



**NORTH LANARKSHIRE COUNCIL  
REPORT – MAIN POINTS**

To:	PLANNING AND ENVIRONMENT COMMITTEE	Subject:	URBAN EXPANSION AREAS
From:	DIRECTOR OF PLANNING AND ENVIRONMENT		
Date:	30 August 2005	Ref:	

**5 Summary of Evaluation**

5.1 Refer to Appendix C for the full scoring matrices. The overall results are summarised below for each SMA in turn with:

- A - area showing stronger compliance with strategic criteria
- B - area complying with some strategic criteria but conflicting with others, or subject to constraints requiring further evaluation.
- C - area conflicting with majority of strategic criteria.

Cumbernauld SMA

5.2 The out come of assessment is:

- Cumbernauld South - A
- Gartcosh & Glenboig - A
- Stepps - B
- Stoneyetts - C
- Croy - not of strategic long-term conurbation-wide significance – more appropriate to consider as settlement-specific local plan issue

5.3 The clear recommendations are Cumbernauld South and Gartcosh & Glenboig (encompassing the area already identified in Strategic Policy 2 as an existing commitment related to a flagship initiative).

5.4 Shortlist recommendations are:

- Cumbernauld South - 1,000 – 2,000 NLLP submissions capacity
- Gartcosh & Glenboig - 1,000 – 5,000 NLLP submissions capacity

The 2,000 – 7,000 NLLP submissions capacity combined total potential of these locations of relates well to the anticipated Central Conurbation comparatively large local shortfall of up to 19,000.

### Airdrie & Coatbridge SMA

5.5 The outcome of the assessment is:

North Coatbridge	-	A
East Airdrie	-	A
Bargeddie	-	B
Calderbank & Chapelhall	-	B
Glenmavis	-	C

*(note: North Coatbridge is listed as Gartsherrie Appendix A table)*

5.6 The clear recommendation for shortlisting is North Coatbridge, with Glenmavis clearly inappropriate.

5.7 The potential location of East Airdrie did not feature in Appendix A, given the absence of local plan submissions in an area known to be constrained by lack of capacity on the A73. Caldercruix featured in Appendix A and gained a favourable assessment. Investigations are currently taking place with regard to re-opening of the Airdrie-Bathgate railway line, and to road improvements along the A73 corridor and access to the A8/M8. It is therefore appropriate to consider a wider area than Caldercruix itself and this is referred to as East Airdrie.

5.8 Shortlist recommendations are:

North Coatbridge	-	750 – 1,500
East Airdrie	-	2,000 – 3,000

5.9 The combined total potential of these locations relates well to the anticipated Eastern Conurbation's comparatively small total shortfall.

### Motherwell SMA

5.10 The outcome of the assessment is:

South Wishaw (without Castlehill)	-	A
East Motherwell Villages	-	A
Newmains	-	B
South Wishaw (with Castlehill)	-	C
Newlands Farm	-	C
Carnbroe Mains	-	C

5.11 The two clear recommendations for shortlisting are South Wishaw (without Castlehill) and East Motherwell Villages.

5.12 There are two South Wishaw scenarios. Including the site south of Castlehill Road jeopardises potential Gowkthrapple renewal and unacceptably breaches the strong green belt edge of Castlehill Road. Omitting that site results in this location showing strong compliance with the strategic criteria.

5.13 East Motherwell Villages represents a flexible option in the Motherwell SMA. It covers three settlements on the same rail line east of the main urban area and their RIA location would enable justification on mobile rather than local shortfall.

5.8 Shortlist recommendations are:

South Wishaw (without Castlehill)	-	500 – 1,500*
East Motherwell Villages	-	2,250 – 6,500**

*\* this South Wishaw has been revised down by 500 by the removal of the Castlehill area*

*\*\* the potential capacity figures are grossly skewed by the unrealistic NLLP submissions at Shotts*

DJO

23-08-19

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## Appendix A Potential Urban Expansion Areas

Based on Market Demand as Expressed by North Lanarkshire Local Plan Housing Development Submissions

### GCVJSP May 2005 : Existing Potential Urban Expansion Areas

Ref	Existing Potential Urban Expansion Areas	Potential Capacity Ranges for Structure Plan Scenario Testing	
		Structure Plan Estimate	North Lanarkshire Revised Estimate 06.06.05
	North Lanarkshire (Wards)		
19	A8 Corridor: Tannochside (Newlands Farm) (21)	Unknown	<b>200-500</b>
19a	A8 Corridor: Calderbank /Chapelhall	500 -1000	<b>500 -1000</b>
20	Coatbridge: Bargeddie	Unknown	<b>1000 -2000</b>
20a	Coatbridge: Gartsherie	1000 - 3000	<b>750 -1,500</b>
21	Cumbernauld South	1000 - 2000	<b>1000 -2000</b>
22	Glenmavis	250 - 500	<b>500 - 2000</b>
23	Motherwell Eastern Villages: Hartwood (18)	1000 -1500	<b>250 - 500</b>
23a	Motherwell Eastern Villages: Shotts (17,18,20)	1000 -1500	<b>1000 - 3000</b>
23b	Motherwell Eastern Villages: Harthill (20)	250 -500	<b>250 - 500</b>
23c	Motherwell Eastern Villages: Cleland/Bellside (19)	1500 -2000	<b>1000 - 3000</b>
23d	Motherwell Eastern Villages: Newmains/Morningside (16,17)	1000 -1500	<b>1000 - 2000</b>
25	South Wishaw (Gowkthrapple) (8,14,15)	1000 -2000	<b>1000 - 2000</b>
<b>26</b>	<b>Gartcosh (Plus Glenboig)</b>	<b>1000 -3000</b>	<b>1000 -5000</b>
45	Cardowan	400	<b>400</b>
48	Stoneyetts Hospital Site, Moodiesburn	500 -1000	<b>500 - 1000</b>
50	Stepps (Cala)	1000 - 3000	<b>1000 - 3000</b>
	Croy	-	<b>250 - 500</b>
	Carnbroe Mains	-	<b>500 - 1000</b>
	Caldercruix	-	<b>500 - 1000</b>

## Appendix C – Matrices

Area	Urban Renewal		Green Belt <sup>1</sup>		Envtl Assets		Accessibility <sup>2</sup>		Proximity <sup>2</sup>		Town Centres		Outcome
<sup>1</sup> secondary quality of GB : (a) major opportunity for improvement (b) possible Improvement opportunity (c) current boundaries robust, improvement not required  <sup>2</sup> additional road network and education implications for A rated options: (a) no significant constraints (b) potential or minor constraints, may be mitigated by developer contribution (c) major constraints	Strong Link	a	Not in GB	a	No adverse impact anticipated	a	Large % of area <800m of a rail station	a	Well related to community facilities	a	Close to TC or public transport route into centre	a	
	Possible link	b	Rural Investment Area	b	Potential impact, may be capable of mitigation	b	Well related to park and ride facility or frequent bus route	b	Could be reasonably related, more assessment required	b	Some proximity to TC, but may need transport improvements	b	
	No obvious link	c	Structural corridor or sensitive wedge	c	Clearly major impact on environmental asset	c	Poorly related to public transport network	c	Poorly related to community facilities	c	Very remote from a town centre	c	
Central Conurbation	Cumbernauld SMA												
Cumbernauld South 1,000 – 2,000	potential link to restructuring, particularly re: tenure mix	b		a		b		a	potential to introduce facilities lacking in the area	c		b	<b>A</b>
<b>Gartcosh (&amp; Glenboig) 1,000 – 5,000</b>	<b>link to supporting Gartcosh industrial renewal</b>	<b>a</b>	<b>opportunity to improve vulnerable GB boundaries</b>	<b>c</b>	<b>structure + planting potential</b>	<b>b</b>		<b>a</b>	<b>could trigger facilities improvement</b>	<b>b</b>		<b>c</b>	<b>A</b>
Cardowan 400	Not a conurbation-relevant strategic issue due to scale – a local plan consideration												
Stoneyetts		c		c		a		c		c		c	<b>C</b>

500 – 1,000			+								
			c								
Stepps 1,000 – 3,000		c	c		a		b		b	c	<b>B</b>
			+								
			b								
Croy 250 – 500	Not a conurbation-relevant strategic issue due to scale – a local plan consideration										

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	No obvious link	c	Structural corridor or sensitive wedge	c	Clearly major impact on environmental asset	c	Poorly related to public transport network	c	Poorly related to community facilities	c	Very remote from a town centre	c	
Eastern Conurbation	Airdrie & Coatbridge SMA												
Calderbank/Chapelhall 500 – 1,000		c	noted complex adopted LP GB position	a		a		c		c		c	<b>B</b>
Bargeddie 1,000 – 2,000	V&D land N of A89 and S of railway	b	potential to address GB V&D land	c + b		a		a	opportunity for settlement focus	b		b	<b>B</b>
North Coatbridge 750 – 1,500		a		c + a		a		a + b	opportunity to supplement facilities	b + b		a	<b>A</b>
Glenmavis 500 – 2,000		c		c + b	could mitigate impact on bog at Pinwinnie and woodland to south	b		c	largest submission remote from facilities	b		c	<b>C</b>
East Airdrie	address	a	note positive	b	significant	a	currently not	c	opportunity to	b	note RIA	c	<b>A</b>

2,000 – 3,000	derelict land	RIA impact	positive impact	rail connected but potential Airdrie- Bathgate station	create settlement focus	+ b	location means unable to fulfil TC proximity criterion	
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Eastern Conurbation	Motherwell SMA												
Newlands Farm 200 - 500		c		c	SINC impact could be managed	b		c	facilities at Old Edinburgh Road	b		c	<b>C</b>
Carnbroe Mains 500 – 1,000		c		c		a		c		c		c	<b>C</b>
South Wishaw With Castlehill 1,000 – 2,000	conflict with Gowkthrapple potential	c	Castlehill Road a robust GB boundary	c	AGLV intrusion	c	but note potential branch line station with access to Ravenscraig	c	but note potential to supplement facilities	c	particularly note potential rail link to Ravenscraig	b	<b>C</b>
South Wishaw Without Castlehill 5,00 – 1,500	linked to Gowkthrapple restructuring	a	Pather Farm area contained	a		a		b		b		b	<b>A</b>
East Motherwell	lack of urban	c	RIA therefore	b		a		a		b		c	<b>A</b>



