

Gartcosh:Glenboig Community Growth Area

concept statement



April 2010

1. Purpose of the Concept Statement

The Finalised Draft North Lanarkshire Local Plan 2009 proposes planned urban expansion by means of three Community Growth Areas (CGAs) to meet anticipated housing demand post-2011; one of the Community Growth Areas is Gartcosh:Glenboig.

Masterplans, to be produced by developers and/or landowners in the CGAs, will be required to set out the nature and form of development in these areas. Masterplans will have to be submitted to, and approved by, the council.

The purpose of this Concept Statement is to set out the vision and guiding principles that will be applied to the development of the Gartcosh:Glenboig Community Growth Area. These principles will be taken forward in a Strategic Development Framework document (SDF) which will be prepared by the council to give developers further detailed information as to what will be required in their masterplan for the area.

The Concept Statement and the Strategic Development Framework will therefore be the formal guidance produced to advise developers of the council's requirements for the masterplan. It is intended that these documents will ultimately be adopted as formal Supplementary Planning Guidance, which means they will have a formal status as part of the development plan and will be material considerations when the council is dealing with planning proposals for the CGA.

The preferred option is that one masterplan will be developed containing the requirements for all of the CGA and will form the basis of an application for planning permission in principle.



2. Background

Community Growth Areas are locations for large scale planned urban expansion, to accommodate the demand for new housing and associated facilities that cannot be met in the established built up areas.

The need for these growth areas was identified in the Glasgow and the Clyde Valley Joint Structure Plan 2006, with Gartcosh:Glenboig being one of three to be located in North Lanarkshire. The Structure Plan suggested a requirement for approximately 3000 new dwellings for the Gartcosh:Glenboig Community Growth Area, and the Finalised Draft North Lanarkshire Local Plan identified sites that would be suitable.

The CGA will include not only housing, but other facilities that may be required to support both the new and existing populations, such as shops, schools, leisure facilities and open space.

Johnston Loch viewed from the east



3. Gartcosh:Glenboig Growth Area

The Gartcosh:Glenboig Community Growth Area, (CGA), is located to the north west of Coatbridge, and south-east of the villages of Chryston and Muirhead.

The urban edge of Glasgow is approximately 5 kilometres to the west. The existing villages of Glenboig, (population 1630), and Gartcosh, (population 1640), are two separate communities located to the east and west of the M73 motorway which bisects the area.

The sites identified as part of the Gartcosh:Glenboig CGA take the form of several parcels of land on the edge of each village, amounting to 80.5 hectares at Gartcosh, and

51.9 hectares at Glenboig; in total, the Glasgow and Clyde Valley Joint Structure Plan suggests an indicative capacity of around 3000 dwellings and associated amenities in the Gartcosh:Glenboig CGA. A further 33 hectare parcel of land further west of Gartcosh and south west of Mount Ellen is also included in the Growth Areas. It is intended that the CGA will be developed during the period from 2011 to 2020 and beyond.



4. The Vision

“A Vision for an area forms the foundation and the driver for planning the area. Once a clear vision for a place has been established, the principles can be translated into a masterplan”

(Planning Advice Note 83: Masterplanning: Scottish Government 2008).

The council’s vision for the Gartcosh:Glenboig Community Growth Area is that it should:

- Be designed and built to a high quality, and integrate well with the existing communities and the local environment by creating a clear identity and contributing to local distinctiveness.
- Provide for community needs.
- Be sustainable, both environmentally and socially, in terms of protecting, enhancing and expanding environmental assets, encouraging accessibility, reducing energy and resource consumption, and being designed around people to create a well designed and safe place where people want to live.
- Provide infrastructure appropriate to the development.
- Improve Health and Wellbeing.



5. The Guiding Principles

In order to achieve the Vision, the following general principles must be applied in the masterplan.

A clear design strategy, setting out the principles to be used in terms of the scale and form of the intended developments, is required to create a distinct identity and sense of place across the villages. This will recognise and build upon identities of the existing communities of Gartcosh, Glenboig and Mount Ellen - and specifically address how new development can sensitively be integrated with these communities so as to enhance the area whilst avoiding loss of individual community identity.

The design strategy will take reference from successful Scottish urban forms and layouts whilst encouraging innovative design solutions. A significant change from standard suburban housing layouts is expected – in terms of overall layout, the nature of residential streets, consideration of issues such as refuse storage and collection, parking, and securing a high quality of public realm. The masterplan should include a Design Statement, to set out the basis of the design principles involved in the proposals. Masterplans will be the subject of further consultation with the local communities before

they are submitted to the planning authority. Full consideration should be given to the Scottish Government policies ‘Designing Places’ and ‘Designing Streets’.

The design strategy will be required to foster sustainable communities where high quality design will not only result in an attractive environment but will also discourage crime and the fear of crime.

Development should reinforce and enhance existing amenities and provision of local shopping, educational and other community facilities.

The development should contain substantial areas of high quality open space or woodland, providing formal and informal recreational opportunities, which act as focal points within the community. These should form part of a network of green spaces within the area, and should seek to connect to, and enhance, existing open spaces and woodland. Wherever practical, existing woodland and hedges should

Marnoch Site (in foreground) and new joint campus of Glenboig Primary and Our Lady and St Josephs Primary and Nursery



be retained or expanded and incorporated into the developments. These areas should contribute towards the aims and delivery of the Glasgow and Clyde Valley Green Network. Public art should also be provided as part of the developments, particularly at entry points and at central locations.

Developers should seek to avoid the loss of sporting and leisure facilities. Where such facilities are lost, the provision of a replacement facility or the upgrading and substantial improvement of an existing facility will be sought to compensate the loss through the provision of developer contributions.

New residential layouts will be designed to be well-connected to encourage walking, cycling and access to public transport, to promote good quality design and reduce the dominance of the car. Pedestrian routes will be designed to be safe and visible and will connect into adjacent networks. In particular good access to bus provision in these areas should be provided.

Buildings will be expected to achieve high energy efficiency levels through design - with improved insulation, airtight designs, orientation to maximise solar gain, utilising heat recovery systems and the incorporation of renewable energy technologies. Developers will be expected to use best practice and facilities for sustainable waste management, drainage and recycling techniques, including Sustainable Urban Drainage Systems.

Developers will be expected to provide, or contribute towards the provision of, infrastructure required as a direct consequence of the development, both on-site and off-site, will be provided by the developer. This may include new school provision and road and junction improvements. Where appropriate, developers will be asked to enter into a legal agreement (or agreements) with the council to ensure the provision of such facilities.

The phasing of the development, and any associated infrastructure and facilities, will be addressed in the masterplan, to achieve a planned and co-ordinated development. When approved, the development will proceed in accordance with the agreed phasing.

Many areas within the central belt of Scotland including North Lanarkshire were formerly subject to heavy industrial use. Due to known historic activities within the Gartcosh:Glenboig Community Growth Area there is potential for land contamination to be present. Consequently, developers will be required to undertake a preliminary assessment to identify the likelihood of potential land contamination and which may necessitate further investigations. Developers will be required to implement identified remediation requirements as part of any development proposals.



6. Specific Requirements

In addition to the general principles noted above, the following specific issues require to be addressed in the masterplan.

A number of issues are shown diagrammatically on the map shown on the inside back cover.

Landscape and Nature Conservation

a) Housing densities and building heights should respect the urban fringe/countryside nature of the location, and should acknowledge the potential visual impact of development on prominent and sloping sites.

b) Development should give proper consideration to existing landscape character, key views and features. Development within the sites should respond to the underlying landform and follow contours in order to integrate successfully into the landscape with the objective of minimising the visual and landscape impact on surrounding areas. Existing structural planting and hedges should be retained where practical. Mature trees and woodland should be protected to ensure attractive views are retained and new woodland considered where it might provide significant landscape benefit.

c) A landscape character assessment has been undertaken on behalf of the council for the Gartcosh:Glenboig Area. Developers should undertake further Landscape and Visual Impact Assessments as part of the masterplan process in order to devise a landscape strategy for integrating into the natural and built context of the sites and mitigating measures for visual impact on surrounding settlements.

d) Developers should identify wildlife and natural heritage interests and opportunities at an early stage in order that measures to protect and enhance natural assets may be incorporated into the masterplan. Developers should give appropriate consideration to the Sites of Importance for Nature Conservation, (SINCs), within and adjacent to the Community Growth Area and demonstrate that no adverse impact on them will result from the development, or that any impacts can be satisfactorily mitigated in environmental terms.

Johnston Loch viewed from the south



e) Developers will be required to provide sufficient buffer distances between areas of conservation value at Johnston Loch, Inchtart Moss, Inchnesk Moss and Inchnesk Woods, located adjacent to the proposed development areas. There will also be a buffer of open space between the Gartcosh Nature Reserve and any development to the east. Developers will be required to provide a strong landscape framework to strengthen and protect these core habitat areas. Further details of the nature of such buffer zones will be provided in the SDF. Developers should give appropriate consideration to the North Lanarkshire Biodiversity Action Plan. An Environmental Impact Assessment will require to be undertaken by the developer.

f) Johnston Loch and its environs are key environmental and landscape assets within the local area providing both landscape and recreational resources and it is recognised that the local community place a high value on this.

g) Development proposals should recognise the importance of the loch within the Community Growth Area and safeguard both its environmental and landscape value. Developers will be required to provide a substantial set-back distance from the lochside to protect its landscape and environmental assets and the SDF will provide details of the extent of this 'no build' area. For this reason development will also not be permitted in the area designated as a SINC at the west side of the Loch or in close proximity to the SINC.

h) Development in the vicinity of the Mount Ellen Golf Course should take account of the location of the golf course fairways, and establish a suitable distance between those and the development.

Access and Movement

a) Rights of Way have been identified within the Community Growth Area. Developers will need to be mindful of these and the requirement to maintain or suitably divert the routes. An Access Audit may require to be undertaken by the developer.

b) Developers are to acknowledge the requirements of the council's Public Access Strategy and Core Path Plan when developing masterplans and should avoid development which obstructs, encroaches or in other ways compromises Core Paths. These routes will be material considerations in planning applications.

c) Accessibility to the national road network and to Gartcosh railway station is a key issue. In particular there are access constraints around and into Glenboig and these constraints will require to be addressed to ensure safe and satisfactory access to the village. Detailed consideration will require to be given to the most appropriate means of providing access, but access via Gartcosh Business Park is not a preferred option for nature conservation and transportation reasons.

d) If a suitable access solution cannot be found the scope for large scale development in Glenboig may be limited and the capacity reduced.



Entry to Gartcosh from the South

e) A Transport Assessment will be required as part of the masterplan process. Developers will be required to contribute towards improvements to the wider road network that may be necessary as a consequence of the development.

f) The level of existing and the provision of new public transport must be considered as part of the masterplanning process. Developers should take appropriate measures within masterplans to allow public transport operators to access and serve the areas.

Utilities

a) Stand-off distances will be required from the pylon lines crossing the area to allow access for operational and maintenance purposes. Developers will take advice from Scottish Power Energy Networks regarding appropriate operational distances from electricity transmission equipment.

Affordable Housing

a) There is a requirement for provision of 25% affordable housing within Gartcosh to address housing shortfalls within this part of the Cumbernauld housing sub-market area. Affordable Housing should be integrated throughout each phase of development and should not be separate or isolated development. On-site delivery of affordable housing is the preferred option rather than payment of commuted sums.

b) In Glenboig, whilst within a different housing sub-market area, it may also be beneficial in the interest of providing a balanced community to provide an element of affordable housing. Further details of affordable housing requirements will be provided in the developing Strategic Development Framework document.

Ground Conditions and Air Quality

a) Developers will be required to investigate the mineral position fully and make provision for any remedial works, or design solutions, required.

b) Potential noise and vibration impacts should be considered from the outset of the masterplanning process in order that appropriate mitigating measures may be built into planning of the site layout. Relevant assessments will require to be undertaken by developers.

c) The hydrology of the Gartcosh and Glenboig area is complex featuring a number of connecting lochs, ponds and burns. A detailed hydrological study is proposed to analyse the interconnected nature of this system and will assess where development can best be located to protect wetland systems and prevent potential flooding issues. Developers will be required to recognise the outcomes of this study when considering which areas are most appropriate for development. Areas considered to be at risk from flooding will be identified in the SDF and built development excluded from such areas.

Local Character

a) The layout and location of new development within the CGA must ensure that the two villages remain clearly separate communities, and do not appear to coalesce. The use of robust structural landscaping, such as woodlands, including the retention and expansion of natural heritage features, and the provision of high quality open space and green infrastructure, should be included as a means of achieving this. In particular land immediately east of the M73 is considered to be important in ensuring that there is no perception of coalescence, and should remain as open space. Similarly, open space should be retained between Gartcosh and Mount Ellen. These aspects will be addressed in greater detail in the SDF.

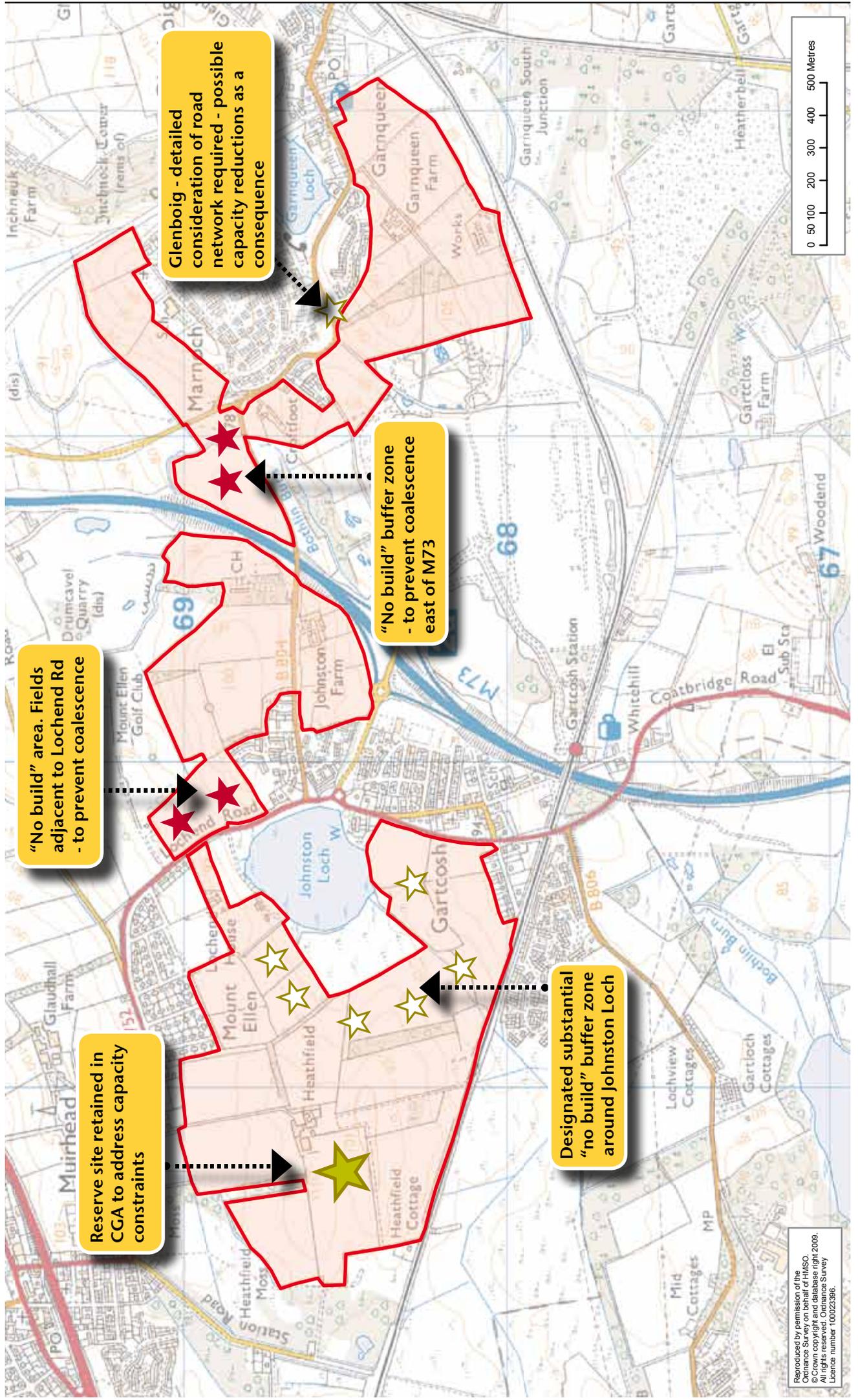
Community Facilities and Services

- a)** Developers will be required to contribute towards educational provision within the Community Growth Area based on the impact of the development on existing school and nursery facilities in the area. It is anticipated that land and provision of new primary schools along with associated community facilities, including a nursery, will be required in both Glenboig and Gartcosh.
- b)** A contribution from the developer is also likely to be required towards the rebuilding, expansion or refurbishment of secondary schools from the relevant Gartcosh and Glenboig school catchment areas in Cumbernauld and Coatbridge.
- c)** Developers will be required to provide new, or contribute towards the existing provision of, community facilities based on the impact of the development on the existing provision in the area. This includes recreational and health facilities. Where new facilities are required, the provision of these should be considered in conjunction with any new school facilities to be provided as part of the development.
- d)** The scale of development proposed for Gartcosh and Glenboig and current lack of modern sports facilities requires to be addressed. Potentially two or three grass or synthetic pitches and multi use games areas will be required with associated changing facilities. These should be linked to the provision of new schools and community facilities. Additionally the council may consider the provision of land by developers to site such school and community facilities. Specifically, local health provision within Gartcosh and Glenboig will require to expand to serve the expanded population of the Growth Area. This may involve the provision of developer contributions towards provision of primary care health facilities potentially located as part of a joint school and community facility.
- e)** The increase in population is likely to generate a need for further local shopping facilities. The scale of any new retail development will be determined by an assessment of existing shopping provision in the area, in light of the additional population which will result. The masterplan will identify locations for any new retail development.



Gartcosh Primary School

Gartcosh:Glenboig Community Growth Area – Issues Map



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