

## **Review of Administrative Area boundaries at Cardowan, Steps between Glasgow City and North Lanarkshire council areas**

### **Introduction**

1. The Commission is invited to consider the responses received from North Lanarkshire Council and Glasgow City Council during the initial consultation stage of its administrative area boundary review at Cardowan by Steps, and to consider preparations for its public consultation.

### **Background**

2. A number of local residents in the area have written to the Commission requesting an administrative area review because they have concerns regarding:
  - the distance to travel to schools within the Glasgow City council area;
  - there is no direct access to the development from Glasgow City council;
  - an inability to create a community within the development as all of the surrounding neighbours reside within North Lanarkshire council area; and
  - access to Glasgow City council services such as gritting as well as a failure to receive council issued correspondence.
3. The review affects approximately 290 electors (based on May 2016 electorate data).

### **Initial Consultation**

4. The review commenced in November 2016. North Lanarkshire Council and Glasgow City Council were asked to comment on the proposals and consider any potential changes to local infrastructure or planned developments in the area, such as the Seven Lochs Wetland Park and any plans for direct a road link to the development from the south. The Commission also welcomed feedback on whether local residents at Millerston, to the west of Cardowan, had raised any issues with either council on access to local services, as the Millerston development is also split by the council area boundary in this locality.

### **Responses to initial consultation**

5. Glasgow City Council (Appendix A) is opposed to any change to the boundary at Cardowan and made the following points in their response:
  - they are reviewing the provision of education in this area for existing residents and future housing developments;
  - early learning and childcare provision is offered across both council areas;
  - they currently offer full waste collection services and will provide other services once the Council adopts the development from the developers;
  - The City Development Plan has proposed an Easterhouse Regeneration Route that will link Gartcosh with Easterhouse to support new housing development (see Appendix C). This road would link the Cardowan development directly with Glasgow southwards;
  - Glasgow Council's Regeneration and Economy Policy Development Committee are planning further housing development in the area, which could include a new nursery and school;
  - concern that any changes to the boundary may delay plans for the new Robroyston and Millerston railway station (see Appendix C), as North Lanarkshire Council would become involved in the planning process; and
  - they advised there had be no issues with service provision in the Millerston development.

6. North Lanarkshire Council (Appendix B) advise that:
- local schools in the area are currently at maximum capacity levels and they anticipate having to decline placing requests in the future. They report that they would be unable to place any pupils from the development within a North Lanarkshire school now or in the near future;
  - the Glasgow City Region City Deal has early proposals to build a road to the development directly from Glasgow;
  - electors within the development vote within a North Lanarkshire polling district except for UK Parliament elections; and
  - there are no planned housing developments expected in this area.

#### **Public consultation**

7. The Commission is invited to consider a start date for the 12 week public consultation. The consultation could commence after Easter holiday weekend (15/16 April), however it could be more prudent to begin the consultation shortly after the local government elections which are to be held on 4 May 2017.
8. The Secretariat proposes issuing a news release, placing a public notice in local newspaper(s), writing to all households affected by the review, as well as writing to other interested parties such as community councils, local councillors, MPs and MSPs.
9. During the Commission's recent 5<sup>th</sup> Reviews of Electoral Arrangements, a consultation portal was utilised to enable individuals and groups to submit comments on the Commission's proposals during public consultations. For this review the Secretariat suggests that the Commission trial the Scottish Government consultation hub <https://consult.scotland.gov.uk>. The advantages of using the consultation hub are that it is free to use, it is simple to design a consultation and therefore quick to set-up, other public bodies such as the Forestry Commission have used the hub and it may raise the profile of the review as users visit the consultation hub. The disadvantage is that the hub is hosted by Scottish Government and cannot be hosted on the Commission's website.

#### **Next steps**

10. Following the 12 week public consultation the Commission will then consider representations from interested parties and make a decision regarding any change to the existing boundary.

#### **Conclusion**

11. The Commission is invited to note responses to the initial consultation and confirm its plans for the public consultation.

**Secretariat  
March 2017**



23 JAN 2017

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18 January 2017

Ms Drummond-Murray  
Secretary  
Local Government Boundary Commission for Scotland  
Thistle House  
91 Haymarket Terrace  
EDINBURGH  
EH12 5HD

Dear Ms Drummond-Murray

**ADMINISTRATIVE AREA REVIEW OF LOCAL GOVERNMENT AREA BOUNDARY  
BETWEEN GLASGOW CITY COUNCIL AREA AND NORTH LANARKSHIRE COUNCIL  
AREA AT CARDOWAN, STEPPS**

I refer to your letter of 15 November 2016 and confirm that I have now received feedback on the issues you have raised. I confirm that Glasgow City Council remains opposed to any changes to the boundary.

Schools

The current catchment schools for the Cardowan area are:-

- St Benedict's Primary School
- Aultmore Park Primary School
- St Andrew's Secondary School
- Lochend Secondary School

Due to the projected increase in the residential property planned for this area, Glasgow City Council is reviewing options to ensure the provision of education for existing and future developments to ensure an appropriate education provision. This applies to the area being considered by the Boundary Commission and the wider geographical area around the north east of Glasgow.

In early learning and childcare provision, there is already cross-boundary flow to Glasgow establishments and providers from North Lanarkshire and this is not viewed as a rationale for boundary change.

Council Services

The Council's Land and Environmental Services currently provides a full managed weekly waste collection and recycling service and a free bulk uplift service in Cardowan.

The Cardowan residential estate is not yet publicly adopted and, therefore, the maintenance of the roads, footways, street lighting and open spaces is currently the responsibility of the two developers, Bellway Homes and Miller Homes. Once the adoption process has been concluded, Land and Environmental Services will provide the full range of road, footway, lighting and open space services to the local residents.

In relation to the Millerston area, I confirm that Land and Environmental Services provides the full range of cleansing, road, footway, lighting and open space services.

### Housing Development

In relation to the Cardowan area, the Easterhouse Regeneration Route is identified as a proposal in the proposed City Development Plan and is intended to link Easterhouse to Gartcosh in North Lanarkshire via Cardowan. The intention is that the developer of the new housing around Easterhouse will contribute to the delivery of that road.

In September 2016, the Council's Regeneration and Economy Policy Development Committee approved a strategic development framework for Greater Easterhouse setting out current and potential development and regeneration activities in the area. These include a number of housing proposals, investment in Easterhouse town centre, new nursery provision and the potential for a new school. The creation of the seven lochs wetland park, which has received funding of £4.4m from the Heritage Lottery Fund, is linked to the new housing areas expected through the Community Growth Area process. It is anticipated that around 1,500 houses will be delivered in this location.

In relation to Millerston, there are two housing sites which will be developed over the coming years adjacent to the area referred to by the Boundary Commission. Robroyston Community Growth Area (to the north of Millerston) has a capacity of 1,600 houses and is currently on site. There is also a site immediately to the west of the Millerston area. The Council owns part of this site and City Property (the Council's property ALEO) is expecting to bring a larger site to the market soon.

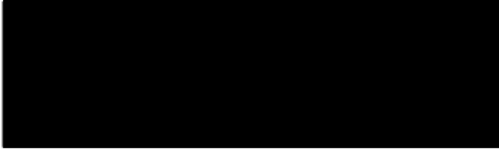
The proposed new Robroyston and Millerston railway station will secure enhanced public transport accessibility for existing and new residents in the Robroyston and Millerston area where significant residential redevelopment is planned over the next ten years through the approved Community Growth Area masterplan. The new station, through the formation of new access roads and car parking, will better link the two expanding communities. The proposed new station will help facilitate the future delivery of new housing to the west of Station Road, adding to the 1,600 houses already under construction at Robroyston.

Any loss of this area to North Lanarkshire Council and a potential redrawing of the boundary up to the railway line could further complicate delivery of the new station (between 2017-2019) through the creation of a new legislative boundary that cuts through or abuts the proposed new station site. For the delivery partners of the proposed new station (Scotrail, Network Rail, Stewart Milne, Elmford, GCC, SPT and Transport Scotland) this could result in the need for North Lanarkshire Council to be brought in to cover planning and roads matters instead of the current single authority (GCC) arrangement that exists.

I trust this of assistance, but please do not hesitate to contact me if you require any clarification or further information.

Kind regards.

Yours sincerely



**CAROLE FORREST  
DIRECTOR OF GOVERNANCE AND SOLICITOR  
TO THE COUNCIL**





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Ms Isabel Drummond-Murray  
 Secretary  
 Local Government Boundary Commission for Scotland  
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Dear Ms. Drummond-Murray,

### Administrative Area Review of Local Government Area Boundary Between Glasgow City Council and North Lanarkshire Council Areas at Cardowan, Stepps

I refer to your letter dated 15 November 2016 in which you advised that the Commission would be undertaking a review of the local government area boundary at Cardowan, Stepps between Glasgow City Council and North Lanarkshire Council areas and seeking submissions from this Council by 31 January. The following comprises the submission from North Lanarkshire Council.

With regard to housing matters, there is no relevant development proposed in the vicinity of the boundary on the North Lanarkshire side and the Council's Local Development Plan policies are aimed at protecting the greenbelt which exists there. It is understood that there will be a separate development on the Glasgow City Council side, however this is a matter for that Council to provide detail on.

In relation to access to the development from the south there is a proposal currently underway, funded by the Glasgow City Region City Deal, for a road connection. This is, however, at a very early stage.

In reference to the Seven Lochs Wetland Park, the area proposed to be transferred into North Lanarkshire area is all outwith the boundary of the Park. The boundary runs along the edge of the new development.

There are no Core Paths associated with the Park running through the area but there are undesignated paths that contribute to the overall network. Part of the area being reviewed is designated by Glasgow City Council as a Site Important for Nature Conservation (SINC). This includes the southern portion of the loch area. Glasgow biodiversity officers have reported breeding teal and pine marten prints in the area, so North Lanarkshire Council would potentially desire to designate this as its own SINC system should a transfer take place.

In relation to education and in particular the capacity of local schools this Council has serious reservations about a proposal to move the boundary which would involve approximately 120 houses being taken into the North Lanarkshire Council area.

The local primary schools – St. Joseph's and Stepps Primary Schools – currently have capacity issues. The Council's Education Service considers that a capacity of 80%-90% is "optimal utilisation" for a primary school and currently St. Joseph's is running at 89% and Stepps Primary School at 98% occupancy rates. A number of placing requests have been refused for both these schools and it

*Paul Jukes, Chief Executive, Civic Centre, Windmillhill Street, Motherwell ML1 1AB*

highly likely that both schools will be refusing placing requests for the coming years due to existing capacity pressures. There are other housing developments in the area which are likely to impact on both schools and solutions are currently being considered. In relation to the development currently zoned to Glasgow City Council, the expected pupil yield is approximately 36 pupils, based on the pupil product ratio of 0.3. Therefore, neither school has sufficient capacity to accommodate these pupils at present or in the next few years.

This Council would also like to highlight that there is another development, within the North Lanarkshire Council boundary, which also sits naturally within the Cardowan area but is currently zoned to St. Barbara's Primary School and Chryston Primary School. A local Councillor has been approached by residents asking for that area to be rezoned to St. Joseph's Primary School and Stepps Primary School. It has been advised that whilst the area sits within the Cardowan area, there is no capacity within the local Cardowan schools to accommodate the additional pupils. Therefore, as there are pupils in other areas within North Lanarkshire who cannot be accommodated at this time, it is not considered appropriate to rezone pupils who currently reside within Glasgow City area into the North Lanarkshire area ahead of existing pupils.

In order to accommodate the pupils from the transfer of this development, additional space would need to be created within both of the primary schools. There is no capital funding currently identified for either of these schools and if the development was being built now, North Lanarkshire Council would be requesting a developer contribution. However, as the development has already been completed, no such contribution would be received from a rezoning. Therefore, any additional infrastructure costs would have to be met by North Lanarkshire Council.

Accordingly, the Education Service of North Lanarkshire Council does not see the proposed transfer of the area into North Lanarkshire as feasible at this time or in the near future and is not supportive of the proposal.

It is noted that the electors currently residing within the development proposed for transfer are already administered by North Lanarkshire Council in terms of elections, with the exception of UK Parliamentary Elections.

This Council seeks assurances that those living in the area concerned are fully informed of the proposals under review and that consultation is undertaken with all residents during the course of the Review.

In conclusion, whilst North Lanarkshire Council does not object to the proposals in principle, it does have serious concerns regarding the capacity of the local schools to accommodate additional pupils, either currently or in the future.

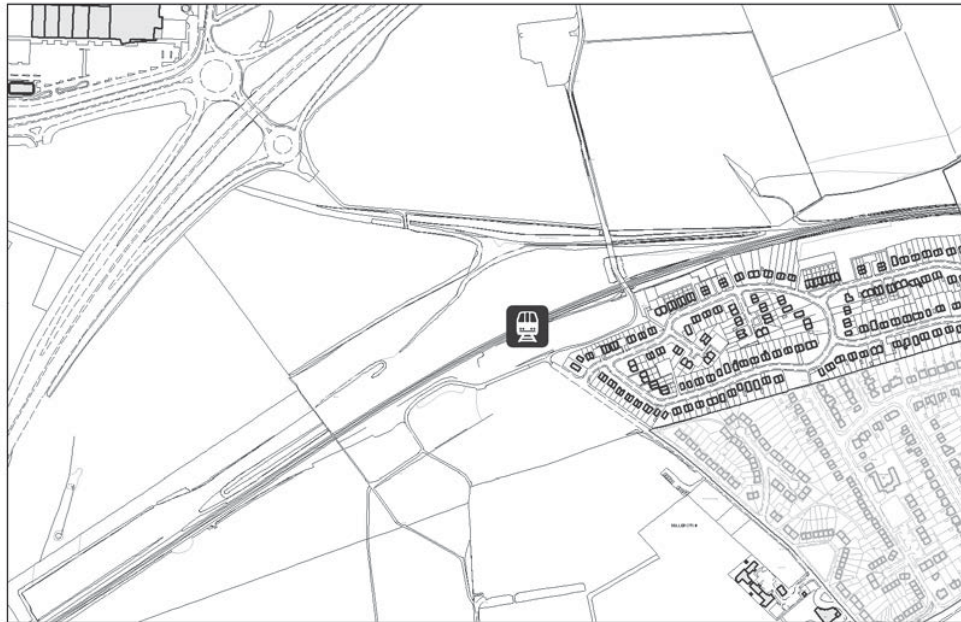
Yours sincerely,

A large black rectangular redaction box covering the signature of the Head of Business for Legal and Democratic Solutions.

**Head of Business for Legal and Democratic Solutions**

Proposal Reference:	Location:	Description:
<b>T001</b>	Proposed Rail Station and Park and Ride Facility Robroyston / Millerston	Proposal for the development of a new rail station, and associated park and ride, to serve the Robroyston/Millerston Community Growth Area.

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**Proposal:**

This is an existing proposal, included in the Glasgow City Plan 2 (2009), however planning legislation requires the Council to notify neighbouring premises where it is carrying a proposal forward into the new City Development Plan.

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Proposal Reference:	Location:	Description:
T005	Easterhouse Regeneration Route	Proposal for the development of a proposed link road between Easterhouse and Cardowan, intended to enhance direct access for Easterhouse residents to employment opportunities at Cardowan and to support the regeneration of the Greater Easterhouse area. The viability of delivering this road, through developer contributions from the emerging CGA proposals, will be further considered through the Greater Easterhouse Strategic Development Framework.

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