

NORTH LANARKSHIRE COUNCIL

REPORT

To: PLANNING AND TRANSPORTATION COMMITTEE		Subject: Gartcosh:Glenboig Community Growth Area: Strategic Development Framework:Public Consultation.
From: HEAD OF PLANNING AND REGENERATION		
Date: 16 April 2014	Ref: PT/CGA/SDF//MF	

1. Purpose of Report

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

2. Background

2.1 The Glasgow and Clyde Valley Joint Structure Plan 2006, (GCVJSP), set a strategy for a sustained 20 year population growth for the Clyde Valley conurbation. The Structure Plan assessed that residential 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 Community Growth Areas, (CGAs), were identified to address housing shortfall across the Plan area whilst providing economic and social benefits through development of sustainable communities. Three locations were identified within North Lanarkshire.

- South Cumbernauld.
- Gartcosh/Glenboig.
- South Wishaw.

2.3 The North Lanarkshire Local Plan, (2012), confirmed the CGA boundaries intended to meet a significant proportion of new housing demand and associated community facilities for a period until significantly beyond 2020.

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

3. Purpose of the Strategic Development Framework document.

3.1 The main interest and pressure for development within the CGAs is currently focused on Gartcosh/Glenboig with a number of developers indicating their intentions to bring forward residential planning applications within the near future.

- 3.2 A draft Strategic Development Framework document, (SDF), was prepared to provide developers with the necessary planning guidance on the types of development and land uses expected within the CGA. The SDF expanded on guiding principles set out in the Gartcosh:Glenboig CGA Concept Statement, approved by the Council as supplementary planning guidance in April 2010.
- 3.3 A public consultation exercise was approved by Committee in October 2013 as part of the process to allow the Strategic Development Framework document to be adopted as supplementary planning guidance. The public consultation exercise ran from 4 November 2013 until 10 January 2014.
- 3.4 The public consultation process consisted of an interactive internet consultation on the Council website and a series of *drop-in* public exhibitions and meetings in the CGA manned by planning staff who provided further information regarding the draft Strategic Development Framework and the process of developing the Community Growth Area.
- 3.5 An Environmental Report was prepared to accompany the draft SDF. The report indicated how the local authority has considered the impact of the SDF on the environment and identifies best options within a plan or strategy to ensure that best environmental practice has been considered. The Environmental Report was also subject to public consultation.

4. Consideration of Consultation Responses: Gartcosh:Glenboig

- 4.1 The SDF consultation raised a number of key issues which are detailed below. A copy of the proposed Final Draft Strategic Development Framework with proposed changes highlighted has been placed in the elected member's library.
- 4.2 Similarly to previous public consultation exercises, opposition to both CGA development in principle and its proposed scale remained from some local residents. However the principle of the Community Growth Area had already been established and confirmed in both the Glasgow and Clyde Valley Strategic Development Plan 2012 and the adopted North Lanarkshire Local Plan in 2012.
- 4.3 Other key consultation issues were
- Opposition and concern regarding development around or close to Johnston Loch, Gartcosh.
 - Concern regarding coalescence of Gartcosh and Glenboig villages.
 - Concern regarding the proximity of some development areas to Mount Ellen golf course.
 - The potential impact on the Gartcosh Local Nature Reserve of development of a proposed link road between Glenboig and Gartcosh Business Park/M73 motorway.
 - Potential traffic congestion impact on the existing road network.
 - A need for new educational and community facilities to accommodate projected residential expansion.
 - A desire expressed by a number of Glenboig residents for more social housing and other forms of affordable housing.
 - Proposals by some developers to reduce buffer areas between sites of landscape and nature conservation value and new development.
 - Proposals by a developer to remove *No Build* areas currently incorporated in the draft SDF to prevent coalescence of the settlements of Gartcosh, Mount Ellen and Glenboig.
 - Proposals by the Glasgow and Clyde Valley Green Network to incorporate integrated green infrastructure and habitat networks within and around the new development.
- 4.4 In response to the issues above the following changes have been incorporated within the Finalised Draft Strategic Development Framework.
- Buffer areas remain as previously stated around Johnston Loch. In addition an area is identified to the west of Johnston Loch as a potential community park, green corridor or for nature conservation purposes.

- *No Build* areas are to remain free of residential development to prevent coalescence.
- Additional text added to the document advising that the Council would not take a decision to support or oppose a developers link road proposal from Glenboig across the Local Nature Reserve until sufficient information is available through submission of a Strategic Transport Assessment by CGA developers and suitable ecological information provided by the developer and Scottish Natural Heritage to assess potential impact.
- Additional text added seeking developer co-operation in providing affordable or social housing in Glenboig.
- Additional support for green infrastructure measures to be implemented as an integral part of the development.

5. Financial Implications

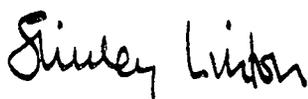
- 5.1 The Planning and Regeneration Service revenue budget covered costs associated with the Strategic Development Framework Consultation.

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 outcome of the recent public consultation exercise.
 - ii) approve the Finalised Draft Strategic Development Framework as supplementary planning guidance for the Gartcosh:Glenboig Community Growth Area.



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

Additional Papers

Finalised Draft Gartcosh:Glenboig Strategic Development Framework (in members library).
 Appendix. Gartcosh:Glenboig Strategic Development Framework Consultation Summary

Appendix

Gartcosh:Glenboig Community Growth Area Strategic Development Framework: Community Consultation Summary

Summary

This summary outlines the consultation process and the main issues raised by the public and other consultees.

1. Pre- consultation publicity

- a) Public Notice; press release, information on Council website.
- b) Letters to Gartcosh Community Council, and Glenboig Neighbourhood House.
- c) Letters to local councillors, (Wards 5 and 6).
- d) Letters to agencies and developers who previously made comments to the Gartcosh Glenboig Concept Statement consultation in April 2010.

2. Meetings/Exhibitions

2.1 The consultation period ran for 10 weeks from 4 November 2013 to 7 December 2014.

2.2 Staffed *drop in* exhibitions were held at

- Gartcosh Community Hall (x 3),
- Glenboig Community Hall (x 2)

A presentation and question and answer session was made to the Glenboig Neighbourhood House Committee, members of the public and local politicians on 16 December 2013.

86 people attended the meetings or *drop in* exhibitions.

3. Written Submissions

3.1 The total written/e-mail submissions received in response to the consultation were as follows:

Public/Individual 32

Developers 4

External Agencies/Charities 8 (SEPA, SNH, SportScotland, Scotways, SPT, The Land Trust, Glasgow and Clyde Valley Green Network, Scottish Water).

A Table indicating the consultation responses and subsequent amendments proposed to the Strategic Development Framework are contained at the following hyperlink on the Council website.
www.northlanarkshire.gov.uk/gartcoshglenboigcga