

REPORT

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| To: PLANNING AND TRANSPORTATION COMMITTEE | | Subject: GARTCOSH:GLENBOIG COMMUNITY GROWTH AREA: STRATEGIC DEVELOPMENT FRAMEWORK:PUBLIC CONSULTATION. |
| From: HEAD OF PLANNING AND REGENERATION | | |
| Date: 23 October 2013 | Ref: DPT/CGA/SDF/Consult/MF | |

1. Purpose of Report

1.1 The purpose of this report is to advise members regarding a progress in delivery of the Gartcosh Glenboig Community Growth Area and to seek member approval to implement a public consultation exercise for a Strategic Development Framework document which will guide future development.

2. Background

2.1 The Glasgow and Clyde Valley Joint Structure Plan 2006, (GCVJSP), set an agenda for sustained population growth as the basis of a 20 year development strategy for the Clyde Valley conurbation. The Structure Plan considered development demands would not be met by reuse of brownfield land alone and that new areas of urban expansion were required for approximately 19,000 additional houses.

2.2 Areas were identified as Community Growth Areas, (CGAs), to address housing shortfall across the Plan area whilst providing economic and social benefits through development of sustainable communities. The approved Glasgow and the Clyde Valley Strategic Development Plan 2012, (which replaced the 2006 Plan), continued the Community Growth Area approach.

2.3 The following locations were identified within the GCVJSP for planned Community Growth Areas for North Lanarkshire.

- South Cumbernauld
- Gartcosh/Glenboig
- South Wishaw

2.4 The North Lanarkshire Local Plan adopted in 2012 confirmed the boundaries of the Community Growth Areas which are intended to meet a significant proportion of demand for new housing and associated community facilities for a period until significantly beyond 2020.

2.5 Given the significant scale of land release and proposed development it is essential that a coordinated strategic planned approach is adopted to ensure the delivery of successful new communities. The scale of development requires that a range of house types, tenure and a variety of community facilities is provided.

3. Purpose of the Strategic Development Framework document.

3.1 At the current time the main developer interest and pressure within the CGAs is at the Gartcosh/Glenboig CGA where a number of developers have indicated that they wish to bring forward planning applications for residential housing development within the near future.

- 3.2 A draft Strategic Development Framework document, (SDF), has therefore been prepared to provide potential developers with necessary information and planning guidance on the type of development and land uses expected within the CGA. The SDF expands on guiding principles set out in the Gartcosh:Glenboig CGA Concept Statement, which was adopted by North Lanarkshire Council as supplementary planning guidance in April 2010. The SDF has been subject to an internal consultation exercise with other Council services.
- 3.3 Developers will be required to prepare and submit comprehensive masterplans for the CGA. These will be assessed by the planning authority for their compliance with GCVSDP Community Growth Area requirements and the detailed spatial and design guidance within the Strategic Development Framework .
- 3.4 In order that the Strategic Development Framework document can be adopted as supplementary planning guidance and be a material consideration in planning decisions the document requires to be subject to public consultation.
- 3.5 The Environmental Assessment (Scotland) Act 2005 requires that an Environmental Report be prepared to accompany the draft SDF. The report is intended to indicate how the local authority has considered the impact of the SDF on the environment and identifies alternatives and best options within a plan or strategy to ensure that best environmental practice has been considered.
- 3.6 The SDF Environmental Report is in preparation and will be submitted to the next available Planning and Transportation Committee.

4. Structure of Public Consultation Process

- 4.1 The public consultation process is proposed to consist of two stages to allow full and detailed consultation of the SDF guidance. Following Committee Approval, the draft SDF will be available on the Council website and in libraries for viewing and initial submissions of comments. The Environmental Report would also be made available on the same basis following future Committee approval. The initial stage of consultation will commence on Friday 4th November 2013.
- 4.2 Once both documents are available online, a series of “drop-in” public sessions will be held in Gartcosh and Glenboig. These will be manned by planning staff to provide further information regarding the Strategic Development Framework and consultation process. The public and other stakeholders and interested parties would be able to submit further comment regarding the content of the documents. The draft SDF and Environmental Report would remain available on the Council website during this latter stage of consultation.
- 4.3 Consultation publicity will be in the form of public notices in the local press and via corporate press releases. Posters advertising the drop-in sessions will be placed in public buildings and local retail premises within the Community Growth Area.
- 4.4 A further report seeking approval for the Environmental Report, advising of the dates of the drop in public sessions and the final date for consultation will be submitted to the next available committee. The consultation comments will then be assessed and the Strategic Development Framework text may be revised based on responses.
- 4.5 A report summarising the public consultation will be presented to a future Committee along with any revised Strategic Development Framework document seeking approval to adopt the SDF.

5. Financial Implications

- 5.1 The Planning and Regeneration Service revenue budget covers costs associated with the Strategic Development Framework Consultation.

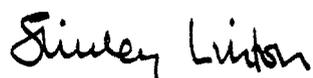
6. Corporate / Considerations

- 6.1 The Strategic Development Framework promotes sustainable development. The growth planned within the Community Growth Area will result in a need for additional Council services over the lifetime of the development. These needs will be assessed on an ongoing basis.

7. Recommendations

- 7.1 It is recommended that Committee:

- i) note the format and date of the proposed consultation exercise.
- ii) approve the draft Strategic Development Framework
- iii) approve the public consultation process.



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HEAD of PLANNING AND REGENERATION

Local Government Access to Information Act: For further information please contact Mark Forrest, Senior Planning Officer, Development Plans Team on 01236 632624.