

PE1748/G

North Lanarkshire Council submission of 18 November 2019

Gartcosh Tenants & Residents Association has made its submission based on its experience of being part of one of the Community Growth Areas (CGAs) designated by North Lanarkshire Council in the North Lanarkshire Local Plan 2012. Within the background information in support of the petition, the Gartcosh Tenants and Resident Association assert that there is little evidence of consideration being given by the Planning Authority to the provision of assets and amenities within the original community or the geographical character of the area in question. It might be helpful to give some context to the Community Growth Area that is resulting in the expansion of the communities of Gartcosh and Glenboig. (This is set out in some detail in the accompanying Appendix)

In 2005 the Consultative Draft Glasgow and the Clyde Valley Structure Plan set out its vision for the economy and population of the Structure Plan area growing at a more rapid rate than had previously been envisaged over the next 10 -15 years. In order to accommodate this growth additional development land was to be identified and the capacity of existing brownfield sites was not considered sufficient to meet this growth. Accordingly, new greenfield development sites of a strategic scale were considered necessary to meet projected demand. North Lanarkshire Council, through sites submitted to it through the Local Plan process, carried out a site selection exercise. Having used a site selection process which measured each site against various criteria, the Gartcosh and Glenboig area was selected as one of the preferred areas for growth. The main reasons for its selection was that the location scored well in terms of urban renewal as it was in close proximity to the former Gartcosh Steelworks site which was being made ready by the agency that is now called Scottish Enterprise for development for business and industry, and development was seen as a means of ensuring protection of existing facilities and triggering development of additional facilities for the existing and increasing population. As part of the Structure and Local Plan processes there were a number of events and opportunities for the residents to make representation, again this is set out in the Appendix.

In 2010 'Concept Statements' were prepared for all 3 of North Lanarkshire's CGAs including Gartcosh/Glenboig. This set out the Council's vision for the form that the new development would take, and included "Guiding Principles" (section 5 – page 7). Included within these principles were that development should reinforce and enhance existing amenities and allow for provision of local shopping, education and other community facilities. In addition, new developments were to contain substantial areas of high quality open space, and it was acknowledged that there was a need to address how the new developments would be integrated into the existing communities whilst still allowing them to maintain their individual community identities. Furthermore, it can be seen from the "Issues map" on page 13 of the Concept Statement that 2 sites in particular were identified as being *"no build buffer zones to prevent coalescence"*.

The Strategic Development Framework (SDF), approved, following consultation, in 2014 expanded on these points in site specific detail, including identification of sites for community hubs and potential Community Park locations. The intention was that, based on the principles set out in the SDF, there would be a masterplan developed which would coordinate the different phases of development to ensure that all of the

required supporting infrastructure and facilities would be provided in the right locations and at the right times. Ownership of the entire Gartcosh/Glenboig CGA site was held by a large number of private companies and individuals so negotiations were held to try to get them to work together on preparing a joint masterplan. These negotiations proved unsuccessful as there were too many competing interests and individual developers began submitting planning applications for permission in principle for development of their own sites. On one of the earliest of these applications, the Planning Committee decided to approve planning permission so that progress could be made on what it viewed as a priority development. Efforts were then focused on establishing the transportation infrastructure requirements for the development and establishing an approved Council policy so that contributions towards these could be secured through S.75 Planning Agreements. The Council has since built the Glenboig Link Road, through the City Deal programme, which was identified as necessary to serve the development and other works will be carried out by the Council as the developments progress.

It is acknowledged that it has been challenging for all concerned to attempt to manage the co-ordination of large scale development through the determination of individual planning applications and it is unlikely that this approach would be used again for a development site of this scale and complexity.

It should be highlighted, however, that there are still locations identified for the development of community facilities should the market feel there is sufficient demand locally to support them. The location of one such hub is within the site currently being developed by Persimmon and Avant whereby (subject to market demand) there is 0.5ha set aside for a range of community uses (planning permissions 14/01849/PPP and 14/01849/PPP relate to this area). A similar hub is contained within the Glenboig part of the CGA. Furthermore, the Council is at an advanced stage in terms of site selection and negotiations with land owners in relation to the provision of new primary schools in Gartcosh and Glenboig.

In terms of the Gartcosh Tenants and Residents Association's submission, the newly approved Planning (Scotland) Act 2019 (the Act) contains a number of amendments to the Town and Country Planning (Scotland) Act 1997 which, once they are brought into force, should help address the points they would like to see addressed:-

Under Part 1 of the Act section 15(1) (a) requires local development plans to set out the planning authority's policies and proposals for use and development of land taking into account, amongst other things, under section 5(d) *the infrastructure of the district (including communications, transport and drainage systems, systems for the supply of water and energy, and healthcare and education facilities)*

Under Part 1 Schedule 19 introduces the ability for local communities to prepare Local Place Plan as a new element in the development plan process. These will permit communities to articulate their development aspirations for their area and to identify land and buildings that the community body considers to be of particular significance to the local area.

Under Part 1 section 16B "*Effective community engagement guidance*" there is provision for the Scottish Ministers to issue guidance to planning authorities about undertaking effective community engagement in relation to the local development

plan. This provides an opportunity for the issues raised by the Gartcosh Tenants and Residents Association to be addressed by guidance rather than through the NPF, which is aimed at a strategic, rather than local level.

In conclusion, North Lanarkshire Council would point out that the amendments to the planning process being presented through the introduction of the Planning (Scotland) Act 2019 present sufficient powers to address the points raised by Gartcosh Tenants and Residents Association, rather than requiring an amendment to National Planning Framework 3 as they have requested. Notwithstanding the provisions of the new Act, it remains the case that the Council has (with community consultation over many stages of the process over many years) sought to create a Community Growth Area which allowed for the provision of community facilities and which also sought to protect individual community identity.

APPENDIX: Timeline for Gartcosh/Glenboig Community Growth Area (CGA) From Conception to Submission of First Planning Application in 2014

June 2005 North Lanarkshire Council's Planning and Environment Committee advised of the publication of the Consultative Draft Glasgow and the Clyde Valley Structure Plan 2005. This Plan assumed a faster rate of development and reversal of the previous trend of out migration that the previous 2000 Plan had assumed. This would result in a substantial growth in the number of households and it was projected that by 2017 there could be around 95,000 more households in the Structure Plan area. It was recognised that urban renewal would not provide sufficient land for the amount of housing needed to support this growth agenda and that urban expansion sites would be needed.

North Lanarkshire Council was in the process of preparing a Local Plan and therefore several hundred sites for housing had been submitted for consideration as part of this process. This meant that the Council was in a position to submit potential urban expansion sites for consideration for inclusion in the Structure Plan.

Copies of the Consultative Draft Plan were distributed to Community Councils and placed in public libraries to facilitate public consultation.
<https://mars.northlanarkshire.gov.uk/egenda/images/att66669.pdf>

August 2005 By assessing sites against a number of locational criteria, urban renewal, Green Belt, environmental assets, accessibility, proximity to community facilities and proximity to a town centre, North Lanarkshire Council identified 3 CGAs (South Cumbernauld, Gartcosh & Glenboig and South Wishaw) as its preferred locations for medium-term significant housing development to be promoted through the North Lanarkshire Local Plan and the Glasgow and the Clyde Valley Joint Structure Plan.

Gartcosh/Glenboig was identified as a potential location for 1,000 to 5,000 units on the basis of it scoring well against the urban renewal criterion and it would support industrial renewal of the Gartcosh former steelworks site; it presented the opportunity to improve vulnerable Green Belt; in terms of environmental assets it was viewed as offering potential for structure planting and against proximity it was assessed as offering potential for triggering facilities improvement. Overall this location was graded as an A. Further evaluation was then carried out against the potential impact on the road network and education provision.

<https://mars.northlanarkshire.gov.uk/egenda/images/att66781.pdf>

October 2005 Draft Finalised Alteration to the Glasgow and Clyde Valley Joint Structure Plan containing North Lanarkshire's 3 CGAs was published for 6 week consultation period.

March 2007 The Council approves the North Lanarkshire Local Plan Consultation Draft for consultation, this includes the 3 CGAs.
<https://mars.northlanarkshire.gov.uk/egenda/images/att67564.pdf>

July-September 2007

Consultation carried out on the North Lanarkshire Local Plan Consultative Draft. Consultation took the form of direct notification of Community Councils and a series of 51 public meetings and presentation. 1,300 representations were received, including 900 in respect of 3 housing proposals.

October 2008 The Council approved the North Lanarkshire Local Plan Finalised Draft, which included the 3 CGAs, for consultation.
<https://mars.northlanarkshire.gov.uk/egenda/images/att19573.pdf>

April-May 2009 The North Lanarkshire Local Plan Finalised Draft Plan consultation took place. This included Strategic Planning Study technical report 02 – Community Growth Areas. 800 objections to the CGAs were received, the highest number of these related to the Gartcosh/Glenboig CGA.

2010 The North Lanarkshire Local Plan Finalised Draft was submitted for Examination to the Scottish Government Reporters with details of the objections received from Glenboig Community Council and a number of objectors (352) to the Glenboig part of the proposed CGA and 2 individuals and a number of objectors (393) to the Gartcosh proposal. Several housebuilders/landowners also objected to specific sites being and not being included in the CGA designation.

April 2010 Report detailing the programme of community consultation that had taken place on Concept Statements prepared for each of the CGAs was approved by the Planning and Transportation Committee. 5 Drop-in public exhibitions manned by planning staff were held in Muirhead, Gartcosh and Glenboig Community Centres and Glenboig Autumn Club, attracting 183 attendees and unmanned week-long exhibitions were held in public libraries. For Gartcosh/Glenboig there were exhibitions in Chryston Library from 26 to 31 October and in Coatbridge Library from 2 to 7 November. Advertisements were placed in the local newspapers and letters were sent to all individuals who had made submissions to the Draft North Lanarkshire Local Plan.

Section 5 of the report detailed the key issues raised by the consultation and set out the changes that would be made to the Concept Statement in response.

<https://mars.northlanarkshire.gov.uk/egenda/images/att20100.pdf>

Link to Finalised concept Statement for Gartcosh/Glenboig Community Growth Area:

<https://www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=7553&p=0>

February 2011 North Lanarkshire Local Plan Examination Hearings took place.

January 2012 North Lanarkshire Report of Examination was received by the Council. Reporters concluded that the wider designated area was appropriate and would not necessarily be filled with housing, but that that was for the next Strategic Development Plan and Local Development Plan to test the appropriateness through the masterplanning process. They also endorsed that the approach had been set out in an Approved Structure Plan.

October 2013 NLC Planning and Transportation Committee approved a 2 stage public consultation programme on the Gartcosh/Glenboig CGA Strategic Development Framework (SDF). On 4 November the Draft SDF was published on the Council's website and copies were placed in public libraries, this was followed by a series of drop-in events held in Gartcosh and Glenboig.

<https://mars.northlanarkshire.gov.uk/egenda/images/att21145.pdf>

April 2014 Following consultation on the Draft SDF a report was submitted to Committee. The report stated that some local residents continued to oppose the principle of the CGA, however, this approach had now been established through the development plan process. The report detailed the issues raised during the consultation and detailed the changes that were proposed for the SDF in response to these concerns.

<https://mars.northlanarkshire.gov.uk/egenda/images/att21241.pdf>

Link to the Finalised Strategic Development Framework:

<https://www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=13902&p=0>