	NLC in conjunction with relevant Key Agencies	2022 onwards

Appendix 1: Draft Housing Land Audit 2024 (North Lanarkshire)

Reference	Site Name	Location	HMSA	Site Area	Tenure	Private Tenure	Social Rent Provider	Intermediate Tenure	AHP	Landowner/Developer	Planning Status	Consent	Application reference	Capacity	2023-24 completions	Total Complete	Remainder/ Established	2024-25 (Short)	2025-26 (Short)	2026-27 (Short)	2027-28 (Medium)	2028-29 (Medium)	2029-30 (Medium)	2030-31 (Long)	2031-32 (Long)	2032-33 (Long)	2033-34 (Long)	Total 10 year	Beyond 10 year
NLMW1075	106 Leslie Street	Motherwell	MW	0.13	SR		RSL			Clyde Valley Housing Association	COMM	DETL	12/01117/FUL, 19/01620/FUL, 23/01126/S42	13	0	0	13	13	0	0	0	0	0	0	0	0	13	0	
NLMK1313	1-13 Bank Street	Coatbridge	AC	0.18	SR		LA			North Lanarkshire Council	CONS	DETL	19/01080/PREAPE, 19/01711/FUL, 19/01709/CAC, 19/01710/LBC, 24/0699/FUL, 24/00698/LBC	6	0	0	6	0	0	6	0	0	0	0	0	0	6	0	
NLMW0559	137-139 Craigneuk Street	Wishaw	MW	0.84	SR		RSL			Trust HA	ALPS	LAPD	13/00452/AMD, 16/00748/PPP	43	0	0	43	0	0	0	43	0	0	0	0	0	43	0	
NLMW1311	16 Holytown Road	Holytown	MW	1.45	PRIV	OO				Mr Thomas McInally	ALPS	LAPD	19/00878/PPP	14	0	0	14	0	0	0	0	0	0	0	0	0	0	14	
NLMW0746	164 Morningside Road	Newmains	MW	0.18	PRIV	OO				Mr D & Miss N Townsley	ALPS	LAPD	16/00540/FUL, 18/01658/FUL	4	0	0	4	0	0	0	0	0	0	0	0	0	0	4	
NLMK1154	178-182 Main Street	Plains	AC	0.23	PRIV	OO				Network Rail	CONS	DETL	17/00844/PPP, 22/00133/FUL	4	0	0	4	0	2	0	0	0	0	0	0	0	2	2	
NLMW1170	18a Biggar Road	Cleland	MW	0.75	PRIV	OO				Holder Planning for Robert Hill	ALPS			17	0	0	17	0	0	0	17	0	0	0	0	0	17	0	
NLMW1372	190 - 196 Alexander Street	Wishaw	MW	0.23	PRIV	OO				WB Properties Scotland Ltd	CONS	DETL	22/01486/FUL	10	0	0	10	0	0	5	5	0	0	0	0	0	10	0	
NLMW0371	23 Edinburgh Road	Harthill	MW	0.73	PRIV	OO				Aspire Holdings Ltd/ Mr Malcolm Gray	CONS	DETL	20/00089/PPP, 23/00732/MSC	16	0	0	16	0	0	16	0	0	0	0	0	0	16	0	
NLCN1198A	28 Napier Road	Cumbernauld	CN	5.43	PRIV	OO				North Lanarkshire Council	ALPS			108	0	0	108	0	0	0	30	30	30	18	0	0	0	108	0
NLCN1198B	28 Napier Road	Cumbernauld	CN	5.43	SR		LA			North Lanarkshire Council	ALPS			27	0	0	27	0	0	0	27	0	0	0	0	0	27	0	
NLMW1371	313 Main Street	Bellshill	MW	0.20	PRIV	OO				Parks of Hamilton (Holding) Ltd	CONS	DETL	21/00926/FUL	14	0	0	14	0	0	14	0	0	0	0	0	0	14	0	
NLCN1196A	72-74 Napier Road	Cumbernauld	CN	5.71	PRIV	OO				McGough Planning for Ashtenne Industrial Fund	ALPS			114	0	0	114	0	0	0	0	0	0	0	0	0	0	114	
NLCN1196B	72-74 Napier Road	Cumbernauld	CN	5.71	SR		RSL			McGough Planning for Ashtenne Industrial Fund	ALPS			28	0	0	28	0	0	0	0	0	0	0	0	0	0	28	
NLMW1285	Abernethyn Road	Newmains	MW	2.49	SR		RSL			Places for People HA	CONS	DETL	22/00305/FUL	72	0	0	72	0	35	37	0	0	0	0	0	0	72	0	
NLSK1102A	Avenuehead Road	Moodiesburn	CN	52.86	PRIV	OO				Iris Strategic Land Fund Ltd	CONS	DETL	12/00959/PPP, 16/00663/MSC, 18/00800/MSC, 18/00805/MSC, 23/00338/AMD	540	0	0	540	0	0	36	36	36	36	36	36	36	288	252	
NLSK1102B	Avenuehead Road	Moodiesburn	CN	52.85	SR		RSL			Iris Strategic Land Fund Ltd	CONS	DETL	12/00959/PPP,16/00663/MSC, 18/00804/MSC,23/00338/AMD	40	0	0	40	0	0	0	40	0	0	0	0	0	40	0	
NLMW1163	Bairdsland View	Bellshill	MW	0.60	PRIV	OO				North Lanarkshire Council	ALPS			15	0	0	15	0	0	0	15	0	0	0	0	0	15	0	
NLMW1069	Barons Road	Motherwell	MW	0.11	PRIV	OO				Stuart Services Scotland Ltd	ALPS	LAPD	12/00505/FUL,16/01885/FUL, 19/01075/FUL	8	0	0	8	0	0	0	0	0	0	0	0	0	0	8	

Reference	Site Name	Location	HMSA	Site Area	Tenure	Private Tenure	Social Rent Provider	Intermediate Tenure	AHP	Landowner/Developer	Planning Status	Consent	Application reference	Capacity	2023-24 completions	Total Complete	Remainder/ Established Supply	2024-25 (Short)	2025-26 (Short)	2026-27 (Short)	2027-28 (Medium)	2028-29 (Medium)	2029-30 (Medium)	2030-31 (Long)	2031-32 (Long)	2032-33 (Long)	2033-34 (Long)	Total 10 year	Beyond 10 year
NLSK1275	Bellaville Grove	Chryston	CN	0.82	SR		RSL			Clyde Valley HA	ALPS		18/01580/FUL	24	0	0	24	0	0	0	0	0	24	0	0	0	0	24	0
NLMW0790	Caledonian Farm	Wishaw	MW	4.21	PRIV	OO					ALPS			106	0	0	106	0	0	0	0	0	0	0	0	0	0	0	106
NLMW0801	Caledonian Road (incl. Wishaw Methodist Church)	Wishaw	MW	0.22	PRIV	OO				North Lanarkshire Council	CONS	DETL	09/00315/FUL, 23/00361/FUL	15	0	0	15	0	0	15	0	0	0	0	0	0	0	15	0
NLMW1179	Castlehill/Wemysshill Farm - East	Wishaw	MW	41.38	PRIV	OO				Persimmon Homes. Mr WD & RT Hill	CONS	DETL	15/01634/PPP, 22/00296/MSC	401	0	0	401	24	38	40	40	40	40	40	40	40	40	382	19
NLMW1356	Castlehill/Wemysshill Farm - West	Wishaw	MW	28.06	PRIV	OO				Mr WD & RT Hill, Persimmon Homes Ltd	CONS	DETL	15/01634/PPP, 20/01468/S42, 22/00297/FUL, 22/00295/MSC	200	0	0	200	0	0	30	30	30	30	30	20	0	200	0	
NLMW0764	Clydesdale Works	New Stevensto	MW	26.72	PRIV	OO				Miller Homes	ALPS	LAPD	10/00569/MSC, 22/00267/PAN, 24/00176/PAN	446	0	0	446	0	0	0	50	50	50	50	50	50	50	350	96
NLMK0556	Columba High School Site	Coatbridge	AC	3.77	SR		LA			North Lanarkshire Council	CONS	DETL	19/01255/PAN, 22/01082/PAN, 22/01479/FUL	127	0	0	127	0	0	82	45	0	0	0	0	0	0	127	0
NLMW1161	Community Road (East)	Bellshill	MW	0.87	PRIV	OO				NLC	ALPS			23	0	0	23	0	0	0	23	0	0	0	0	0	0	23	0
NLSK1358	Coshneuk Road	Stepps	CN	0.5	SR		LA			North Lanarkshire Council	PROP		23/00723/PREAPP	16	0	0	16	0	0	16	0	0	0	0	0	0	0	16	0
NLMW0235	Craigneuk - Ritchie Street	Motherwell	MW	0.58	PRIV	OO				NLC	ALPS			30	0	0	30	0	0	0	0	0	0	0	0	0	0	30	0
NLCN0488A	Croy Quarry	Croy	CN	1.82	PRIV	OO				Avant Homes	COMM	DETL	21/01548/FUL	62	0	0	62	8	30	24	0	0	0	0	0	0	62	0	
NLCN0488B	Croy Quarry	Croy	CN	1.82	SR		RSL		AHP	Miller Homes, Wheatley Group	COMM	DETL	20/01522/EIASC, 21/01548/FUL	15	0	0	15	0	15	0	0	0	0	0	0	0	15	0	
NLCN0490B1	Cumbernauld CGA (Mid-Forrest- Bellway)	Cumbernauld	CN	20.72	PRIV	OO				Bellway Homes Limited (Scotland)	CONS	OUTL	16/00698/PPP, 22/01051/MSC	225	0	0	225	10	39	48	54	60	14	0	0	0	225	0	
NLCN0490B2	Cumbernauld CGA (Mid-Forrest- Bellway)	Cumbernauld	CN	20.72	SR		LA		AHP	North Lanarkshire Council	CONS	OUTL	16/00698/PPP, 22/01051/MSC	75	0	0	75	0	0	30	30	15	0	0	0	0	75	0	
NLCN1335A	Cumbernauld CGA (Mid-Forrest- NLC)	Cumbernauld	CN	39.63	PRIV	OO				North Lanarkshire Council	ALPS	LAPD	16/00698/PPP	225	0	0	225	0	0	0	36	36	36	36	36	9	225	0	
NLCN1335B	Cumbernauld CGA (Mid-Forrest- NLC)	Cumbernauld	CN	39.63	SR		LA		AHP	North Lanarkshire Council	ALPS	LAPD	16/00698/PPP	75	0	0	75	0	0	0	0	50	25	0	0	0	75	0	
NLCN1333A	Cumbernauld CGA (Palacerigg TW)	Cumbernauld	CN	7.16	PRIV	OO				Taylor Wimpey	ALPS		24/00230/PPP	117	0	0	117	0	0	0	0	0	0	9	36	72	117	0	
NLCN0490A1	Cumbernauld CGA (Palacerigg)	Cumbernauld	CN	40.31	PRIV	OO				North Lanarkshire Council	ALPS		24/00230/PPP	489	0	0	489	0	0	0	18	45	90	135	108	78	15	489	0
NLCN0490A2	Cumbernauld CGA (Palacerigg)	Cumbernauld	CN	40.31	SR		LA		AHP	North Lanarkshire Council	ALPS		24/00230/PPP	161	0	0	161	0	0	0	6	15	30	44	36	26	4	161	0

Reference	Site Name	Location	HMSA	Site Area	Tenure	Private Tenure	Social Rent Provider	Intermediate Tenure	AHP	Landowner/Developer	Planning Status	Consent	Application reference	Capacity	2023-24 completions	Total Complete	Remainder/Established	2024-25 (Short)	2025-26 (Short)	2026-27 (Short)	2027-28 (Medium)	2028-29 (Medium)	2029-30 (Medium)	2030-31 (Long)	2031-32 (Long)	2032-33 (Long)	2033-34 (Long)	Total 10 year	Beyond 10 year
NLCN1334A	Cumbernauld CGA (Palacerigg)	Cumbernauld	CN	33.46	PRIV	OO				North Lanarkshire Council	ALPS		24/00230/PPP	360	0	0	360	0	0	0	0	0	0	0	0	0	0	0	360
NLCN1334B	Cumbernauld CGA (Palacerigg)	Cumbernauld	CN	33.46	SR		LA		AHP	North Lanarkshire Council	ALPS		24/00230/PPP	119	0	0	119	0	0	0	0	0	0	0	0	0	0	0	119
NLCN1333B	Cumbernauld CGA (Palacerigg TW)	Cumbernauld	CN	7.16	SR		RSL		AHP	Taylor Wimpey	ALPS		24/00230/PPP	39	0	0	39	0	0	0	0	0	0	0	3	12	24	39	0
NLMW1293	Dalzell Drive (former Garage Windmillhill Street)	Motherwell	MW	1.90	SR		LA			North Lanarkshire Council	PROP			24	0	0	24	0	0	24	0	0	0	0	0	0	0	24	0
NLCN1119	Drumglass Steadings	Croy	CN	0.59	PRIV	OO				Drumglass Builders	COMM	OUTL	14/01176/PPP, 15/01139/FUL, 18/00235/MS, 18/00283/FUL, 21/00614/FUL	4	0	3	1	1	0	0	0	0	0	0	0	0	1	0	
NLMK1364	Dunbeth, Phase 1 (Jackson Court)	Coatbridge	AC	0.84	SR		LA			North Lanarkshire Council	PROP		24/00655/PREMAJ	56	0	0	56	0	0	0	56	0	0	0	0	0	0	56	0
NLMK1365	Dunbeth, Phase 2 (High Coats and Dunbeth Court)	Coatbridge	AC	3.91	SR		LA			North Lanarkshire Council	PROP			114	0	0	114	0	0	0	0	114	0	0	0	0	0	114	0
NLMK0518	Dundyvan Parish Church	Coatbridge	AC	0.36	PRIV	OO				Neatearth Ltd	CONS	DETL	19/01397/LBC, 19/01396/FUL, 23/00956/LBC, 23/00865/S42	44	0	0	44	0	0	44	0	0	0	0	0	0	0	44	0
NLMK1151	Dykehead Road (Golfhill)	Airdrie	AC	0.71	PRIV	OO				NLC	ALPS			18	0	0	18	0	0	0	18	0	0	0	0	0	0	18	0
NLMW1222	East Avenue	Carfin	MW	0.42	SR		RSL			CVHA/ Modern Housing New Homes Ltd	PROP		22/00388/FUL	24	0	0	24	0	0	0	0	0	24	0	0	0	0	24	0
NLMK1156A	East of 28 Airdriehill Street	Airdrie	AC	2.64	PRIV	OO				North Lanarkshire Council	CONS	OUTL	16/00333/PPP, 17/00325/AMD, 22/00524/PREAPP, 23/00535/FUL	65	0	0	65	0	32	33	0	0	0	0	0	0	0	65	0
NLSK1194A	East of Auchengeich Road	Moodiesburn	CN	3.54	PRIV	OO				Bellway Homes, GVA James Barr for Allanvale Land Investments Ltd	COMM	DETL	20/01338/FUL	100	53	53	47	47	0	0	0	0	0	0	0	0	0	47	0
NLMW1167	East of Benhar Road (The Voe)	Shotts	MW	34.81	PRIV	OO				Graeme Massie Architects for Hazeldene Homes Shotts Ltd	ALPS			200	0	0	200	0	0	0	0	0	0	0	0	0	0	200	0
NLMW0717	East of Main Street	Newmains	MW	16.14	PRIV	OO				Bellway Homes	CONS	DETL	04/02238/OUT, 17/01248/PPP, 21/00335/FUL, 22/00156/S42, 22/00168/MS, 24/00352/MS	277	0	0	277	36	36	36	36	36	36	36	25	0	0	277	0

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NLMW1177	East of North and South Road (Bellside)	Cleland	MW	1.32	PRIV	OO				Taylor Homes	COMM	DETL	19/01376/FUL, 21/00371/AMD, 20/01233/FUL, 20/01229/FUL, 20/01224/FUL, 21/01017/FUL, 22/00077/FUL, 22/00046/FUL, 22/01172/AMD, 22/01385/AMD, 23/00777/FUL, 22/00077/FUL	10	0	0	10	1	2	0	0	0	0	0	0	0	0	0	3	7
NLMK1152	Easterton Farm	Caldercruix	AC	2.92	PRIV	OO				Hendersons Chartered Surveyors	ALPS			78	0	0	78	0	0	0	30	30	18	0	0	0	0	78	0	
NLMK1147	Eastfield Farm, Eastfield Road	Caldercruix	AC	0.79	PRIV	OO				M Le Maistre & M P Gajenska	ALPS	LAPD	14/00776/FUL, 19/01351/AMD	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	
NLCN1041A	Eastfield Road	Cumbernauld	CN	2.80	PRIV	OO				Springfield Homes	ALPS			38	0	0	38	0	0	0	0	19	19	0	0	0	0	38	0	
NLCN1041B	Eastfield Road	Cumbernauld	CN	2.80	SR		RSL		AHP	Springfield Homes	ALPS			12	0	0	12	0	0	0	0	6	6	0	0	0	0	12	0	
NLMW1178	Excelsior Street	Wishaw	MW	0.61	PRIV	OO				Keppie Planning Ltd for Philip C Smith Commercials	ALPS			15	0	0	15	0	0	0	15	0	0	0	0	0	15	0		
NLMK1354	Fmr Funky Monkeys, 1 Muirhall Street	Coatbridge	AC	0.08	PRIV	OO				Mr Hugh McKenzie	CONS	DETL	21/01550/FUL	14	0	0	14	0	14	0	0	0	0	0	0	0	14	0		
NLMW1351	Former Church Mason Lane	Motherwell	MW	0.09	PRIV	OO				Hood Projects Ltd	CONS	DETL	20/01492/FUL	4	0	0	4	0	2	0	0	0	0	0	0	0	2	2		
NLMW1235	Former Coach House Pub (Derelict) 35 Main Street	Holytown	MW	0.08	PRIV	OO				Mr & Mrs Sarwar	ALPS	LAPD	16/01496/FUL	4	0	0	4	0	0	0	0	0	0	0	0	0	0	4		
NLMW1315	Former Council Office, 303 Brandon Street	Motherwell	MW	0.57	SR		LA			North Lanarkshire Council	COMM	DETL	21/01831/FUL, 21/01832/LBC	48	0	0	48	48	0	0	0	0	0	0	0	0	48	0		
NLCN1257	Former Cumbernauld Village Primary School	Cumbernauld	CN	0.52	PRIV	OO				North Lanarkshire Council	CONS	DETL	19/00405/FUL, 21/00685/FUL, 24/00011/FUL	8	0	0	8	0	0	8	0	0	0	0	0	0	8	0		
NLCN1343B	Former Inland Revenue St Mungo's Road	Cumbernauld	CN	4.83	SR		RSL		AHP	SSHA	CONS	OUTL	21/00372/PPP	184	0	0	184	0	0	84	100	0	0	0	0	0	184	0		
NLMK1347	Former Ladbrokes 110 Main Street	Caldercruix	AC	0.08	PRIV	OO				Mrs Liane Mahoney	CONS	OUTL	21/01820/PPP	4	0	0	4	0	2	0	0	0	0	0	0	0	2	2		
NLMW1375	Former Masonic Hall	Motherwell	MW	0.04	SR		LA			North Lanarkshire Council	PROP			10	0	0	10	0	0	0	0	10	0	0	0	0	10	0		
NLMK1271	Former Miners Welfare (Ellis Street)	Coatbridge	AC	0.55	PRIV	OO				Cairn HA/North Lanarkshire Council	PROP			27	0	0	27	0	0	27	0	0	0	0	0	0	27	0		
NLMK1318	Former Municipal Buildings, Kildonan Street	Coatbridge	AC	0.29	SR		LA			North Lanarkshire Council	CONS	DETL	19/00448/PREAPE, 23/01334/FUL, 23/01335/LBC	43	0	0	43	0	0	0	43	0	0	0	0	0	43	0		
NLMW1131	Former Nursery Legbrannock Road	Newarthill	MW	0.44	PRIV	OO				Snowie Support Services	alps	LAPD	12/01107/PPP, 19/00616/FUL	12	0	0	12	0	0	0	0	0	0	0	0	0	0	12		
NLMW1230	Former Overtown Primary School	Overtown	MW	0.40	SR		RSL			Clyde Valley HA	COMM	DETL	18/00998/FUL	17	0	0	17	17	0	0	0	0	0	0	0	0	17	0		
NLMK1314	Former Police Station, 50 Main Street	Glenboig	AC	0.21	SR		LA			North Lanarkshire Council	CONS	DETL	21/01667/FUL	7	0	0	7	0	7	0	0	0	0	0	0	0	7	0		

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NLMK0558	Former St Mary's PS, Hill Street	Caldercruix	AC	1.32	SR		LA			North Lanarkshire Council	PROP			25	0	0	25	0	0	0	0	25	0	0	0	0	0	25	0
NLCN1344B	Former The Kingfisher Dowanfield Road	Cumbernauld	CN	0.42	SR		RSL		AHP	North Lanarkshire Council	COMM	DETL	21/00818/FUL	24	0	0	24	24	0	0	0	0	0	0	0	0	0	24	0
NLMK0578	Former Travelling Peoples Site, Mollinsburn Road	Annathill	AC	1.63	PRIV	OO				P McKernan Construction Ltd	CONS	DETL	07/01303/FUL, 22/00515/FUL	24	0	0	24	0	12	12	0	0	0	0	0	0	0	24	0
NLMK1290	Former United Reform Church, Bank Street	Coatbridge	AC	0.15	SR		RSL			Wheatley	CONS	DETL	21/01683/FUL	17	0	0	17	0	17	0	0	0	0	0	0	0	0	17	0
NLMW1239	Former Woodend Caravan Park, Mill Road	Allanton	MW	1.05	PRIV	OO				Mr Stuart Wilshire	ALPS	LAPD	17/00937/PPP	6	0	0	6	0	0	0	0	0	0	0	0	0	0	6	0
NLMK1349	Former Work & Pensions, 1-3 South Circular Road	Coatbridge	AC	0.28	SR		LA			North Lanarkshire Council	CONS	DETL	21/01164/FUL	39	0	0	39	0	39	0	0	0	0	0	0	0	0	39	0
NLSK1320	Former Yard, Gartloch Road	Gartcosh	CN	0.29	SR		RSL			Link	PROP		22/01452/FUL	22	0	0	22	0	22	0	0	0	0	0	0	0	0	22	0
NLMW0791	Garrion Farm	Overtown	MW	18.75	PRIV	OO				Taylor Grange (Garrion) Ltd/ Glasshouse Developments	CONS	OUTL	16/00956/PAN, 21/01258/PPP	150	0	0	150	0	0	0	35	35	35	35	10	0	0	150	0
NLSK1278A	Gartcosh Glenboig CGA - Heathfield	Gartcosh	CN	33.85	PRIV	OO					CONS	DETL	17/01766/PAN, 19/00274/PPP	368	0	0	368	0	0	0	0	0	0	0	0	0	0	368	0
NLSK1278B	Gartcosh Glenboig CGA - Heathfield	Gartcosh	CN	33.85	SR		RSL		AHP		CONS	DETL	17/01766/PAN, 19/00274/PPP	92	0	0	92	0	0	0	0	0	0	0	0	0	0	92	0
NLSK1359A	Gartcosh Glenboig CGA - Heathfield - Persimmon & Avant	Gartcosh	CN	12.08	PRIV	OO				Persimmon Homes Ltd and Avant Homes	COMM	DETL	17/01766/PAN, 19/00274/PPP, 19/01213/MS, 22/01250/S42	250	11	11	239	36	40	40	40	40	32	11	0	0	0	239	0
NLSK1359B	Gartcosh Glenboig CGA - Heathfield - Persimmon & Avant	Gartcosh	CN	12.08	SR		RSL		AHP	Persimmon Homes Ltd and Sanctuary	COMM	DETL	17/01766/PAN, 19/00274/PPP, 19/01213/MS, 22/01250/S42	44	0	0	44	19	25	0	0	0	0	0	0	0	0	44	0
NLSK1247A	Gartcosh Glenboig CGA Johnston Farm	Gartcosh	CN	3.83	PRIV	OO					ALPS		16/02384/PAN	72	0	0	72	0	0	0	0	0	0	0	0	0	0	72	0
NLSK1247B	Gartcosh Glenboig CGA Johnston Farm	Gartcosh	CN	3.83	SR		RSL				ALPS		16/02384/PAN	24	0	0	24	0	0	0	0	0	0	0	0	0	0	24	0
NLSK0442A2	Gartcosh Glenboig CGA Remainder	Gartcosh	CN	30.60	SR		RSL			Persimmon Homes Ltd	ALPS		17/01766/PAN	182	0	0	182	0	0	0	0	0	0	0	0	0	0	182	0
NLMK1211A	Gartcosh/Glenboig CGA (Garnqueen Farm)	Glenboig	AC	6.68	PRIV	OO				Muir Homes Ltd	COMM	DETL	14/01594/PPP, 16/02332/MS	143	21	121	22	22	0	0	0	0	0	0	0	0	0	22	0
NLMK0442B1	Gartcosh/Glenboig CGA (Glenboig Remainder)	Glenboig	AC	11.00	PRIV	OO				Consortium - Doug Riddell Consultancy, NLC & Banks	CONS	OUTL	14/01594/PPP	231	0	0	231	0	0	0	0	0	0	0	0	0	0	231	0
NLMK1304	Gartcosh/Glenboig CGA (Main Street Glenboig)	Glenboig	AC	27.33	PRIV	OO				Taylor Wimpey	COMM	OUTL	14/01594/PPP, 20/00035/MS, 21/00459/AMD	535	46	49	486	50	50	50	50	50	50	50	50	50	36	486	0
NLMK1328	Gartcosh/Glenboig CGA Area D - Site to NE of Hayhill Cottage, Glenboig Road	Glenboig	AC	1.38	PRIV	OO				Callanish Homes (Glenboig) Ltd/ Avant Homes	COMM	DETL	19/01435/MS	31	0	0	31	15	16	0	0	0	0	0	0	0	0	31	0

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NLSK1206A	Gartcosh/Glenboig CGA Bothlin Burn North	Gartcosh	CN	6.80	PRIV	OO				Bellway Homes & Deuchny Properties	COMM	OUTL	13/01958/PPP, 16/02234/MSC, 21/01459/MSC, 23/00587/AMD	95	13	13	82	30	30	22	0	0	0	0	0	0	0	82	0
NLSK1206B	Gartcosh/Glenboig CGA Bothlin Burn North	Gartcosh	CN	6.81	SR		RSL		AHP	Bellway Homes & Deuchny Properties	COMM	OUTL	13/01958/PPP, 21/01459/MSC	12	0	0	12	12	0	0	0	0	0	0	0	0	0	12	0
NLSK1207A	Gartcosh/Glenboig CGA Bothlin Burn South	Gartcosh	CN	1.43	PRIV	OO					CONS	OUTL	13/01958/PPP, 21/01461/S42	38	0	0	38	0	0	0	19	19	0	0	0	0	0	38	0
NLSK1207B	Gartcosh/Glenboig CGA Bothlin Burn South	Gartcosh	CN	1.43	SR		RSL				CONS	OUTL	13/01958/PPP, 18/00281/FUL, 21/01461/S42	12	0	0	12	0	0	0	6	6	0	0	0	0	0	12	0
NLSK0442A1	Gartcosh/Glenboig CGA Remainder	Gartcosh	CN	30.60	PRIV	OO				Persimmon Homes Ltd	ALPS		17/01766/PAN	303	0	0	303	0	0	0	0	0	0	0	0	0	0	0	303
NLMK1345	Gartcosh/Glenboig CGA Site South Of Glenburn Gardens	Glenboig	AC	0.76	PRIV	OO				Callanish Homes (Glenboig) Ltd	COMM	DETL	19/01434/MSC, 24/00661/AMD	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	13
NLSK1107A	Gartferry Road	Chryston	CN	3.75	PRIV	OO				Allanwater	COMM	DETL	13/02351/FUL, 19/01316/AMD	68	13	33	35	35	0	0	0	0	0	0	0	0	0	35	0
NLSK1107B	Gartferry Road	Chryston	CN	3.75	SR		LA		AHP	North Lanarkshire Council	COMM	DETL	13/02351/FUL, 19/01316/AMD	22	0	0	22	22	0	0	0	0	0	0	0	0	0	22	0
NLSK1258A	Gateside	Stepps	CN	13.95	PRIV	OO				Barratt Homes West Scotland and Cala Homes (West)	COMM	OUTL	16/01271/PPP, 20/01359/MSC	170	69	74	96	70	26	0	0	0	0	0	0	0	0	96	0
NLMW1120	Glebe Farm Manse Road	Salsburgh	MW	0.44	PRIV	OO				Douglas Mawdsley	COMM	DETL	11/00153/FUL, 14/01241/AMD	4	1	1	3	0	0	0	0	0	0	0	0	0	0	0	3
NLMK0567	Glengowan House Gowan Brae	Caldercruix	AC	0.81	PRIV	OO				Mr & Mrs Hopkins	COMM	DETL	10/00915/AMD	14	0	2	12	0	0	0	0	0	0	0	0	0	0	0	12
NLMW1329	Gowkthrapple (Castlehill 2) Phase 2	Wishaw	MW	3.91	SR		LA			North Lanarkshire Council	ALPS		09/00859/PPP, 21/00982/PPP, 21/01316/FUL	100	0	0	100	0	0	0	50	50	0	0	0	0	0	100	0
NLMW1027A	Gowkthrapple (Castlehill) Phase 1	Wishaw	MW	4.61	SR		LA			North Lanarkshire Council	COMM	DETL	21/00982/PPP, 21/01316/MSC	97	18	18	79	79	0	0	0	0	0	0	0	0	0	79	0
NLSK0432	Greenlea Road / Berryknowe Avenue	Chryston	CN	0.25	SR		RSL			Caledonian Housing Association	COMM	DETL	05/01003/FUL, 20/01066/FUL	9	0	0	9	9	0	0	0	0	0	0	0	0	0	9	0
NLMK1212	Hallcraig Street (Mill Loan)	Airdrie	AC	0.05	SR		RSL			Clyde Valley HA	COMM	DETL	17/00868/FUL, 18/01145/FUL	16	0	0	16	0	16	0	0	0	0	0	0	0	0	16	0
NLMW1162	Hattonrigg	Bellshill	MW	3.01	PRIV	OO				Dawn Homes Ltd	COMM	DETL	20/01030/PAN, 20/01540/FUL	74	5	5	69	30	30	9	0	0	0	0	0	0	0	69	0
NLMW1303	High Street	Newarthill	MW	2.07	PRIV	OO				Woodside Developments	ALPS	LAPD	17/00062/PPP, 19/00416/FUL, 23/00835/FUL	49	0	0	49	0	0	0	25	24	0	0	0	0	0	49	0
NLSK1339	Hillview Farm, Lenzie Road	Stepps	CN	0.95	PRIV	OO				Ms Nadia Miller	ALPS	DETL	20/00018/FUL	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4
NLMW1325	King street car park	Wishaw	MW	0.12	SR		LA			North Lanarkshire Council	CONS	DETL	21/00801/PREAPE, 22/00384/FUL	5	0	0	5	0	0	5	0	0	0	0	0	0	0	5	0
NLMW1324	King's House, King Street	Wishaw	MW	0.21	SR		LA			North Lanarkshire Council	CONS	DETL	21/00801/PREAPE, 23/00688/FUL	18	0	0	18	0	0	18	0	0	0	0	0	0	0	18	0
NLMW1267	Laburnum Road	Viewpark	MW	1.21	SR		LA			North Lanarkshire Council	CONS	DETL	19/01102/FUL, 24/00080/S42	26	0	0	26	0	0	26	0	0	0	0	0	0	0	26	0

Reference	Site Name	Location	HMSA	Site Area	Tenure	Private Tenure	Social Rent Provider	Intermediate Tenure	AHP	Landowner/Developer	Planning Status	Consent	Application reference	Capacity	2023-24 completions	Total Complete	Remainder/ Established Supply	2024-25 (Short)	2025-26 (Short)	2026-27 (Short)	2027-28 (Medium)	2028-29 (Medium)	2029-30 (Medium)	2030-31 (Long)	2031-32 (Long)	2032-33 (Long)	2033-34 (Long)	Total 10 year	Beyond 10 year
NLCN0365A	Ladeside Extension	Kilsyth	CN	1.50	PRIV	OO				P McKernan Construction Ltd	CONS	DETL	21/00307/FUL	23	0	0	23	0	0	23	0	0	0	0	0	0	0	23	0
NLCN0365B	Ladeside Extension	Kilsyth	CN	1.50	SR		RSL			P McKernan Construction Ltd	CONS	DETL	21/00307/FUL	15	0	0	15	0	0	15	0	0	0	0	0	0	0	15	0
NLSK1195A	Lammerknowes Road	Banton	CN	2.28	PRIV	OO				Advance Construction Ltd	CONS	OUTL	20/01509/PAN, 21/00665/PPP	41	0	0	41	0	0	0	21	20	0	0	0	0	0	41	0
NLSK1195B	Lammerknowes Road	Banton	CN	2.28	SR		RSL		AHP	Advance Construction Ltd	CONS	OUTL	20/01509/PAN, 21/00665/PPP	13	0	0	13	0	0	0	13	0	0	0	0	0	0	13	0
NLMW1238	Land at 2 Cleland Road	Carfin	MW	0.08	PRIV	OO				Mr M Tariq	ALPS	LAPD	16/00301/PPP	6	0	0	6	0	0	0	0	0	0	0	0	0	0	6	0
NLMW0761	Land at 391-395 Caledonian Road	Wishaw	MW	0.26	SR		RSL			Link	ALPS	LAPD	07/01055/FUL, 23/00846/FUL	21	0	0	21	0	0	21	0	0	0	0	0	0	0	21	0
NLMW1370	Land At 91 Benhar Road	Shotts	MW	0.16	PRIV	OO				WB Properties Scotland Ltd	CONS	DETL	22/01112/FUL	5	0	0	5	0	0	3	2	0	0	0	0	0	0	5	0
NLMK1150	Land at Berryhill, Stand (formerly Stirling Road)	Airdrie	AC	51.16	PRIV	OO				Taylor Wimpey/ Barratt Homes	CONS	DETL	18/01785/PPP, 22/00430/MSC	523	0	0	523	0	30	30	30	30	30	30	30	30	30	270	253
NLMW1368	Land at East Redmyre Farm Allanton Road	Allanton	MW	0.59	PRIV	OO				Hardie Associates on behalf of W Moffat & Son	CONS	DETL	22/01248/FUL	4	0	0	4	0	0	2	0	0	0	0	0	0	0	2	2
NLMW1350	Land at Meadowhead Road	Wishaw	MW	1.21	PRIV	OO				Keepmoat Homes	CONS	DETL	21/00463/FUL	12	0	0	12	0	12	0	0	0	0	0	0	0	0	12	0
NLMK1159	Land at Mossie Farm	Airdrie	AC	7.06	PRIV	OO				McNally Associates on behalf of Mr Hall	ALPS			200	0	0	200	0	0	0	30	30	30	30	30	30	20	200	0
NLMW1183	Land at Priory Lodge (Gowkthrapple)	Wishaw	MW	1.79	PRIV	OO				MacGarvie & Co Ltd for Paterson Partners	ALPS			50	0	0	50	0	0	0	30	20	0	0	0	0	0	50	0
NLMW1322	Land at Reema Road	Bellshill	MW	1.59	SR		RSL			Trust HA	CONS	DETL	20/00661/FUL	48	0	0	48	0	0	48	0	0	0	0	0	0	0	48	0
NLMW1352	Land At Wellington Street	Wishaw	MW	0.27	PRIV	OO				Keepmoat Homes	CONS	DETL	21/00464/FUL, 24/00381/AMD	47	0	0	47	0	24	23	0	0	0	0	0	0	0	47	0
NLMW1237	Land east of Hannah Park (Shotts BA FC)	Shotts	MW	0.37	PRIV	OO				SMS Homes Scotland Llp	COMM	DETL	17/01166/PPP, 18/01754/FUL, 22/00602/FUL	10	2	5	5	3	2	0	0	0	0	0	0	0	0	5	0
NLMK1185	Land East of Langmuir Road	Bargeddie	AC	8.30	PRIV	OO				Tinto Family	ALPS			205	0	0	205	0	0	0	0	0	0	0	0	0	0	205	0
NLMW0364	Land East Of Morningside Road	Newmains	MW	1.38	PRIV	OO				Mr Stewart Hill	ALPS	LAPD	13/00357/AMD, 16/00057/PPP, 20/01469/S42	17	0	0	17	0	0	0	0	0	0	0	0	0	0	17	0
NLMK1184	Land north of Coatbridge Road	Bargeddie	AC	6.00	PRIV	OO				Rydens for PAMG Ltd	CONS	DETL	20/00827/FUL	142	0	0	142	0	0	0	26	26	26	26	26	12	0	142	0
NLMW1357	Land South of 179 Milton Street	Motherwell	MW	0.09	PRIV	OO				HM Properties Glasgow Ltd	CONS	DETL	22/00601/FUL	4	0	0	4	0	0	2	0	0	0	0	0	0	0	2	2
NLMK1190	Land South of Carnbroe (Barratt Phase)	Coatbridge	AC	10.06	PRIV	OO				Barratt Homes West Scotland	COMM	DETL	14/01575/PPP, 15/01792/PPP, 18/00279/AMD, 18/01043/AMD, 18/01326/MSC, 20/00225/FUL	210	35	111	99	40	40	19	0	0	0	0	0	0	0	99	0
NLMK1355	Land South of Carnbroe (TW Later Phase)	Coatbridge	AC	5.45	PRIV	OO				Taylor Wimpey	CONS	DETL	15/01792/PPP, 20/00948/S42, 21/01065/MSC, 24/00210/FUL	100	0	0	100	0	0	0	50	50	0	0	0	0	0	100	0

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NLMK1326	Land South of Carnbroe (TW Phase)	Coatbridge	AC	8.23	PRIV	OO				Taylor Wimpey	COMM	DETL	15/01792/PPP, 20/00948/S42, 21/01065/MSC	188	0	0	188	50	50	50	38	0	0	0	0	0	0	188	0
NLMK1189	Land south of Deanstone Place (Carnbroe)	Coatbridge	AC	2.21	PRIV	OO				Keppie Planning Ltd for Miller Homes	ALPS			55	0	0	55	0	0	0	0	0	0	0	0	0	0	0	55
NLMK1360	Land south of Ryden Mains Farm	Glenmavis	AC	4.50	PRIV	OO				Albert Bartlett	ALPS		23/01330/PAN, 24/00049/EIASCR	120	0	0	120	0	0	0	30	30	30	30	0	0	0	120	0
NLMW0804	Land West of Greenhill Road	Hareshaw	MW	0.68	PRIV	OO				Alec Bankier & Company	COMM	DETL	09/01162/PPP, 11/01389/MSC, 15/02047/FUL, 21/00694/FUL, 22/00331/FUL	6	0	3	3	1	0	0	0	0	0	0	0	0	1	2	
NLMK0607	Langdales Farm	Greengairs	AC	0.24	PRIV	OO				Mr David Ballantyne	ALPS	LAPD	15/02351/FUL, 19/00021/FUL	4	0	0	4	0	0	0	0	0	0	0	0	0	0	4	
NLSK1191A	Lanrigg Old Lindsaybegg Road	Chryston	CN	1.36	PRIV	OO				Ms Coffey	ALPS			28	0	0	28	0	0	0	0	0	0	0	0	0	0	28	
NLSK1191B	Lanrigg Old Lindsaybegg Road	Chryston	CN	1.36	SR		RSL			Ms Coffey	ALPS			6	0	0	6	0	0	0	0	0	0	0	0	0	0	6	
NLCN1353	Lennox House, Lennox Road	Cumbernauld	CN	0.3	SR		RSL			SSHA	CONS	DETL	23/00693/FUL	44	0	0	44	0	0	44	0	0	0	0	0	0	0	44	0
NLCN1276	Millcroft Road	Cumbernauld	CN	1.16	SR		LA			North Lanarkshire Council	ALPS		19/00298/PREAPE, 24/00319/FUL	72	0	0	72	0	0	0	72	0	0	0	0	0	0	72	0
NLMW1291	Motherwell Town Hall	Motherwell	MW	0.08	SR		LA			North Lanarkshire Council	CONS	DETL	21/00525/FUL, 21/00524/LBC	20	0	0	20	0	20	0	0	0	0	0	0	0	0	20	0
NLMW1166	Netherton Street	Wishaw	MW	0.67	PRIV	OO				Quod for Scotia Gas Networks	ALPS		17/00146/PRD	16	0	0	16	0	0	0	16	0	0	0	0	0	0	16	0
NLCN1307	Netherwood Farm, Wyndford Road	Cumbernauld	CN	0.78	PRIV	OO				Blackbull Estates Limited	ALPS	LAPD	18/01799/FUL	4	0	0	4	0	0	0	0	0	0	0	0	0	0	4	
NLMW1132	North of 158 Morningside Road	Morningside	MW	0.47	PRIV	OO				A King, P Ferris, I Wardrope	ALPS		12/01257/PPP, 18/00718/FUL	13	0	0	13	0	0	0	0	0	0	0	0	0	0	13	
NLMW0677	North of 201 Morningside Road	Newmains	MW	0.26	PRIV	OO				W.S. Macfarlane	CONS	OUTL	13/00385/AMD, 16/01019/PPP, 19/01128/PPP, 22/01318/PPP	4	0	0	4	0	0	2	0	0	0	0	0	0	2	2	
NLMK1158	North of Leaend Road	Airdrie	AC	1.62	SR		LA			North Lanarkshire Council	ALPS		22/01457/PREAPP	41	0	0	41	0	0	0	24	17	0	0	0	0	0	41	0
NLMW1250	Overtown Road Waterloo	Wishaw	MW	1.61	PRIV	OO				North Lanarkshire Council	ALPS			40	0	0	40	0	0	0	20	20	0	0	0	0	0	40	0
NLMW1260	Paxtane Farm - East	Harthill	MW	3.30	SR		RSL			Springfield Properties Plc	COMM	DETL	17/01586/FUL	100	8	31	69	0	0	25	25	19	0	0	0	0	0	69	0
NLMW1165	Pentland Road (former st matthews primary)	Wishaw	MW	3.51	PRIV	OO				North Lanarkshire Council	ALPS			85	0	0	85	0	0	0	22	22	22	19	0	0	0	85	0
NLMK0559	Plains Primary School Site	Plains	AC	0.55	PRIV	OO				NLC	ALPS			12	0	0	12	0	0	0	0	0	0	0	0	0	0	12	
NLMK0531	Pool Club Coats Street	Coatbridge	AC	0.22	PRIV	OO				Kada Properties Limited	COMM	DETL	12/00520/FUL, 16/00642/FUL	18	0	0	18	8	10	0	0	0	0	0	0	0	0	18	0
NLMK0280	Rankin Crescent	Greengairs	AC	3.16	PRIV	OO				Multiple	COMM	DETL	06/00336/OUT, 19/01277/FUL, 19/00995/FUL, 20/01353/FUL,	64	0	19	45	0	0	0	0	0	0	0	0	0	0	45	

Reference	Site Name	Location	HMSA	Site Area	Tenure	Private Tenure	Social Rent Provider	Intermediate Tenure	AHP	Landowner/Developer	Planning Status	Consent	Application reference	Capacity	2023-24 completions	Total Complete	Remainder/ Established Supply	2024-25 (Short)	2025-26 (Short)	2026-27 (Short)	2027-28 (Medium)	2028-29 (Medium)	2029-30 (Medium)	2030-31 (Long)	2031-32 (Long)	2032-33 (Long)	2033-34 (Long)	Total 10 year	Beyond 10 year
NLMW1282A	Ravenscraig C1	Motherwell	MW	10.50	PRIV	OO				Ravenscraig Ltd	CONS	OUTL	18/00463/PPP	214	0	0	214	0	0	0	0	0	0	0	0	0	0	0	214
NLMW1282B	Ravenscraig C1	Motherwell	MW	10.50	SR		RSL			Ravenscraig Ltd	CONS	OUTL	18/00463/PPP	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	24
NLMW0573O1	Ravenscraig Craigneuk/Roman Road	Motherwell	MW	26.14	PRIV	OO				Ravenscraig Ltd	CONS	OUTL	01/00758/OUT. 18/00463/PPP	567	0	0	567	0	0	0	0	0	0	0	0	0	0	0	567
NLMW0573O2	Ravenscraig Craigneuk/Roman Road	Motherwell	MW	26.14	SR		RSL			Ravenscraig Ltd	CONS	OUTL	01/00758/OUT. 18/00463/PPP	63	0	0	63	0	0	0	0	0	0	0	0	0	0	0	63
NLMW1287A	Ravenscraig New Town Centre	Motherwell	MW	6.96	PRIV	OO				Ravenscraig Ltd	CONS	OUTL	18/00463/PPP	270	0	0	270	0	0	0	0	0	0	0	0	0	0	0	270
NLMW1287B	Ravenscraig New Town Centre	Motherwell	MW	6.96	SR		RSL			Ravenscraig Ltd	CONS	OUTL	18/00463/PPP	30	0	0	30	0	0	0	0	0	0	0	0	0	0	0	30
NLMW0573L1	Ravenscraig P Phase (Nether Johnston)	Motherwell	MW	40.56	PRIV	OO				Ravenscraig Ltd	CONS	OUTL	01/00758/OUT, 18/00463/PPP	952	0	0	952	0	0	0	0	0	0	0	0	0	0	0	952
NLMW0573L2	Ravenscraig P Phase (Nether Johnston)	Motherwell	MW	40.56	SR		RSL			Ravenscraig Ltd	CONS	OUTL	01/00758/OUT, 18/00463/PPP	106	0	0	106	0	0	0	0	0	0	0	0	0	0	0	106
NLMW0573M1	Ravenscraig W Phase (Meadowhead)	Motherwell	MW	43.17	PRIV	OO				Ravenscraig Ltd	CONS	OUTL	01/00758/OUT, 18/00463/PPP	938	0	0	938	0	0	0	0	0	0	0	0	0	0	0	938
NLMW0573M2	Ravenscraig W Phase (Meadowhead)	Motherwell	MW	43.17	SR		RSL			Ravenscraig Ltd	CONS	OUTL	01/00758/OUT, 18/00463/PPP	104	0	0	104	0	0	0	0	0	0	0	0	0	0	0	104
NLMW0792	Rosehall Road	Shotts	MW	1.23	PRIV	OO				Anco Construction Ltd	ALPS		07/01334/FUL, 21/00226/FUL	49	0	0	49	0	0	0	25	24	0	0	0	0	0	49	0
NLMK1157	Roughrigg Road	Longriggend	AC	0.75	PRIV	OO				A Reid Building Services Ltd	ALPS			19	0	0	19	0	0	0	10	9	0	0	0	0	0	19	0
NLMW1172	Royal George	Newmains	MW	19.03	PRIV	OO				Turley Associates for Mr S Hill	ALPS			200	0	0	200	0	0	0	0	0	0	0	0	0	0	0	200
NLMK1297	Shawhead (Dunnottar Avenue)	Coatbridge	AC	4.02	SR		LA			North Lanarkshire Council	PROP		23/00932/PAN, 24/00156/FUL	100	0	0	100	0	0	100	0	0	0	0	0	0	0	100	0
NLMW0540	Shieldmuir St	Motherwell	MW	0.19	PRIV	OO				NLC	ALPS			20	0	0	20	0	0	0	0	0	0	0	0	0	0	20	
NLCN1330	Site at 49 Cumbernauld Road	Mollinsburn	CN	0.21	PRIV	OO				James Kane & Sons Ltd	ALPS	LAPD	19/01386/PPP	6	0	0	6	0	0	0	0	0	0	0	0	0	0	6	
NLMK1348	Site At Former Petersburn Primary School	Airdrie	AC	1.46	SR		LA			North Lanarkshire Council	COMM	DETL	22/00283/FUL	40	0	0	40	40	0	0	0	0	0	0	0	0	0	40	0
NLMK1316	Site at Glenacre Drive	Airdrie	AC	0.43	SR		LA			North Lanarkshire Council	COMM	DETL	22/00155/FUL	16	0	0	16	16	0	0	0	0	0	0	0	0	0	16	0
NLCN1332	Site at Highland Place	Kilsyth	CN	0.11	PRIV	OO				Mr Garry Cowan	CONS	OUTL	20/00996/PPP	6	0	0	6	0	0	0	0	0	0	0	0	0	0	6	
NLMK1362	Site at Main Street/Church Street/Academy Street	Coatbridge	AC	0.24	SR		LA			North Lanarkshire Council	CONS	DETL	23/00073/FUL	49	0	0	49	0	0	0	0	49	0	0	0	0	0	49	0
NLMK1200	Site east of Oakridge Road	Coatbridge	AC	10.00	PRIV	OO				Barratt Homes West Scotland	COMM	DETL	16/00455/PPP, 17/01233/MSC, 19/01097/FUL, 19/00871/AMD	199	40	191	8	8	0	0	0	0	0	0	0	0	0	8	0
NLMK1241	Site East of St Philip's School	Plains	AC	1.18	PRIV	OO				St. Philip's School	CONS	DETL	16/02298/PPP, 23/00287/PPP	30	0	0	30	0	0	30	0	0	0	0	0	0	0	30	0
NLCN1342	Site North Of 42 Hillside	Croy	CN	0.12	PRIV	OO				Modern Homes Developments Ltd	CONS	DETL	20/01341/FUL, 24/00193/S42	4	0	0	4	0	0	2	0	0	0	0	0	0	0	2	2
NLMW1310	Site North of Bellshill Road	Uddingston	MW	4.56	PRIV	OO				WB Properties Scotland Ltd	CONS	OUTL	17/00518/PPP, 22/00325/MSC	88	0	0	88	0	0	22	22	22	22	0	0	0	0	88	0
NLMW0777	Site North of Viewfield House	Harthill	MW	0.39	PRIV	OO				Mrs Lindsay Kane	CONS	DETL	08/00040/OUT, 17/00407/PPP	4	0	1	3	0	0	0	0	0	0	0	0	0	0	3	3

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NLMK0588	Site of Former Alexander Hospital, Blair Road	Coatbridge	AC	1.48	PRIV	OO				Turnberry Homes Ltd	COMM	DETL	10/00772/AMD, 19/00529/FUL, 20/01141/AMD	38	23	29	9	9	0	0	0	0	0	0	0	0	0	9	0
NLMW1374	Site of former Allan And Coursington Towers	Motherwell	MW	0.71	SR					North Lanarkshire Council	PROP			44	0	0	44	0	0	44	0	0	0	0	0	0	0	44	0
NLMW1284	Site of Former Cleland Hospital	Cleland	MW	2.91	PRIV	OO				Persimmon Homes Ltd	COMM	DETL	19/00510/FUL	86	25	83	3	3	0	0	0	0	0	0	0	0	0	3	0
NLMK1361	Site of former Cogent Communications Victoria Place Cairnhill	Airdrie	AC	1.96	PRIV	OO				P McKernan Construction Ltd	CONS	DETL	21/01602/FUL	40	0	0	40	0	0	20	20	0	0	0	0	0	0	40	0
NLMW1373	Site of former Draffen Tower	Motherwell	MW	0.68	SR		LA			North Lanarkshire Council	PROP			40	0	0	40	0	0	40	0	0	0	0	0	0	0	40	0
NLMW1240	Site of Former Rowan Tree (pub)	Newmains	MW	0.15	PRIV	OO				Mr James Hayes	CONS	DETL	17/01837/FUL, 23/00293/AMD	10	0	0	10	0	0	0	10	0	0	0	0	0	0	10	0
NLMW0728	Site of Former St Ignatius Primary School, 47 Graham Street	Wishaw	MW	0.19	SR		LA			North Lanarkshire Council	CONS		21/00801/PREAPE, 22/00371/FUL	13	0	0	13	0	0	13	0	0	0	0	0	0	0	13	0
NLMW1088	Site of Former Waterloo Primary School	Wishaw	MW	0.29	PRIV	OO				North Lanarkshire Council	ALPS			10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10
NLMK0592	Site of Former Winning Post 186 Main Street	Calderbank	AC	0.30	PRIV	OO				Woodhall Homes	COMM	DETL	15/02563/FUL, 23/00622/PREAPP	8	0	5	3	0	0	0	0	0	0	0	0	0	0	0	3
NLMK0411	Site of Former YMCA Baird St	Coatbridge	AC	0.11	PRIV	OO				Sparkleberry Homes	ALPS	LAPD	13/00529/FUL, 18/01106/FUL, 20/00232/FUL	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10
NLCN1309	Site opposite 2 Kirk Place	Cumbernauld	CN	0.15	PRIV	OO				Mr James Gregg	ALPS	LAPD	19/00855/FUL	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4
NLMK1317	Site to east of 68-102 Gibb Street	Chapelhall	AC	1.59	SR		LA			North Lanarkshire Council	CONS	DETL	21/01580/FUL	25	0	0	25	0	0	0	0	0	0	0	0	0	0	0	25
NLMK1363	Site To The East Of 47 Crawhill Drive	Bargeddie	AC	1.43	PRIV	OO				Drumpellier Business Park	CONS	OUTL	23/00725/PPP	43	0	0	43	0	0	0	43	0	0	0	0	0	0	43	0
NLSK1312	Site to West of Potassels Road	Muirhead	CN	1.81	PRIV	OO				Advance Construction Scotland Ltd/Ambassador Partnership Homes Ltd	CONS	OUTL	19/00563/PPP, 24/00242/MSC	32	0	0	32	0	0	32	0	0	0	0	0	0	0	32	0
NLMK0605	South Bridge Street (68-78 Orrs Building)	Airdrie	AC	0.07	SR		LA			North Lanarkshire Council	COMM	DETL	08/00909/FUL, 19/01212/FUL	20	0	0	20	20	0	0	0	0	0	0	0	0	0	20	0
NLSK1300	South West of 56 Station Road	Muirhead	CN	0.78	PRIV	OO					ALPS	LAPD	17/00098/FUL	17	0	0	17	0	0	0	0	0	0	0	0	0	0	0	17
NLMW1369	Springfield Farm (North) Phase 2	Shotts	MW	5.42	PRIV	OO				Advance Construction Scotland	CONS	DETL	22/01390/MSC	97	0	0	97	0	35	35	27	0	0	0	0	0	0	97	0
NLMW1336	Springfield Farm (South)	Shotts	MW	8.22	PRIV	OO				Advance Construction Scotland	CONS	DETL	17/00389/PPP, 20/00235/MSC, 22/01390/MSC	149	0	0	149	0	0	0	0	35	35	35	35	9	0	149	0
NLMW1168	Springhill Farm	Shotts	MW	1.81	PRIV	OO				Krystyna Szumelukowa Ltd for Zoo Asset Management	ALPS		16/01960/PAN, 17/00020/EIASCR	45	0	0	45	0	0	0	0	0	0	0	0	0	0	0	45
NLSK0441A	Stoneyetts - Miller Homes	Moodiesburn	CN	10.72	PRIV	OO				Miller Homes	COMM	DETL	18/00444/FUL, 21/00529/AMD	173	35	93	80	35	35	10	0	0	0	0	0	0	0	80	0

Reference	Site Name	Location	HMSA	Site Area	Tenure	Private Tenure	Social Rent Provider	Intermediate Tenure	AHP	Landowner/Developer	Planning Status	Consent	Application reference	Capacity	2023-24 completions	Total Complete	Remainder/ Established Supply	2024-25 (Short)	2025-26 (Short)	2026-27 (Short)	2027-28 (Medium)	2028-29 (Medium)	2029-30 (Medium)	2030-31 (Long)	2031-32 (Long)	2032-33 (Long)	2033-34 (Long)	Total 10 year	Beyond 10 year
NLSK1340	Stoneyetts - Taylor Wimpey	Mollinsburn	CN	6.14	PRIV	OO				Taylor Wimpey	COMM	DETL	18/00444/FUL, 21/00529/AMD	121	43	81	40	40	0	0	0	0	0	0	0	0	0	40	0
NLMK1160	Sykeside Road	Airdrie	AC	0.87	PRIV	OO				Houghton Planning Ltd for McKernan Homes	ALPS			22	0	0	22	0	0	0	0	0	0	0	0	0	0	22	
NLSK1193A	The Neuk	Auchinloch	CN	0.91	PRIV	OO				Parella Homes	ALPS		21/01553/FUL	7	0	0	7	0	0	7	0	0	0	0	0	0	7	0	
NLMW0690	Thorn Road (former Bellshill Miners Welfar	Bellshill	MW	0.44	SR		LA			North Lanarkshire Council/McTaggart Construction	CONS	DETL	23/00324/FUL	26	0	0	26	0	26	0	0	0	0	0	0	0	26	0	
NLCN1199A	Tollpark Road (Castleary)	Cumbernauld	CN	2.00	PRIV	OO				Link	PROP			40	0	0	40	0	0	0	20	20	0	0	0	0	40	0	
NLCN1199B	Tollpark Road (Castleary)	Cumbernauld	CN	2.00	SR		RSL		AHP	Link	PROP			9	0	0	9	0	0	0	9	0	0	0	0	0	9	0	
NLMW1338	Torrance Park South East - Taylor Wimpey Phase 4	Holytown	MW	10.23	PRIV	OO				Taylor Wimpey UK Ltd	CONS	DETL	17/00539/PAN, 19/00124/FUL	245	0	0	245	0	25	25	25	25	25	25	25	25	225	20	
NLMW1164	Torrance Park South West - Barratt Phase	Holytown	MW	11.57	PRIV	OO				New Brannock Ltd, Barratt Homes WS Ltd	COMM	DETL	17/00539/PAN, 19/00124/FUL, 21/00405/FUL	287	65	118	169	45	45	45	34	0	0	0	0	0	169	0	
NLMW1337	Torrance Park West - Taylor Wimpey Phase 3	Holytown	MW	3.38	PRIV	OO				Taylor Wimpey UK Ltd	COMM	DETL	17/00539/PAN, 19/00124/FUL	106	33	76	30	30	0	0	0	0	0	0	0	0	30	0	
NLMW0199B	Treatment Works West	New Stevenston	MW	1.65	PRIV	OO				Robertson Homes Ltd	ALPS	LAPD	05/00302/FUL	31	0	0	31	0	0	0	0	0	0	0	0	0	0	31	
NLMW1169	West of 499 Wishaw Road	Bogside	MW	0.16	PRIV	OO				GL Hearn for Margaret Frame	CONS	OUTL	22/01220/PPP	4	0	0	4	0	0	2	0	0	0	0	0	0	2	2	
NLMW1173	West of Morningside Road	Newmains	MW	13.87	PRIV	OO				Holder Planning for Robert Hill	CONS	OUTL	18/00580/PPP, 23/00649/S42	160	0	0	160	0	0	0	30	30	30	30	30	10	160	0	
NLMW1174	West of North & South Road (Bellside)	Cleland	MW	1.54	PRIV	OO				Godsmark Architecture Ltd	ALPS			39	0	0	39	0	0	0	15	15	9	0	0	0	39	0	
NLMK0344	Windsor Drive (Pinwinnie Recovery Site)	Glenmavis	AC	8.09	PRIV	OO				Dawn Homes Ltd	COMM	DETL	18/01851/FUL	146	37	113	33	33	0	0	0	0	0	0	0	0	33	0	
NLMW1171	Woodhall Road (Victoria Park)	Newmains	MW	9.28	PRIV	OO				John Russell Partnership for Anderson Commercial (Newhouse) Ltd	ALPS		22/01285/EIASC, 23/00367/FUL	195	0	0	195	0	0	0	30	30	30	30	30	15	195	0	

North Lanarkshire Council Report

Planning Committee

Does this report require to be approved? ☒ Yes ☐ No

Ref Date 05/12/24

Development Plan Scheme & Participation Statement 2024 Update

From Pamela Humphries, Chief Officer (Place)

E-mail laingg@northlan.gov.uk **Telephone** Gordon Laing,
07970018874

Executive Summary

The purpose of this report is to seek Committee approval of the Development Plan Scheme & Participation Statement (DPS) 2024 update. The DPS outlines the Council's programme for preparing and reviewing the new North Lanarkshire Local Development Plan 2 (NLLDP2) and when, how and with whom consultation will take place.

Recommendations

It is recommended that the Committee:

- 1) Agrees the Development Plan Scheme and Participation Statement 2024
- 2) Notes the consultation undertaken and progress to date in the preparation of the new North Lanarkshire Local Development Plan 2.

The Plan for North Lanarkshire

Priority	Enhance participation, capacity, and empowerment across our communities
Ambition statement	(7) Enhance collaborative working to maximise support and ensure all our children and young people are included, supported, and safe (10) Engage with children, young people, parents, carers, and families to help all children and young people reach their full potential (19) Improve engagement with communities and develop their capacity to help themselves (20) Improve the involvement of communities in the decisions, and development services and supports, that affect them
Programme of Work	All Programmes of Work

1. Background

- 1.1 The current North Lanarkshire Local Development Plan (NLLDP) was Adopted in July 2022. The NLLDP sets out where development should and should not happen by guiding the future use of land at a local level. It is also a key consideration in the decision-making on planning applications.

- 1.2 Changes to the planning system in Scotland, led by the passing of the Planning (Scotland) Act 2019 which sets out the future structure of the modernised planning system, included changes to the arrangements for the preparation of development plans. Subsequent secondary legislation The Town and Country Planning (Development Planning) (Scotland) Regulations 2023 and Local Development Planning Guidance came into force in May 2023.
- 1.3 The DPS (including Participation Statement) is an important communication tool which outlines the Council's programme for preparing and reviewing the next North Lanarkshire Local Development Plan (NLLDP2) and when, how and with whom consultation will take place. The Council has a statutory duty to prepare and publish a DPS annually.
- 1.4 The DPS sets out a timetable which anticipates that NLLDP2 will be on track for Adoption in advance of the Regulations and Guidance expectation of May 2028.

2. Report

- 2.1 Following the commencement of the Regulations and publication of Guidance in May 2023, the DPS was revised in line with these requirements and the current DPS was approved by the council in September 2023. This also signalled the start of the new process for NLLDP2. The Regulations and Guidance were used to help produce an engagement strategy that is inclusive of all stakeholders and ensures that we are engaging in the most effective way.
- 2.2 As the council is required to update this document annually, an updated Development Plan Scheme & Participation Statement for 2024 has been prepared.
- 2.3 The DPS includes:
- proposed timetabling, including timings for various key stages of NLLDP2 preparation, to be specified by the proposed year and financial quarter. Key stages to be covered are: publication of the Evidence Report; publication of the Proposed Plan; submission of the Proposed Plan to the Scottish Ministers; and expected adoption of NLLDP2.
 - details of what is involved in each stage; and
 - a Participation Statement, outlining when consultation is likely to take place, with whom and its likely form, including the steps to be taken to involve the public.
- 2.4 **Updated timescales**
The first key stage in preparing the new NLLDP2, is gathering of evidence and submission of an Evidence Report to the Scottish Government for review. Following a review of other local authority Evidence Reports already submitted to the government, two local authorities have been given the go-ahead to progress to the next stage (Proposed Plan) and two have not and will require to re-submit their Evidence Reports.
- 2.5 Having taken time to review these and learn from our partner authorities, we have re-assessed where additional evidence may require to be gathered and identified additional consultation. The additional tasks present a challenge in terms of resourcing these gaps, and therefore it is proposed to extend the timescale in the DPS for submission of the councils Evidence Report from Jan-Mar 2025 to Jul-Sept 2025. This will allow for a more sufficient evidence base to be gathered and ensure that effective and meaningful consultation and engagement with all our stakeholders and communities is carried out.

2.6 **Review of progress**

The updated DPS includes an appendix outlining what consultation and engagement has been undertaken to date including providing updates to elected members, consulting widely on national planning policy topics for the purpose of evidence gathering, joint working approach with SLC to engage with Gypsy and Travellers communities and Health boards, updates presented to Access Panel and Voice of Experience groups, Local Place Plan invitations to prepare issued to community groups and information sharing session undertaken, newsletter prepared and issued widely and publicising of the plan shared on social media platforms.

- 2.7 Work is ongoing to carry out the remainder of consultation identified within the DPS, including a Place Standard Survey, engagement with children and young people, and focussed themed workshops to further enhance the outcomes and understanding of our evidence gathering.
- 2.8 Following Committee approval and adoption of the updated Development Plan Scheme & Participation Statement for 2024, it will be submitted to the Scottish Ministers, published online and a copy placed in all North Lanarkshire public libraries.

3. **Measures of success**

- 3.1 An effective engagement strategy which is inclusive of all our stakeholders, raising awareness of and opportunity to contribute to the Local Development Plan among stakeholders, key groups and the public at large.
- 3.2 Implementation of a statutory function, as required by the Planning (Scotland) Act 2019.

4. **Supporting documentation**

- 4.1 Appendix 1 – Development Plan Scheme & Participation Statement 2024



Pamela Humphries
Chief Officer (Place)

5. Impacts

5.1	Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact? The appropriate assessments will be carried out alongside preparation of the new LDP, as noted within the DPS timescales. If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5.2	Financial impact Does the report contain any financial impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.3	HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.4	Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.5	Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/>
5.6	Technology / Digital impact Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi?

	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p> <p>Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7</p>	<p>Environmental / Carbon impact</p> <p>Does the report / project / practice contain information that has an impact on any environmental or carbon matters?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.8</p>	<p>Communications impact</p> <p>Does the report contain any information that has an impact on the council's communications activities?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.9</p>	<p>Risk impact</p> <p>Is there a risk impact?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?</p>
<p>5.10</p>	<p>Armed Forces Covenant Duty</p> <p>Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.</p>
<p>5.11</p>	<p>Children's rights and wellbeing impact</p> <p>Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).</p> <p>If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

North Lanarkshire Local Development Plan 2: Development Plan Scheme and Participation Statement 2024



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Section1: Development Plan Scheme

1 What is a Development Plan Scheme (DPS)?

A Development Plan Scheme (DPS) is an important communication tool which sets out the programme for the preparation of our next Plan - North Lanarkshire Local Development Plan 2 (NLLDP2) – and lets stakeholders know when and how they can get involved in the plan and keep informed of progress. This is reviewed and updated annually and is available to view on the council's website. The second part of this document also sets out a Participation Statement, outlining how, when and with whom the council intends to engage and consult on NLLDP2.

2 The Statutory Development Plan for North Lanarkshire

The Development Plan sets out where development should and should not happen by guiding the future use of land at a local, regional and national level. These plans are a key consideration in the decision-making on planning applications.

Development planning in Scotland is undergoing significant change. Previously, the development plan consisted of the Strategic Development Plan (Clydeplan Strategic Development Plan) and the Local (Development) Plan (North Lanarkshire Local Plan 2012) as well as a suite of Supplementary Planning Guidance notes. Changes introduced by the Planning (Scotland) Act 2019 statutory Development Plan now consists of the National Planning Framework (NPF4) and the Local Development Plan (NLLDP) as demonstrated in figure 1.

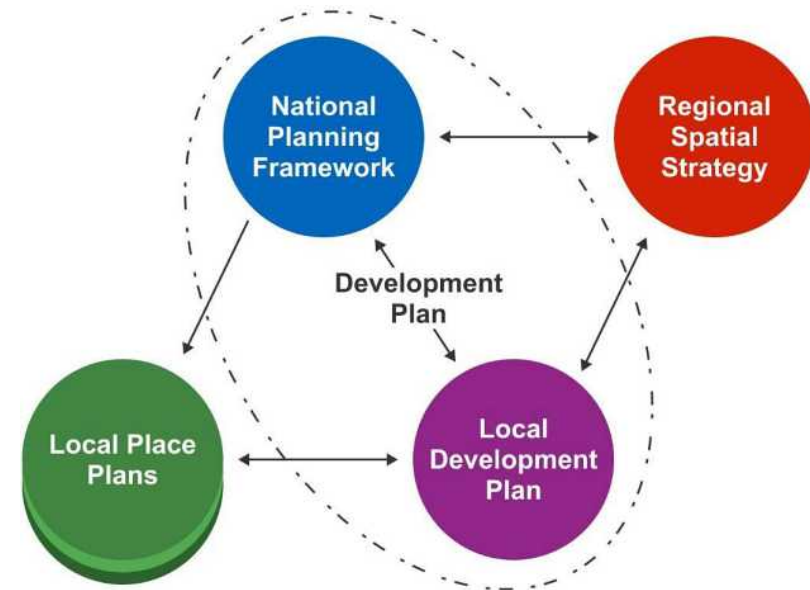


Figure 1. Statutory Development Plan/Related Plans (*Local Development Planning Guidance, The Scottish Government*)

3 Existing Local Development Plan

The council adopted the North Lanarkshire Local Development Plan (NLLDP) in July 2022, replacing the North Lanarkshire Local Plan 2012. It contains a spatial strategy, proposals map, action programme for identified developments and schedule of the local authority's land interests affected by Plan policies or proposals. It focuses on specific proposals for the period of 10 years from adoption.

NLLDP is integrated with Council and Partner statutory plans and strategies affecting the development of land.

The plan also identifies Supplementary Guidance (SG) to complement existing policy within NLLDP and provide further guidance on specific topic matters. Planning and Noise SG, Affordable Housing SG and Frontiers of the Roman Empire (Antonine Wall) World Heritage Site SG have been adopted by the Council and are available online. Education Contributions SG is currently being prepared by the council.

4 New Local Development Plan & Changes

The new development planning system has introduced a new process for the preparation of LDPs. The *Local Development Planning Guidance 2023* outlines 3 key parts to the Local Development Plan process (also shown in **figure 2** from the guidance) –

Evidence Gathering of data and information to inform the plan followed by a Gate Check by the Scottish Government, **Plan preparation** including production of a Proposed Plan and its Examination, followed by;

Delivery including subsequent adoption of the plan and a Delivery Programme as well as ongoing monitoring.

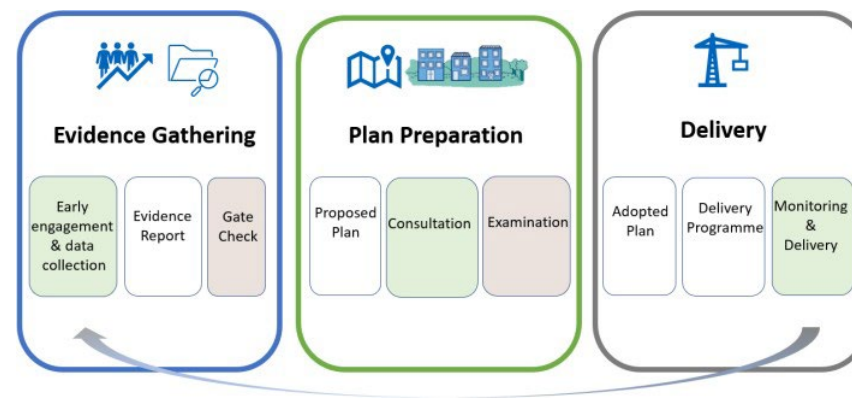


Figure 2. LDP Process – Overview (Fig.4 of Local Development Planning Guidance, Scottish Government)

In addition, preparation of Local Place Plans, Strategic Environmental Assessment and other Appraisals/Assessments are also important statutory elements of an LDP.

The requirement for the preparation of strategic development plans (SDPs) is removed and instead introduces the requirement for planning authorities, working alone, or in partnership with two or more planning authorities to form strategic partnerships, to prepare and adopt a Regional Spatial Strategy. A planning authority must adopt a Regional Spatial Strategy as soon as practicable after this part of the Act comes into force and the Government has the power to direct planning authorities to prepare and adopt such strategies.

Regional Spatial Strategies will inform the NPF and Local Development Plans. The NPF and Local Development Plans are to be prepared at least every 10 years rather than every 5 years.

A further significant change is the introduction of the right for communities to come together and prepare Local Place Plans (LPPs). Before preparing a Local Development Plan, a Planning Authority must invite local communities in their district to prepare LPPs, stating the date by which they must be prepared and details of the assistance available for local communities to prepare LPPs. In preparing its LDP the planning authority must have regard to LPPs.

Other changes introduced by the Act includes requirements for Development Plans for the carrying out of Play Sufficiency Assessments and preparation of Open Space Strategies to inform the LDP.

5 North Lanarkshire Local Development Plan 2

Following adoption of the current NLLDP in 2022, preparation is now underway for NLLDP2. The table below (*Table 1: NLLDP2 Indicative Timetable*) outlines the proposed key stages alongside estimated timeframes for completion of each stage and what is required at each stage. It should be noted that the Gate Check and Examination process and time to complete each of these are outwith the council's control. Annual DPS updates will reflect any impact of these stages as they are completed.

The stages outlined in Table 1 are those which are identified in the Scottish Government's *Local Development Planning Guidance*.

Technical Reports & Impact Assessments

As part of the Evidence Report and its preparation, a wide range of topics will be covered. This will include preparing a number of technical reports to support the evidence base. This list of reports may include, but is not limited to:

SEA Scoping Report
Housing
Infrastructure & Services Capacity
Transport Appraisal
Play Sufficiency Assessment

Additional assessments will also be undertaken to support the NLLDP2 preparation. These will help to inform and be informed by the plan whilst under preparation and includes:
Strategic Environmental Assessment;
Equalities Impact Assessment;
Public Sector Equality Duty Assessment;
Fairer Scotland Duty Assessment; and
Habitats Regulations Appraisal

Table 1 below includes details of estimated timings for the SEA and additional assessments.

In preparing the LDP the council will also have regard to the following plans and strategies:

- the national waste management plan
- the national marine plan
- any regional marine plan
- any river basin management plan
- any flood risk management plan
- any local flood risk management plan
- any regional transport strategy
- any local transport strategy
- any local housing strategy
- any open space strategy;

Table 1: NLLDP2 Indicative Timetable (stages as outlined in *Local Development Planning Guidance*)

Stage 1 - Evidence Gathering	Timetable*	SEA	Other Assessments
Early Preparation Development Plan Scheme & Participation Statement preparation and adoption Invitation to local communities to prepare LPPs	Start Quarter 2 2023 (July-Sept 2023)		
Evidence Report Gather and collate appropriate evidence Seek views of key agencies, children and young people, and the public at large in the preparation of the Evidence Report. Prepare Evidence Report Approval of Evidence Report by full Council Submission to the Scottish Ministers	Quarter 1 2023 (April- June 2023) – Quarter 2 2025 (Jul-Sep 2025)	Scoping workshop. Collect Environmental Baseline. Prepare Scoping Report. Submit Scoping Report to Consultation Authorities.	
Gate Check Scottish Ministers appoint person to assess Evidence Report. Gate Check of Evidence Report Requests for further information and / or hearings (where appropriate) If evidence considered sufficient, appointed person informs planning authority and Scottish Ministers If evidence not sufficient, appointed person prepares “assessment report”	Quarter 2 2025 (Jul-Sept 2025) – Quarter 3 2025 (Oct-Dec 2025)		

Stage 2 - Plan Preparation	Timetable*	SEA	Other Assessments
Informing the Proposed Plan Develop spatial strategy incorporating an infrastructure first approach and considering NPF4 spatial principles Early engagement (call for ideas) Site assessment	Start Quarter 1 2025 (April-June 2025)	Identification and assessment of reasonable alternatives Site assessment	Undertake transport appraisal
Proposed Plan (Drafting) Preparation of Proposed Plan, including Spatial Strategy Delivery Programme: - Consult with key agencies, the Scottish Ministers and anyone named in the Programme during preparation - Approved by full Council before publication Proposed Plan approved by full Council.	Start Quarter 1 2025 (April-June 2025)	Assess any local policies. Prepare Environmental Report.	Prepare required Assessments (as outlined above in section 5)
Publication/Consultation Publish Proposed Plan, Evidence Report and Delivery Programme together. Consultation: - 12 weeks statutory minimum - consult with key agencies and Scottish Ministers - consult with Central Scotland Green Network Partnership (where appropriate)	Quarter 1 2026 (April-June 2026)	Consultation on Environmental Report alongside Proposed Plan.	Publish transport appraisal and required Assessments.

Modification Modification of Proposed Plan (where appropriate) and preparation of Modification Report	TBC if required Quarter 2 2026 (July-Sept 2026) - Quarter 4 2026 (Jan-Mar 2027)	Revise Environmental Report to reflect modifications and undertake further consultation, if required.	Revisit and update assessments as appropriate.
Examination Publish Proposed Plan and Modification Report (where appropriate) Preparation of summary of Unresolved Issues (Schedule 3) Where unresolved representations, appointment of person to examine plan Examination of Proposed Plan Preparation of Examination Report and Recommendations Modification of LDP as necessary	Quarter 1 2027 (April-June 2027) – Quarter 2 2027 (July-Sept) 2027	Amend Environmental Report as required following Examination. Submit amended Environmental Report to the Scottish Ministers.	

Stage 3 – Delivery	Timetable*	SEA	Other assessments
Adoption/Publication Adoption of LDP by planning authority. Publish LDP Publish Report on Modifications or ‘Recommended Modifications Statement’ (where applicable) Adopt and publish Delivery Programme within 3 months of LDP being constituted	Quarter 3 2027 (Oct-Dec) – Quarter 4 2027 (Jan-Mar 2028)	Prepare Post Adoption Statement. Publish Post Adoption Statement	
Monitoring & Delivery LDP kept under review – monitor changes in characteristics, monitor impact of policies / proposals. Delivery Programme: - kept under review and updated at least every 2 years, or if the Scottish Ministers direct the authority to update it Housing Land Audit: - prepared annually by each planning authority	Quarter 1 2028 (April-June 2028) – ongoing	Monitoring	

* References to a “quarter” are to a quarter of the financial year (April- March) and means a period of three months ending at the end of June (“quarter 1”), at the end of September (“quarter 2”), at the end of December (“quarter 3”) or at the end of March (“quarter 4”) (The Town and Country Planning (Development Planning) (Scotland) Regulations 2023)

6 Timetable changes

The previous DPS was prepared in 2022. During this time, the Local (Development Planning) (Scotland) Regulations 2023 and subsequent Local Development Planning Guidance 2023 came into force. The content of both has allowed for the DPS to be more focused in terms of timescales and more clearly identify the expectations for the preparation of NLLDP2.

The Council has recently reviewed Evidence Reports from other local authorities already submitted to the Scottish Government. This has allowed us to learn from our partner authorities and we

have re-assessed where additional evidence may require to be gathered and identified additional consultation. The additional tasks present a challenge in terms of resourcing these gaps, and therefore the timescale for submission of the councils Evidence Report has been extended from Quarter 4 2024 (Jan-Mar 2024) to Quarter 2 2025 (Jul-Sept 2025). The overall timescale for preparation and adoption of the new NLLDP2 remains unaltered.

Section 2: Participation Statement

1 What is a Participation Statement?

Stakeholders, including the wider public, have an important role in shaping their Plan and their views are an important aspect in the preparation of the plan. This section will outline **when** consultation is likely to take place, **who** we propose to engage with and **how** we propose to undertake it.

2 Our consultation aims

The North Lanarkshire Framework for Engagement reflects a commitment to working with communities across a range of engagement opportunities and approaches.

The updated National Standards for Community Engagement reflect the developing policy and legislative context for community empowerment in Scotland. This includes 7 Standards, outlined in figure 3 as **Inclusion**; **Support**; **Planning**; **Working Together**; **Methods**; **Communication**; and **Impact**. These standards can be used for community engagement to develop a working relationship between the council and community organisations to achieve positive outcomes.

Our overall approach to engagement will be shaped by these standards and we will strive to ensure that we work with all of our stakeholders to engage in the most suitable way.

This Participation Statement identifies the key stages where we will undertake consultation in the preparation of NLLDP2. At times there may also be other significant consultations underway by other

organisations or other departments within the council. We will aim to take account of these where possible to reduce consultation fatigue where the targeted stakeholders would result in a similar audience to that of the NLLDP2 consultations.



Figure 3. National Standards for Community Engagement – 7 Standards

3 Who can participate?

The council will aim to involve a wide range of stakeholders in the preparation of NLLDP2. Figure 4 identifies a range of stakeholders who we will aim to engage with and involve in the preparation of the plan. This is not exhaustive and we are keen to involve anyone who has an interest in the plan.

4 When and how will we participate with you?

In Table 2 below we have identified the key consultation stages, when we will expect them to happen and who we wish to target. We have also indicated possible engagement methods, however, we would like you to engage with us by telling us how you would prefer to be consulted by the council so that we can engage with you in the most effective way. They greyed-out text indicate those stages already undertaken.

As the council progresses through the first stage of NLLDP2 preparation the consultation methods for publicity and engagement will develop and evolve depending on the nature of topics which require to be explored and the preferred methods and resources available for doing so.



Figure 4: LDP stakeholders

Table 2: Participation Table

LDP Stage 1 – Evidence Gathering		
Key Consultation Stage (When) (For specific timescales see <i>Table 1: NLLDP2 Indicative Timetable</i> above)	Consultation Type & Purpose	Consultees & proposed engagement methods (How and with whom)
Preparing Development Plan Scheme & Participation Statement	<p>Inform and involve all stakeholders by seeking and having regard to views on the Participation Statement. Inform stakeholders that preparation for NLLDP2 is underway.</p> <p>Consideration of online platforms/hub for holding information in an easily accessible location for engagement and participation throughout all stages of NLLDP2.</p>	<ul style="list-style-type: none"> Consult stakeholders via council social media platforms, council website and email contacts on how to involve them. Consultation with community boards. Issue request for those interested to register for updates via GovDelivery. Provide dedicated webpage for consultation responses and further LDP information. Finalise Development Plan Scheme & Participation Statement and publish online and hard copies in libraries.
Inviting communities to prepare a Local Place Plan	<p>Inform/involve community bodies by inviting to prepare a local place plan as a means of involvement in the preparation of the Local Development Plan.</p>	<ul style="list-style-type: none"> Issue invitations to prepare Local Place Plans to community councils and Community Bodies. Provide information and contacts for communities on a dedicated Local Place Plans webpage and publicise.
Preparing the evidence report	<p>Undertake early and proactive engagement with stakeholders as outlined in figure 4 (LDP Stakeholders) on page 9 to ensure collaborative and transparent evidence gathering in the preparation of the Evidence Report.</p> <p>Seek views of key agencies, key groups (such as children and young people, older people, Gypsies and Travellers, disabled persons/groups) and the public at large in the preparation of the Evidence Report.</p>	<ul style="list-style-type: none"> Consult and update stakeholders via council social media platforms, council website and email contacts. Internal council services and elected member engagement to gather views/issues and available data and information via workshops and meetings. Engage with key agencies, organisations, and other stakeholders to agree and gather key evidence. Possible meetings and/or workshops

online or in-person. Grouping of particular topics may be helpful.

- Engage with community boards, community councils and community groups to include their views about local places and assist aligning LDP/ LPP engagement. Use of online platforms and meetings/workshops as required alongside possible use of toolkits (such as Place Standard) to assist conversations and record information about local areas when consulting.
- Target specific key groups (including children and young people, older people, Gypsies and Travellers, disabled persons/groups) to update on process and preparation of new LDP and capture views. Use of online platforms and meetings/workshops where required alongside possible use of toolkits (such as Place Standard) to assist conversations and record information about local areas when consulting.
- Joint working with South Lanarkshire Council to reduce consultation fatigue and share resources/best practice.
- Present to Developer Forum to update and raise awareness of the process.
- Use social media and council's website to publicise and update on progress and provide key documents/ information. Email to those registered for updates via GovDelivery.

Gate Check	Submit Evidence Report for gate check process. The appointed person leading the gate check may consult with certain stakeholders either in writing or through a hearing (this is only a consult where necessary stage).	<p>No consultation by the council at this stage though submission of the Evidence Report and outcome of the gate check will be publicised online using the webpage, social media and an update emailed out to participants. Publish Evidence Report online.</p> <p>The council will also take the opportunity to review the consultation and engagement methods used with a view to improve and adapt these where necessary for the next stage of NLLDP2 preparation and consultation.</p>
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LDP Stage 2 – Plan Preparation		
Key Consultation Stage & Quarter (When)	Consultation Type & Purpose	Consultees & proposed engagement methods (How and with whom)
Preparing the Proposed Local Development Plan	Develop a spatial strategy building on the Evidence Report and undertake a Call for Ideas with all stakeholders to identify ideas and sites for consideration for the Proposed Plan.	<ul style="list-style-type: none"> • Consult and update stakeholders via council social media platforms, council website and email contacts • Issue a call for ideas to stakeholders, to include an online consultation for identifying ideas/sites and submitting relevant context. • Engage with internal services, members and external stakeholders including those that are statutory and identified as key groups using workshops/meetings and online/digital resources. • Promote/facilitate the participation of young people including schools, youth councils and youth parliament representatives.
Consulting on the Proposed Local Development Plan	Publish the Proposed Plan (as well as Delivery Programme) and seek formal consultation responses.	<ul style="list-style-type: none"> • Consult and update stakeholders via council social media platforms, council website and email contacts • Consult for a minimum of 12 weeks on the Proposed Plan, proposed Delivery Programme and Environmental Report. • Publish accompanying assessments including Equalities Impact Assessment, Public Sector Equality

		<p>Duty Assessment, Fairer Scotland Duty Assessment, Strategic Environmental Assessment; and Habitats Regulations Appraisal.</p> <ul style="list-style-type: none"> • Inform and consult with stakeholders and communities on the proposed plan allowing them to respond to the content of the plan. Possible events/meetings to publicise and present the proposed plan. • Undertake neighbour notification of sites proposed for development. • Consult with Key Agencies and the Scottish Ministers. • Consult directly with Central Scotland Green Network Partnership (aims currently being delivered by Green Action Trust). • Publish in local newspaper and online. Copies available in a planning authority office and public libraries in NLC.
Modifying the Proposed Local Development Plan and Examination	<p>Following the consultation period, modifications can be made to the Proposed Plan. This can take account of:</p> <ul style="list-style-type: none"> • representations made; • any matters arising from consultation with key agencies and the Scottish Ministers; and • any minor drafting or technical matters. 	<ul style="list-style-type: none"> • Issue an update on plan progress to all stakeholders and publish any Modification Report. • Advertise upcoming Examination in a local newspaper and public libraries and notify anyone who made representations during the formal consultation on the Proposed Plan. • The form of the Examination is at the discretion of the appointed person, for example it may be in public, a hearing or written submissions.

LDP Stage 3 – Delivery (of the Plan)		
Key Consultation Stage & Quarter (When)	Consultation Type & Purpose	Consultees & proposed engagement methods (How and with whom)
Adopting the Local Development Plan	Inform people that the Local Development Plan has been adopted.	<p>Following adoption of NLLDP2:</p> <ul style="list-style-type: none"> • send two copies to the Scottish Ministers; • publish it; • place a copy in any local public libraries; • notify anybody who commented on the Proposed Plan; and • place an advert in a local newspaper <ul style="list-style-type: none"> • Publish notification of Delivery Programme and make copies available (within 3 months of NLLDP2 adoption).

*Greyed out text is consultation/engagement that has already been undertaken.

5 How would you prefer to be contacted and involved?

Table 2 above includes various proposed methods of engagement and publicising. Figure 5 pulls together a list of these suggested methods that we may use to keep you up to date and to consult with you on the preparation of NLLDP2.

This is not exhaustive and whilst they are our suggested methods, we welcome feedback how best to engage with you during the preparation of NLLDP2.

We will aim to ensure that we will publicise key stages of NLLDP2 preparation as widely as possible, thereby informing the public at large of key consultation stages to be able to have views on and input to the Plan. Resources may also influence both input to the plan by stakeholders and the methods used to engage.

Whilst more modern methods of engaging and providing information are increasingly undertaken online, it is recognised that not everyone may wish to engage in that way or indeed readily have access to such facilities. We will endeavour to provide alternative methods of consulting and engaging where possible.



Figure 5: Contact methods

6 Mediation

The Planning (Scotland) Act 2019 introduced powers for mediation. Mediation can involve a range of techniques and is used to help build bridges between stakeholders and resolve issues of dispute. It is a voluntary process, generally between two parties, which can be facilitated by a third, independent party.

Any requests for mediation will be considered and where necessary have regard to such requests in preparing the Participation Statement. Any potential use of mediation will be considered by the council, having regard to the issue at hand and the possible benefits of the mediation and the involvement of other parties.

7 Contact and future participation

You can contact us at: localdevelopmentplan@northlan.gov.uk

If you would like to be kept up to date on the plan as well as other aspects of the NLC planning service, [please register here.](#)

For further information about the Local Development Plan please visit our website at www.northlanarkshire.gov.uk/planning-and-building/development-plans

Glossary

Delivery Programme

A document, approved by full council, which sets out how the LDP will be delivered.

Development Plan

The statutory basis of planning decision making, comprising NPF4 and the LDP.

Development Plan Scheme (DPS)

A document setting out the planning authority's programme for preparing and reviewing their LDPs. It is a statutory document and communication tool that lets stakeholders know when and how they can get involved in the plan and keep them informed of progress. It must contain a Participation Statement (see below).

Local Development Plan (LDP)

A local development plan (LDP) is a plan in which it is set out, for land in the part of the district to which it relates:
a spatial strategy, being a detailed statement of the planning authority's policies and proposals as to the development and use of the land;
such other matters as may be prescribed; and
any other matter which the planning authority consider it appropriate to include. It forms part of the statutory development plan.

Local Place Plans

LPP is a community-led plan setting out proposals for the development and use of land and a community's aspirations for its

future development. Once registered they are to be taken into account in the preparation of the relevant LDP.

National Planning Framework (NPF)

Scotland's fourth National Planning Framework (NPF4) is a long term plan looking to 2045 that guides spatial development, sets out national planning policies, designate national developments and highlight regional spatial priorities. It is part of the development plan, and so influences planning decisions across Scotland.

Open Space Strategy (OSS)

An open space strategy is to set out a strategic framework of the planning authority's policies and proposals as to the development, maintenance and use of green infrastructure in their district, including open spaces and green networks. It must contain; an audit of existing open space provision, an assessment of current and future requirements, and any other matter which the planning authority consider appropriate.

Participation Statement

A document setting out the plan for engagement in the plan making process, including when consultation is likely to take place, with whom and its likely form. This will include the steps to be taken to involve the public at large.

Play Sufficiency Assessment (PSA)

A play sufficiency assessment is the assessment of the sufficiency of play opportunities for children in their area, carried out by a planning authority under the duty as set out in Section 16D(1) of the

Town and Country Planning Scotland Act 1997, as amended. Must be done by the planning authority in preparing an Evidence Report.

Regional Spatial Strategy (RSS)

A long-term spatial strategy in respect of the strategic development of an area (or areas). It must specify the region it relates to and identify, in relation to the region:

the need for strategic development;

the outcomes to which the authority (or authorities) consider that strategic development will contribute;

priorities for the delivery of strategic development; and

proposed locations for strategic development, which must be shown in the strategy in the form of a map or diagram.

Strategic Environmental Assessment (SEA)

Strategic environmental assessment is a procedure to assess the environmental impact and sustainability of a proposed or existing policy, plan, or programme.

Appendix 1 - Progress to date (December 2024)

Plan Preparation

With reference to Table 1 above, the council has completed Stage 1, 'Early Preparation.' This stage involved preparing the first Development Plan Scheme and Participation Statement in 2023 for the new North Lanarkshire Local Development Plan 2. Additionally, we have invited community groups to prepare a Local Place Plan.

Progress is well underway for Stage 2, the 'Evidence Report.' The Council is identifying and assessing evidence-related topic papers for each policy area outlined in NPF4 and the Scottish Government's Local Development Planning Guidance. This ongoing exercise allows stakeholders to confirm whether we have identified the most relevant evidence and to provide any additional evidence they wish us to consider. Further engagement and consultation with stakeholders to collate, discuss, and agree on the evidence is ongoing.

Table 3 Engagement and Consultation Completed below shows what exercises have been undertaken to date. All of this will help to inform the Evidence Report for submission to the Scottish Government in 2025. Further consultation still to take place includes issuing and publicising of a Place Survey, engagement with Youth Councillors/Youth Parliament/schools and workshops with stakeholders on key topics to further progress our evidence gathering and ensure all stakeholders are included.

Table 3: Engagement & Consultation Completed

Dates	Engagement Activity	Venue/Method	Groups and Organisations
September 2023	Joint NLC/SLC Gypsy & Travellers community engagement	Hamilton	Gypsy & Travellers community, MECOPP, Scottish Government, NLC/SLC
Nov 2023	Development Plan Scheme & Participation Statement 2023 approved	Online/Email/Social Media	Wide consultation via social media, GovDelivery, community groups, community boards in preparing the DPS/PS
March 2024	Invitation to prepare Local Place Plans issued and links shared to online information and sources	Online/Email/Social Media	Community Councils, community groups, Community Boards, Gov Delivery.
April 2024	NLLDP2 Newsletter 1 published	Online/Email	Sent to key agencies/infrastructure providers, internal contacts, Community Boards, community groups, GovDelivery, Yammer (internal), Elected Members
April 2024	Self-build Housing register - information published online/link sent out with newsletter update	Online/Email	Publicised via social media and GovDelivery

May 2024	Presentation to elected members on NLLDP2 key stages and update	Civic Centre, Motherwell	NLC Elected Members
May 2024	Engaged with Gypsy & Travellers community	Hamilton	MECOPP/ Scottish Government/ COSLA/NLC/SLC
August 2024	Joint NLC/SLC Health & Wellbeing event	Civic Centre, Motherwell	NHS Lanarkshire, PHS, HSCP, NLC/SLC
June 2024 - ongoing	Updates provided to Access Panel as and when required	Attendance at monthly Access Panel meetings	Access Panel
May - June 2024	NPF4 related Topic Surveys Batch 1 published online for six weeks to assist evidence gathering	Online/Email/GovDelivery	Survey sent to stakeholders including elected members, key agencies, infrastructure providers, community groups/Community Boards and published online and shared via social media platforms and GovDelivery.
June-July 2024	NPF4 related Topic Surveys Batch 2 published online for six weeks to assist evidence gathering	Online/Email/GovDelivery	Survey sent to stakeholders including elected members, key agencies, infrastructure providers, community groups/Community Boards and published online and shared via social media platforms and GovDelivery.
July-Aug 2024	NPF4 related Topic Surveys Batch 3 published online for six weeks to assist evidence gathering	Online/Email/GovDelivery	Survey sent to stakeholders including elected members, key agencies, infrastructure providers, community groups/Community Boards and published online and shared via social media platforms and GovDelivery.
Sept-Oct	NPF4 related Topic Surveys Batch 4 published online for six weeks to assist evidence gathering	Online/Email/GovDelivery	Survey sent to stakeholders including elected members, key agencies, infrastructure providers, community groups/Community Boards and published online and shared via social media platforms and GovDelivery.
Sep-Oct 2024	Landowner/housebuilder/developer survey consultation	Online survey	Survey (prepared with Homes for Scotland) issued to landowners/housebuilders/developers
Oct 2024	Local Place Plan information sharing event held with community groups	Face-to-face session	Community groups/Nick Wright Planning/NLC

Nov 2024	Update provided to Voice of Experience group	Attendance at VoE meeting	Voice of Experience
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North Lanarkshire Council Report

Planning Committee

Does this report require to be approved? ☒ Yes ☐ No

Ref Date 05/12/24

Update to the Procedure for Dealing with Legacy Planning Applications

From Pamela Humphries, Chief Officer (Place)

E-mail bowdenl@northlan.gov.uk

Telephone

Lorna Bowden
Tel: 07939280460

Executive Summary

This report sets out an updated procedure for handling existing and future applications which have an interim “minded to grant” decision subject to the conclusion of a required legal agreement. It puts forward arrangements which will reduce delays in concluding legal agreements before planning permission decision notices can be issued and improve the Council’s performance figures.

This procedure was previously approved by Committee in February 2022, however, in the light of recent legal advice the procedure requires to be refreshed.

Recommendations

It is recommended that the Planning Committee approves the proposed procedures set out in the report for dealing with Legacy cases.

The Plan for North Lanarkshire

Priority	Improve economic opportunities and outcomes
Ambition statement	(4) Market and promote North Lanarkshire as the place to live, learn, work, invest, and visit
Programme of Work	Transforming Places

1. Background

- 1.1 One of the measures of planning performance measured by the Scottish Government through the annual Planning Performance Statistics is the number of legacy cases a planning authority is dealing with. A legacy case is any application which is more than one-year-old. Each year the service is required to report on the number of cases cleared and the number of cases remaining.

- 1.2 One of the main reasons for applications taking more than one year for a decision to be issued is that the application has been considered by the Committee or by the authorised officer and the decision is minded to grant, subject to the applicant entering into a legal agreement with the Council. Frequently these legal agreements take some time to be concluded, and, in some rare cases, the applicant does not conclude the agreement at all.
- 1.3 As an application is not formally determined until a decision notice granting or refusing planning permission is issued, these delays cause uncertainty over whether a development will take place and when it will be undertaken.

2. Report

- 2.1 The Scottish Government sets targets for the time taken to determine different types of planning applications and it requires Local Authorities to demonstrate that they have taken steps to reduce the number of applications which have not been determined for several years.
- 2.2 As can be seen in the annual performance report for the Planning Service for 2023/24, there are currently 68 legacy cases sitting with the service and 8 of these are awaiting legal agreements being signed off, none of which are older than one year. The remainder are dormant applications that have been undetermined for more than 12 months and which the applicant has declined to withdraw when requested.
- 2.3 In February 2022 the Committee approved the introduction of a procedure for addressing the problem of existing applications which remain “minded to grant” subject to the conclusion of a required legal agreement. This procedure which required legal agreements to be concluded within a six-month period. Thereafter the report will be sent back to the committee with a likely recommendation that the application be refused or, if it was a delegated decision, the application will be refused. The 6-month period to conclude the agreement is only extended in exceptional circumstances and at the Planning and Place Manager’s discretion. Along with the introduction of a standard template for legal agreements has assisted in reducing the number of cases with outstanding legal agreements. This procedure has helped to reduce the number of cases where there is an unsigned legal agreement.

2.3 Undetermined Legacy Applications

- 2.3.1 As the Committee knows, as a Service we will work with applicants to make their applications acceptable and in some cases, this can prolong the determination timescale. However, there are a number of legacy applications lying dormant because the applicant has not agreed to update the supporting information needed to allow the application to be fully considered.
- 2.3.2 An exercise has been carried out where applicants have been contacted and asked to enter into a Planning Processing Agreement to set out when the required information will be submitted, or alternatively to withdraw their application. Where the applicant has failed to agree to either of these steps their application will now be determined on the basis of the information currently held, which may result in the application being recommended for refusal on the basis that insufficient information is available. This will be particularly significant for those applications submitted prior to 13 February 2023 when NPF4 was introduced as part of the Development Plan, as some applications that might have been in accordance with the previous Development Plan will now fail to meet the terms of the new policy framework.

3. Measures of success

- 3.1 The measures of success would be the reduction in legacy cases which will improve the council's performance in relation to legacy cases and help provide greater certainty regarding likely future development
-

4. Supporting documentation

None



Pamela Humphries
Chief Officer (Place)

5. Impacts

5.1 Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact? If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input type="checkbox"/> No <input type="checkbox"/>
5.2 Financial impact Does the report contain any financial impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.4 Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/>
5.6 Technology / Digital impact Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?

	<p>Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7</p>	<p>Environmental / Carbon impact</p> <p>Does the report / project / practice contain information that has an impact on any environmental or carbon matters?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.8</p>	<p>Communications impact</p> <p>Does the report contain any information that has an impact on the council's communications activities?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.9</p>	<p>Risk impact</p> <p>Is there a risk impact?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?</p>
<p>5.10</p>	<p>Armed Forces Covenant Duty</p> <p>Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.</p>
<p>5.11</p>	<p>Children's rights and wellbeing impact</p> <p>Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).</p> <p>If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

Planning Committee

Does this report require to be approved? ☒ Yes ☐ No

Ref LB

Date

05/12/24

Planning and Place Performance Report 2023/24

From Pamela Humphries, Chief Officer (Place)

E-mail bowdenl@northlan.gov.uk

Telephone

07939 280460

Executive Summary

The Planning (Scotland) Act 2019 introduced statutory reporting of the performance of Planning Authorities. This report seeks to inform the Committee of the feedback from the National Planning Improvement Coordinator on the outcome of the submission of the Planning and Place Service as part of the new National Planning Improvement Process and to update on the performance of the service against the key performance indicators for 2023-24. The report also sets out the improvement actions that the service has identified to focus on in the coming period.

Recommendations

It is recommended that the Committee consider the content of this report and endorse the actions being taken to improve performance and service delivery.

The Plan for North Lanarkshire

Priority	Improve economic opportunities and outcomes
Ambition statement	All ambition statements
Programme of Work	Transforming Places

1. Background

- 1.1 The Committee will be used to seeing the annual Planning Performance Framework (PPF) reports where we reported our performance on an annual basis. These reports were voluntary based on an agreement between the Scottish Government and the Heads of Planning Scotland (HOPS). The Planning (Scotland) Act 2019 introduced mandatory national performance monitoring and to oversee this process and to provide the planning authorities with advice on how to improve the performance of their functions, the role of National Planning Improvement Co-ordinator (NPIC) has been created within the Improvement Service.
- 1.2 The Planning Improvement Co-ordinator was appointed in September 2023 and has been collaborating with HOPS, planning authorities and other stakeholders to develop a suitable mechanism for implementing change. The priority has been to develop a new performance and improvement model that will build upon the lessons learned from Planning Performance Frameworks. Given this, a new National Planning Improvement Framework (NPIF) is being piloted. The key principles of NPIF are:

- **A renewed focus on improvement.** NPIF aims to use planning authorities' self-assessment to identify areas of improvement to inform an improvement action plan.
 - **Peer Collaborative Review.** Scottish Government marking will be replaced by peer review involving NPIC, other planning authorities and stakeholders.
 - **Measuring quality.** NPIF looks to incorporate indicators that better assess impacts, outcomes achieved, and the quality of the service provided.
 - **A high performing planning authority.** NPIF focusses on assessment against the attributes of a high performing planning authority such as: having the tools to do the job; engagement; people; culture; and place.
 - **Recognising dependencies.** NPIF aims to recognise that planning authorities depend on other people and organisations in delivering their service.
 - **Resources.** NPIF has been designed to be proportionate and not add to the demand on planning authorities' resources.
- 1.3 As this is a new concept for planning authorities, the approach taken has been for authorities to pilot developing their new National Planning Improvement Frameworks and improvement action plans in three tranches over 2024/25. Ten volunteers took part in the first pilot group of authorities. Through this stage North Lanarkshire was partnered to work with Fife Council looking at sharing best practice. We have now completed this exercise and have received our feedback from the NPIC on our improvement action plan for 2024-25. The feedback confirmed the improvement action plan has been endorsed, and our new National Planning Improvement Framework is now published online.
- 1.4 The Scottish Government continues to publish Planning Application Statistics and the figures for the performance of the service are detailed in section two, below.

2. Report

Key roles and responsibilities

- 2.1 The Planning Service is part of the Place Service and is established to:
- Deliver a wide range of statutory planning functions including the Local Development Plan, assessing applications for new development, and facilitating place change.
 - Enable economic growth, further community wealth building, and protect and enhance North Lanarkshire's built and natural environment.
 - Deliver some non-statutory planning functions, including planning enforcement.
- 2.2 The service has a key role in supporting delivery of The Plan for North Lanarkshire by facilitating new development to grow the council's economic base.

Performance KPIs

- 2.3 Every year the Scottish Government publishes statistics for the 34 Planning authorities, and these were produced in November 2024 for the 2023/24 reporting period. Table 1 shows our performance in the key outcomes for Development Planning.

Table 1: National Headline Indicators - Development Planning

Development Planning	2022-23	2023-24
Local and Strategic Development Planning:		
Age of local development plan(s) at end of reporting period <i>Requirement: less than 5 years</i>	9 months	1 year 9 months
Will the local development plan(s) be replaced by their 5 th anniversary according to the current development plan scheme?	Y	Y
Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year?	N	N
Were development plan scheme engagement/consultation commitments met during the year?	N/A	Y
Effective Land Supply and Delivery of Outputs¹		
Housing approvals	730 units	884 units
Housing completions over the last 5 years	5,230 units	5,261 units
Marketable employment land supply	466.29 ha	441.10 ha
Employment land take-up during reporting year	5.99 ha	5.13 ha

- 2.4 Table 2 shows the Development Management performance of North Lanarkshire in comparison to the Scottish average. Where no figure is given, the Scottish Government has not published a national figure.

Table 2: National Headline Indicators Key outcomes – Development Management

Development Management:	2022-23	2023-24	2023-24 Scottish Average
Project Planning			
Percentage and number of applications subject to pre-application advice	18.2%	7.9%	
Percentage and number of major applications subject to processing agreement	53.3% (8)	88.9% (9)	47.1% (107)
Decision Making			
Application approval rate	97.1%	96.6%	92.3%
Delegation rate	95.8%	97.1%	96.5%
Validation	60.1%	42.1%	

Decision-making Timescales			
Major Developments	19.4 weeks	9.8 weeks	36.1 weeks
Local developments (non-householder)	7.3 weeks	7.1 weeks	11.6 weeks
Householder developments	6.6 weeks	5.8 weeks	8.3 weeks
Legacy Cases			
Number cleared during reporting period	33	32	
Number remaining	48	75	

- 2.5 Table 3 shows the performance of the Planning Service when it comes to appeals. Where appeals are to the Scottish Ministers the percentage of cases where the Reporter upheld the decision of the Planning Committee is significantly higher than the Scottish average, however, the percentage of delegated decisions upheld by the Local Review Body decreased in 2023-24 and was lower than the national average.

Table 3: Decision-making: local reviews and appeals (**SG annual stats)

Original decisions upheld						2023-24
2022-23		2023-24		Total no. 2023-24	National statistics	
Type	No.	%	No.	%		%
Local reviews	5	45.5%	5	40.0%	12	59.2%
Appeals to Scottish Ministers	3	42.9%	7	85.7%	8	53.9%

****Local Review Bodies dealt with 566 cases nationally in 2023/24. The original decision was upheld in almost two-thirds of cases (59.2%).**

Service priorities for 2024/25

- 2.6 The service will continue to work to implement improvements across all performance indicators, as stated in paragraph 1.3 above, and to implement our improvement action plan. This improvement action plan has been developed with the assistance of a peer review group made up of a range of customers and the Convener of Planning and endorsed by the NPIC.
- 2.7 Overall, the performance of the service is considered to be good, but it has been identified that there are some areas where there is opportunity for development, and these are the focus of our improvement action plan for the 2024/25 period. Work on these actions is already well underway.
- 2.8 We identified the following actions as our key priorities in the coming year:
- Introduce peer review on stagnant cases to establish solutions that could enable decision making.

- Continue with our workforce planning by continuing to create opportunities for staff development and progression that will strengthen the team and prepare for future challenges, including the introduction of a graduate trainee planning post.
- Realign existing staff structure to resource a new 'Invest' team that will take a multidisciplinary and phased approach to providing preapplication planning, roads, environmental health, business support and council land ownership advice and support for key projects.
- Create planning officer working group to support the implementation of service improvement actions and the delivery of the National Planning Improvement Framework.
- Implement Elected Members training in accordance with new legislation.
- Work with partners, peer and national groupings to identify best practice to achieve best value in the efficient sharing and use of evidence for development implementation of North Lanarkshire Local Development Plan2.
- We will participate in the national customer survey and analyse the results to allow us to prepare an improvement action plan.
- Looking at feedback given through peer collaborative review, we will engage further with applicants, consultees and community organisations to develop an engagement strategy that will help us ensure we can share information, advice and feedback in a way that is tailored to suit customer and stakeholder needs and expectations.

3. Measures of success

- 3.1 The measures of success are not only in relation to the performance indicators that are set out in the tables in this report but are also more qualitative in terms of ensuring that the Planning service, through its engagement with applicants and other stakeholders, contributes to the delivery of good quality development in the right locations that facilitate delivery of The Plan for North Lanarkshire and the council's Local Development Plan.

4. Supporting documentation

[National Planning Improvement Framework 2023/24](#) (this includes the improvement action plan for 2024/25)

[Scottish Government Planning Applications Statistics 2023/2024](#)



Pamela Humphries
Chief Officer (Place)

5. Impacts

5.1 Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact? If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input type="checkbox"/> No <input type="checkbox"/>
5.2 Financial impact Does the report contain any financial impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.4 Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/>
5.6 Technology / Digital impact Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact? Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?

	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5.7 Environmental / Carbon impact Does the report / project / practice contain information that has an impact on any environmental or carbon matters? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?		
5.8 Communications impact Does the report contain any information that has an impact on the council's communications activities? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?		
5.9 Risk impact Is there a risk impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?		
5.10 Armed Forces Covenant Duty Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.		
5.11 Children's rights and wellbeing impact Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC). If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out? Yes <input type="checkbox"/> No <input type="checkbox"/>		

