

Review of the administrative area boundary between Glasgow City Council and North Lanarkshire Council at Cardowan by Steps

Action Required

1. The Commission is invited to consider the responses to the consultations on its proposals for the realignment of the administrative boundary between Glasgow City and North Lanarkshire Council areas at Cardowan by Steps; and agree its final recommendations for the review. Maps detailing the Commission's provisional proposals can be seen at Appendix A and Appendix B.

Background

2. A timeline is provided at Appendix C to show how the area has been developed and to document requests for administrative area boundary reviews over the past 20 years in this area.
3. Historically the Commission has only agreed to conduct an administrative area review if a dwelling straddles a boundary or if a review was requested by a local authority. The administrative area boundary at Cardowan does not overlap any buildings.
4. The 2009 Cardowan review was undertaken because a number of houses straddled the council area boundaries. The Commission conducted a review in this area which resulted in the redrawing of the boundary to the west of Dewar Road . The Commission did not extend the boundary because, as the minutes of its 28 May 2008 meeting state, "due to the uncertainty over the extent of future development in the area to the east of Dewar Road, and the absence of clear and continuous bounding features made it impossible to recommend a realignment of the boundary."
5. Following completion of the Review in 2009 the Commission's Report and Final Recommendations to Ministers stated: "The Commission makes its recommendations on the grounds that the proposed revision to the boundary will rectify the anomalous situation whereby properties straddle the existing boundary between Glasgow City Council and North Lanarkshire Council areas, by locating all of Cardowan's Crowwood Grange estate within North Lanarkshire Council area. There is a clear advantage for the effective planning and delivery of local services in putting the complete area in a single local authority. Current road access argues in favour of the area being placed in North Lanarkshire Council area. The Commission further considers that its recommendations produce a better defined boundary, and enable more effective and convenient local government of the area."
6. The development to the east of Dewar Road was built with consideration of the council area boundary, to ensure no properties were constructed in a way that straddled the boundary. The properties were designed so that the rear garden fence-line followed the council area boundary. The development was built by two different building contractors on either side of the council area boundary.
7. Since 2013 the Commission has received a number of requests for an administrative area boundary review in the area from residents of the newly completed houses in the Glasgow City Council part of the development.
8. The reasons for requests for a review include:

- the distance to travel to schools within the Glasgow City council area;
 - the lack of direct access to the development from Glasgow City council area;
 - paying more council tax than direct neighbours in North Lanarkshire council area;
 - feeling isolated from other communities in Glasgow;
 - the distance to travel to a polling station;
 - an inability to create a community within the development; and
 - a lack of service provision from Glasgow City Council.
9. In 2015, prior to the decision to commence the Review, the Commission wrote to both Glasgow City Council and North Lanarkshire Council seeking their initial views on a review.
10. Glasgow City Council acknowledged that historically few children in the area attended Glasgow City Council schools but were unaware of any service delivery issues, be they council provided services or national services such as policing and healthcare. Glasgow City Council also acknowledged at that time there were no firm plans for a road to the south of Cardowan towards Gartloch or Easterhouse. In its conclusion, Glasgow City Council stated that they understood the reason behind the 2009 review but with so much planned development in the area they felt the reasoning behind a further review to be less compelling.
11. In their response North Lanarkshire Council stated that they were not opposed in principle to a review but they had a number of concerns that have been raised within the Council. These included:
- the likelihood of further housing development within Glasgow City council area at Cardowan;
 - local schools by Cardowan have insufficient capacity for additional pupils; and
 - elected members suggest that a lack of resources may not allow the Council to provide a full range of services for local residents.
12. When the Commission completed the Fifth Reviews of Electoral Arrangements in May 2016, it agreed that there seemed sufficient weight of numbers requesting a review and also sufficient reasoned argument to commence an administrative area boundary review.
13. The review would transfer approximately 300 electors in 150 dwellings from Glasgow City Council area to North Lanarkshire Council area.

Consultation with Glasgow City Council and North Lanarkshire Council

14. The review formally commenced in November 2016 when the Commission conducted its consultation with Glasgow City Council and North Lanarkshire Council from 15 November 2016 until 7 January 2017.
15. Glasgow City Council (Appendix D) opposed 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 adoption process is nearing its conclusion according to sources at Glasgow City Council;

- The City Development Plan has proposed an Easterhouse Regeneration Route that will link Gartcosh with Easterhouse to support new housing development (see Appendix E). This road would link the Cardowan development directly with Glasgow southwards;
- Glasgow Council's Regeneration and Economic Policy Development Committee are planning further housing development in the area, which could include a new nursery and school however no firm timescales have been given;
- Glasgow City Council also advised there had been no issues with service provision in the nearby Millerston development – a local example of a housing development divided by a council area boundary.

16. North Lanarkshire Council (Appendix F) advised 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 Responses

17. The Commission conducted its Public Consultation for a 12 week period from 15 June to 6 September 2017. In order to create awareness of the review and stimulate engagement with the consultation process: a public notice was placed in the Metro newspaper; a news release was published and covered by The Herald newspaper and BBC website among others; a consultation site was created to collect responses; notices were placed in local libraries; local residents and local elected officials were informed.

18. 187 responses were received during the public consultation period. 143 were received via the Scottish Government's consultation hub and 44 via email/letter.

19. 162 responses were in support of the proposals to amend the boundary and 25 opposed the proposals.

20. The main themes to arise from the Public Consultation were:

- Access to local schools – 150 responses
- Public Services – 111 responses
- Transport Links – 104 responses
- Refuse Collection – 38 responses
- Council Tax – 33 responses

21. There was a single response from an elected representative from the area. David Linden MP for Glasgow East submitted a late response in support of the proposals.

22. There were no responses from a North Lanarkshire or Glasgow City councillor.

Consideration of Responses

23. When considering the responses in support of the Commission's Proposals the following topics emerged:

- **Schools** – 134 respondents cited schooling and issues relating to access to local schools as a reason to support the proposed boundary change. The nearest North Lanarkshire primary school is 1.5 miles away, while the nearest Glasgow City primary school is 5 miles away. Many respondents stated that positive placing requests were infrequent and only by being resident in North Lanarkshire council area could access to local schools be guaranteed. Respondents stated that due to the lack of adequate transport links in the area, residents must pass two North Lanarkshire schools before reaching the nearest Glasgow City Council school. Respondents also cited that neighbours sending children to different schools hindered the development of a sense of community and shared interest in the area. One respondent stated that they know of only one child from the area who attends the Glasgow City Council catchment school, Aultmore. Some children with successful placing requests cannot get on the North Lanarkshire Council funded school bus from the area with their classmates, as they are Glasgow City Council residents.
- North Lanarkshire Council state local schools are close to, or at, capacity. During the public consultation they reiterated their initial response and went on to state that “the situation regarding school place availability is chronic and should the Council be required to place additional pupils, then this would give us significant difficulties”. Currently 42 pupils from the area under review have had placing requests accepted and to date 12 have been refused. Those refused have been at Stepps Primary and St Joseph's Primary, the two schools closest to the Cardowan estate.
- Travel time or distance from Cardowan estate (data from Google Maps not council supplied see Appendix G for maps):
 - St Benedicts PS (Glasgow City Council) 6.1 miles 15 mins by car
 - Aultmore Park PS (Glasgow City Council) 4.9 miles 15 mins by car
 - Oakwood PS (Glasgow City Council) 6 miles 14 mins by car
 - St Andrews SS (Glasgow City Council) 7.3 miles 15 mins by car
 - Lochend SS (Glasgow City Council) 6.1 miles 15 mins by car
 - St Josephs PS (North Lanarkshire Council) 1.6 miles 5 mins by car
 - Stepps PS (North Lanarkshire Council) 1.5 miles 5 mins by car
 - Chryston PS (North Lanarkshire Council) 2.1 miles 6 mins by car
 - St Barbara's PS (North Lanarkshire Council) 2.0 miles 6 mins by car
 - Chryston SS (North Lanarkshire Council) 1.9 miles 5 mins by car
 - Our Lady's SS (North Lanarkshire Council) 8.5 miles 12 mins by car
- **Transport Links** – there were 102 instances in which respondents cited transport links and access issues as a reason to support the proposed boundary change. Responses cited the fact that residents must first drive or travel through North Lanarkshire Council area before they can access any services in Glasgow City Council area. The lack of adequate infrastructure is also described as having an impact on the delivery of services mentioned below, such as refuse collection. Glasgow City Council advised that a road south from Cardowan was planned to link with

Gartloch and then on to the Forge at Easterhouse. This was something that drew a number of comments during the consultation stage and was presented in a previous paper to the Commission. During both the current and 2009 Review Glasgow City Council advised there are plans to create a road that links the development to Glasgow directly. There has been some opposition from local residents who oppose a direct link road to the estate from the south.

- **Public Services** (including refuse collection) – in 144 responses public services were cited as a reason to support the proposed boundary changes. Some residents stated that the facilities used by the residents in the affected area (i.e. library, cultural centre, schools, doctor etc.) all lie within the North Lanarkshire council area boundary and as such it makes no sense to pay council tax to Glasgow City Council rather than North Lanarkshire. Residents have also cited issues with policing, access to GPs, post-natal care and taxi boundary charges. It was also noted that Glasgow City Council refuse collection vehicles must travel through North Lanarkshire to access the development. Glasgow City Council advise that they are unaware of any issues regarding refuse collection.
- **Other reasons** cited included: the lack of community caused by neighbours using different schools and being represented by different councillors, the impact on the environment due to extra journeys made by parents and Glasgow City Council vehicles, most local residents already using North Lanarkshire Council facilities instead of Glasgow City Council and as such believe that North Lanarkshire Council should be supported by greater Council Tax income.
- **Council Tax** – there were 33 instances of respondents citing a reduced Council Tax charge as a reason in support of the proposed changes. For comparison a £280,000 four bed house in Dunlop Crescent, postcode G33 in the Glasgow City Council area is listed as Band F and would offer an annual council tax saving of nearly £250 when compared to a Band F house in North Lanarkshire Council area.

Council tax bands	Valuation	Glasgow	North Lanarkshire	Saving
A	Up to £27,000	£832.67	£732.00	-£100.67
B	over £27,000 and up to £35,000	£971.44	£854.00	-£117.44
C	over £35,000 and up to £45,000	£1,110.22	£976.00	-£134.22
D	over £45,000 and up to £58,000	£1,249.00	£1,098.00	-£151.00
E	over £58,000 and up to £80,000	£1,641.05	£1,442.65	-£198.40
F	over £80,000 and up to £106,000	£2,029.63	£1,784.25	-£245.38
G	over £106,000 and up to £212,000	£2,445.96	£2,150.25	-£295.71
H	over £212,000	£3,060.05	£2,690.10	-£369.95

- **2009 Review** - a number of responses cite the previous review as a precedent that shows a willingness on the part of the Commission to avoid areas of an estate being in separate council areas. The 2009 review was only conducted because a number of dwellings straddled the council area boundary and the Commission, rather than make a minor adjustment, felt that it would be better in terms of convenient and effective local government if all the completed houses in the estate were in a single council area.

Retain existing boundary

24. The main themes that support no change to the boundary include:

- Schools – 15 respondents supported North Lanarkshire Council's position regarding the availability of school places and stated that schools were close to capacity.
- Awareness of boundary at time of purchase - other responses stated that the request should be denied as residents purchased their houses in full knowledge of the existing council area boundary and had the opportunity to purchase in either Glasgow City Council area or North Lanarkshire Council area. Respondents stated that research into local schools, facilities and council tax should have been completed prior to purchasing their new homes.

25. Most responses from those residing in the area of Glasgow City Council area which would become part of North Lanarkshire council area supported the proposed boundary realignment.

26. Most responses from the more recently constructed houses to the north of the existing boundary in North Lanarkshire council area opposed any boundary change.

27. Glasgow City Council oppose the proposed boundary change.

28. North Lanarkshire Council whilst not opposed to the proposals in principle, have serious concerns regarding the capacity of local schools to accommodate additional pupils, either currently or in the future.

Other boundaries

29. If the Commission agrees to amend the council area boundary then other electoral boundaries in the area will be misaligned.

30. The 2018 Review of UK Parliament constituencies is nearing its conclusion so any proposed changes to UK Parliament boundaries would likely be made during the next Review of UK Parliament Constituencies which is currently expected to start in 2021.

31. The Commission can conduct an interim review of Scottish Parliament constituencies but it would be likely that any changes could be captured in the next full review of all Scottish Parliament constituencies and regions, currently expected to report by 2022.

32. The ward boundaries affected by the review at Cardowan, namely Glasgow City Council's North East Ward and North Lanarkshire Council's Stepps, Chryston and

Muirhead would be changed at the same time as the Final Recommendations were enacted to alter the administrative area boundaries.

Conclusion

33. Historically the Commission has only agreed to conduct an administrative area review if a dwelling straddles a boundary or if a review was requested by a local authority. This is the first administrative area boundary review where the boundary does not overlap any buildings or has been requested by a local authority.
34. During the 2009 review Glasgow City Council objected to the Commission's Initial Proposals because it stated that it is committed to enhancing the connectivity of the area with the rest of the city, and so considered the proposal to be "premature and inappropriate." In its response to this review Glasgow City Council also mention plans for a direct road link but no timescales are provided for this.
35. Neither Glasgow City Council nor North Lanarkshire Council support an administrative area boundary change in this instance. Glasgow City Council state that there is a cross-boundary flow for schooling and that this is not seen as a reason for boundary change. Furthermore Glasgow City Council state that refuse collections, recycling and bulk uplift services are all being delivered without issue and that when all the recently constructed roads within the Cardowan estate are adopted, Glasgow City Council's Land and Environmental Services will provide the full range of road, footway, lighting and open space services as would be expected by any council area's residents. Glasgow City Council have been asked if the road had been adopted since their letter of January 2017. The Secretariat recently discussed the adoption with Glasgow City Council who advised the development has still to be adopted due to delays from the developers.
36. North Lanarkshire Council advise that while it does not object to the Commission's proposals in principle it does have serious concerns regarding the capacity of the local North Lanarkshire schools to accommodate additional pupils, either currently or in the future.
37. Access to school places in the local North Lanarkshire Council area is a critical matter as far as local residents are concerned. However North Lanarkshire Council state that local schools are close to capacity and this position is supported by statements from local residents opposed to the review. In addition to this North Lanarkshire Council discussed the pressures on schools in the local area at a meeting of the Council's Learning and Leisure Services Committee in January 2016 where the four North Lanarkshire Council schools closest to the Cardowan estate were all described as requiring to reserve places for catchment pupils as they were all close to 100% utilisation. At the same time respondents state that children from Glasgow City Council area are benefiting from placement requests.
38. During the public consultation the majority of responses supported changing the council area boundary.

39. Support for amending the boundary came from residents within Glasgow City council area. Opposition for amending the boundary came from residents within North Lanarkshire council area.
40. As regard to the development of the road from the south of Dewar Road (see Appendix E) to link Cardowan to the Gartloch Road, in their response to the public consultation Glasgow City Council stated "This new road is part of the Glasgow City Deal and has had funding allocated subject to the approval of the Outline Business Case. This new road should address the connectivity issues raised in your review". This road was mentioned during the previous review in 2009. David Linden MP in his late response to the consultation quoted timescales for the proposed road's completion as sometime between 2017 and 2022 but this would be reliant upon housing developers' contributions. Some respondents used a template letter which included the passage "The Glasgow City Council letter described unfunded, uncommitted, speculative developments in the Greater Easterhouse area. These have been under consideration by Glasgow City Council since 2008. The Glasgow City Council letter (to the Commission) is silent that these developments, even if they can be funded, will be developed for up to two decades from today."
41. There is no statutory definition of effective and convenient local government. It is, however, the fundamental consideration for recommendations arising from any of the Commission's reviews. As stated in previous reviews the Commission's approach recognises that effective and convenient local government has to balance effectiveness and convenience for a council, councillors and residents. For example:
- councils need to manage and deliver diverse services across their council areas;
 - councillors need to be able to carry out their functions including representing the residents in their areas; and
 - residents seek effectiveness and convenience when they use local services and participate in local democracy.
42. However, in the Commission's experience, two additional important criteria are those identified in the legislation for our electoral reviews, namely easily identifiable boundaries and local ties.
43. A paper summarising LGBCS administrative area boundary reviews since 2000 is included at Appendix H.

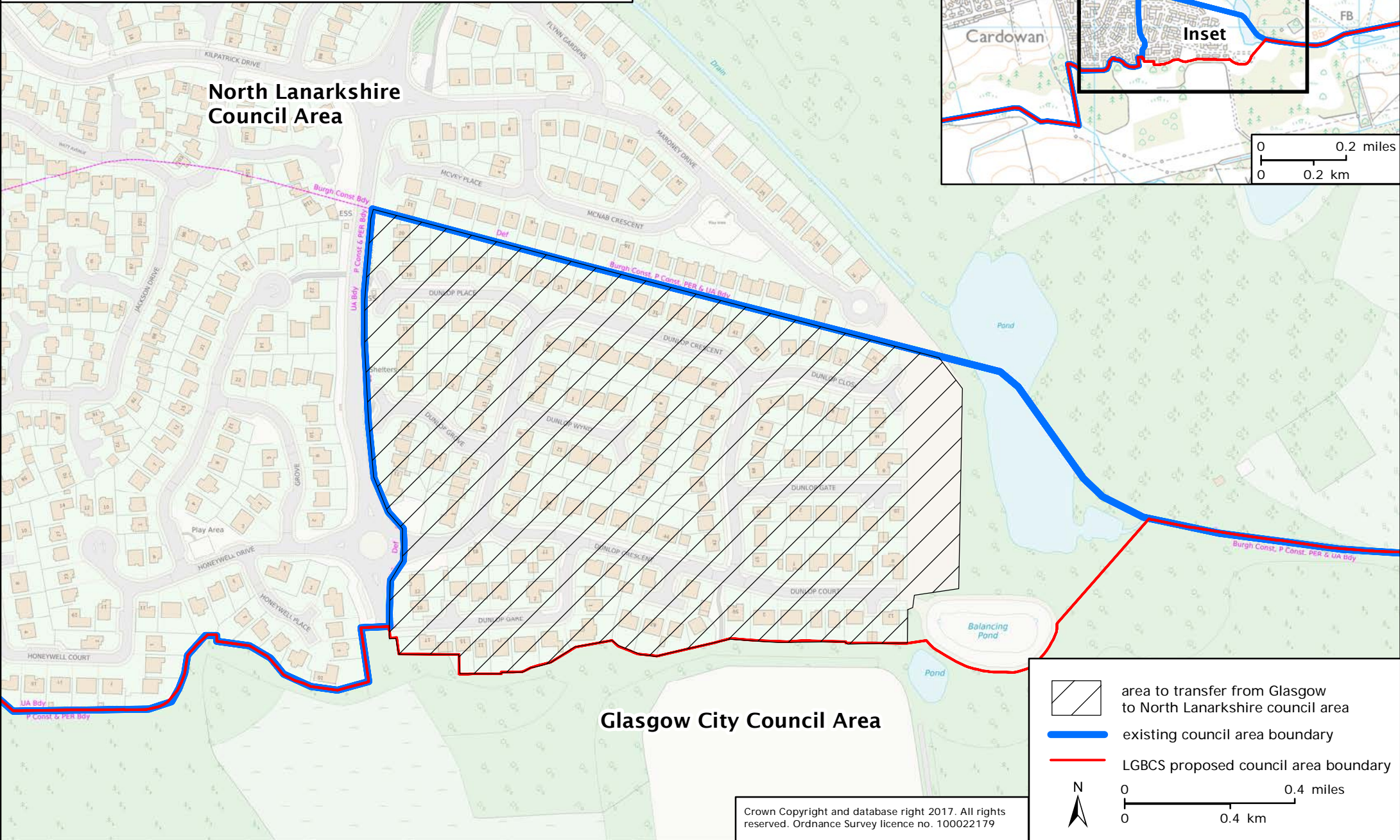
Recommendation

44. The Secretariat invites the Commission to consider the responses to the consultations and decide whether to draft a report for Scottish Ministers recommending either:
- the realignment of the administrative area boundary between Glasgow City and North Lanarkshire Council areas as per the Commission's proposals (Appendix A);
 - retain the existing administrative area boundary; or
 - defer a decision and monitor further developments such as a new access road to the development.

45. The legislation requires the Commission to submit its Report and Final Recommendations to Scottish Ministers and place it on view at display points for at least 6 weeks.
46. Scottish Ministers consider the Final Recommendations and can implement them with or without modification, decide not to implement them, or ask the Commission to undertake another review of the area involved.
47. If Scottish Ministers decide to implement the recommendations they make an Order (the legal document which establishes the new administrative area boundary), and lay it before the Scottish Parliament. The Order specifies when any changes take effect. The Scottish Parliament can reject any such Order.

**Secretariat
November 2017**

Local Government Boundary Commission for Scotland
 Administrative Area Boundary Review at Cardowan by Stepps
 Proposed Boundary between North Lanarkshire
 and Glasgow City Council areas
 Paper LGBCS 2428 Appendix A



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LGBCS Paper 2428 Appendix C

Cardowan Development Timeline

1989

Reclamation of Cardowan Colliery site.

1997

Planning request for erection of housing, business, industrial and leisure facilities – Cardowan Development Masterplan.

1998

Review requested by potential developers to the site. Declined as site was not complete.

2003

Further request for review by local residents, declined due to ministerial direction in place not allowing an administrative area review.

2005

Review requested by North Lanarkshire Council and Glasgow City Council, declined due to ministerial direction (Paper LGBCS 2041 July 2005 meeting)

2008

Review proposed by North Lanarkshire Council

Ministerial direction written specifically to allow review

Commission agrees to undertake Review (Paper LGBCS 2112 April 2008 meeting)

Commission agrees boundary for Review (Paper LGBCS 2117 May 2008 meeting). The boundary follows the rear curtilages of 1-19 Honeywell Court, 7 Honeywell Drive and 2-10 and 5-7 Honeywell Place, then eastward in a straight line to the eastern extent of Dewar Road and northward along the eastern extent to the existing administrative boundary. The Commission concluded that the uncertainty over the extent of future development in the area of previously developed land to the east of Dewar Road, and the absence of clear and continuous bounding features made it impossible to recommend a realignment of the boundary across that previously developed land.

Commission consults with Councils.

Commission considers responses to consultation. Proposals initially opposed by Glasgow City Council (Paper LGBCS 2119 October 2008 meeting)

Commission consults with Public from 31 October 2008 to 30 January 2009.

2009

Commission considers responses to public consultation (Paper LGBCS 2127 February 2009 meeting). Respondents mainly support proposals, reasoning: better primary schooling; better public services, such as refuse collection and recycling;

lower Council Tax levels; higher house prices; access routes to the area are through North Lanarkshire.

Report submitted recommending new boundary. Report agreed by Scottish Ministers.

SSI 2009 No. 368 laid before Parliament, effective from April 2010.

Remainder of site in Glasgow City council area appears in GCC local plan with proposed road to south detailed and area zoned as one for potential development.

2012

Development extended to east of Dewar Road. Development built using new council area boundary as a boundary between properties, to ensure no new properties straddle the council area boundary. Different builders build houses on either side of the Glasgow City and North Lanarkshire council area boundary.

2013

Commission considers 2 requests for Review from residents in the east of Dewar Road (Paper LGBCS 2194 October 2013 meeting). Requests declined but Commission agrees to monitor new housing and road development in the area.

2015

Commission considers further requests for Review (Paper LGBCS 2289 May 2015 meeting) and agrees to write to Glasgow City Council seeking further information on the timescales for the completion of the ongoing development and any plans for future development of the land to the south of the area.

Commission considers response from Glasgow City Council (Paper LGBCS 2332 July 2015 meeting). Glasgow City Council did not believe that existing circumstances warranted a review. Commission decides to seek the views of North Lanarkshire Council.

Commission considers response from North Lanarkshire Council and further requests for a review from local residents (Paper LGBCS 2355 November 2015 meeting).

2016

Commission agrees to conduct a review at the conclusion of the 5th Reviews in late 2016 (Paper LGBCS 2386 January 2016 meeting).

Commission consults with Councils (November 2016 - January 2017)

Funding awarded for <http://sevenlochs.org/planning-the-park>

2017

Commission considers responses to consultation (Paper LGBCS 2410 March 2017 meeting).

Glasgow City Council oppose any changes to the boundary. They cite existing

cross-boundary arrangements for education and state that these are not reasons for boundary change. They also state the developments to the south of Cardowan will result in the connecting road being built.

North Lanarkshire Council state that their schools in the area are at full capacity and placing requests have been refused and as such the education department are against any boundary change. North Lanarkshire Council has serious concerns regarding the capacity of local schools to accommodate additional pupils.

Commission consults with Public from June 2017 to September 2017.



23 JAN 2017

Chief Executive
Annemarie O'Donnell
LLB DipLP

LGBCS Paper 2428 Appendix D

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Your Ref:
Our Ref: cf/dmd/bc/Drummond-murray

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.

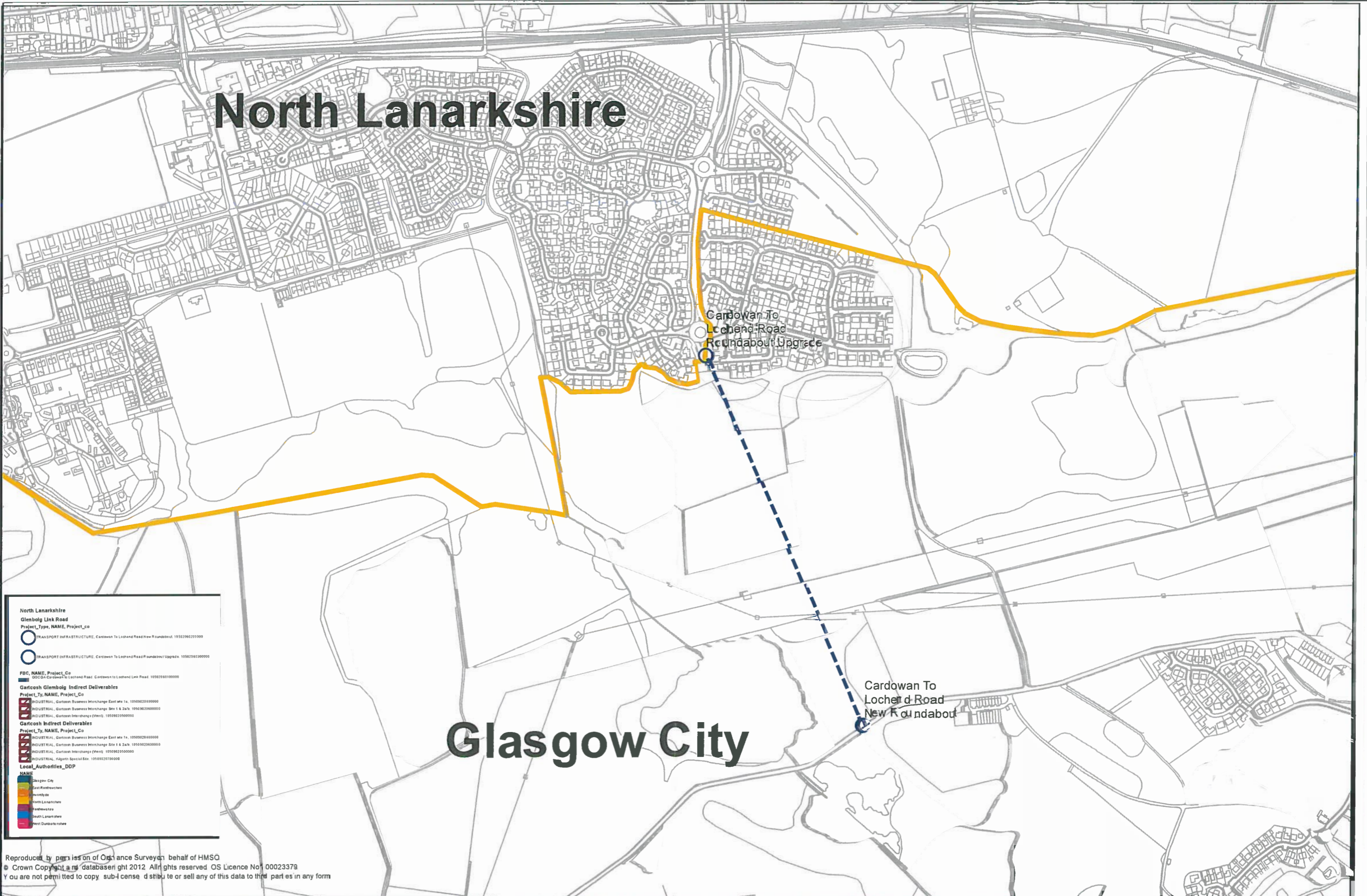
Yours sincerely



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

North Lanarkshire

Glasgow City



North Lanarkshire
Glenboig Link Road
 Project_Type, NAME, Project_Co
 ○ TRANSPORT INFRASTRUCTURE, Cardowan To Lochend Road New Roundabout, 1050206220000
 ○ TRANSPORT INFRASTRUCTURE, Cardowan To Lochend Road Roundabout Upgrade, 1050206300000

FBC, NAME, Project_Co
 ■ DOOGA Cardowan To Lochend Road, Cardowan To Lochend Link Road, 10502060100000

Gartcosh Glenboig Indirect Deliverables
 Project_Ty, NAME, Project_Co
 ■ INDUSTRIAL, Gartcosh Business Interchange East site 1a, 10509220300000
 ■ INDUSTRIAL, Gartcosh Business Interchange Site 1 & 2a/b, 10509220400000
 ■ INDUSTRIAL, Gartcosh Interchange (West), 10509220500000

Gartcosh Indirect Deliverables
 Project_Ty, NAME, Project_Co
 ■ INDUSTRIAL, Gartcosh Business Interchange East site 1a, 10509220400000
 ■ INDUSTRIAL, Gartcosh Business Interchange Site 1 & 2a/b, 10509220600000
 ■ INDUSTRIAL, Gartcosh Interchange (West), 10509220500000
 ■ INDUSTRIAL, Glasgow Special Site, 10509220700000

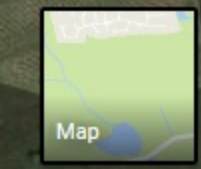
Local Authorities_DDP
 NAME
 ■ Glasgow City
 ■ East Renfrewshire
 ■ Inverclyde
 ■ North Lanarkshire
 ■ Renfrewshire
 ■ South Lanarkshire
 ■ West Dunbartonshire

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Date: 30 January 2017

Chief Executive's Office

Archie Aitken
Head of Business for Legal and
Democratic Solutions
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Motherwell ML1 1AB
DX 571700, Motherwell 2
LP-2, Motherwell 2

Ms Isabel 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 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

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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.

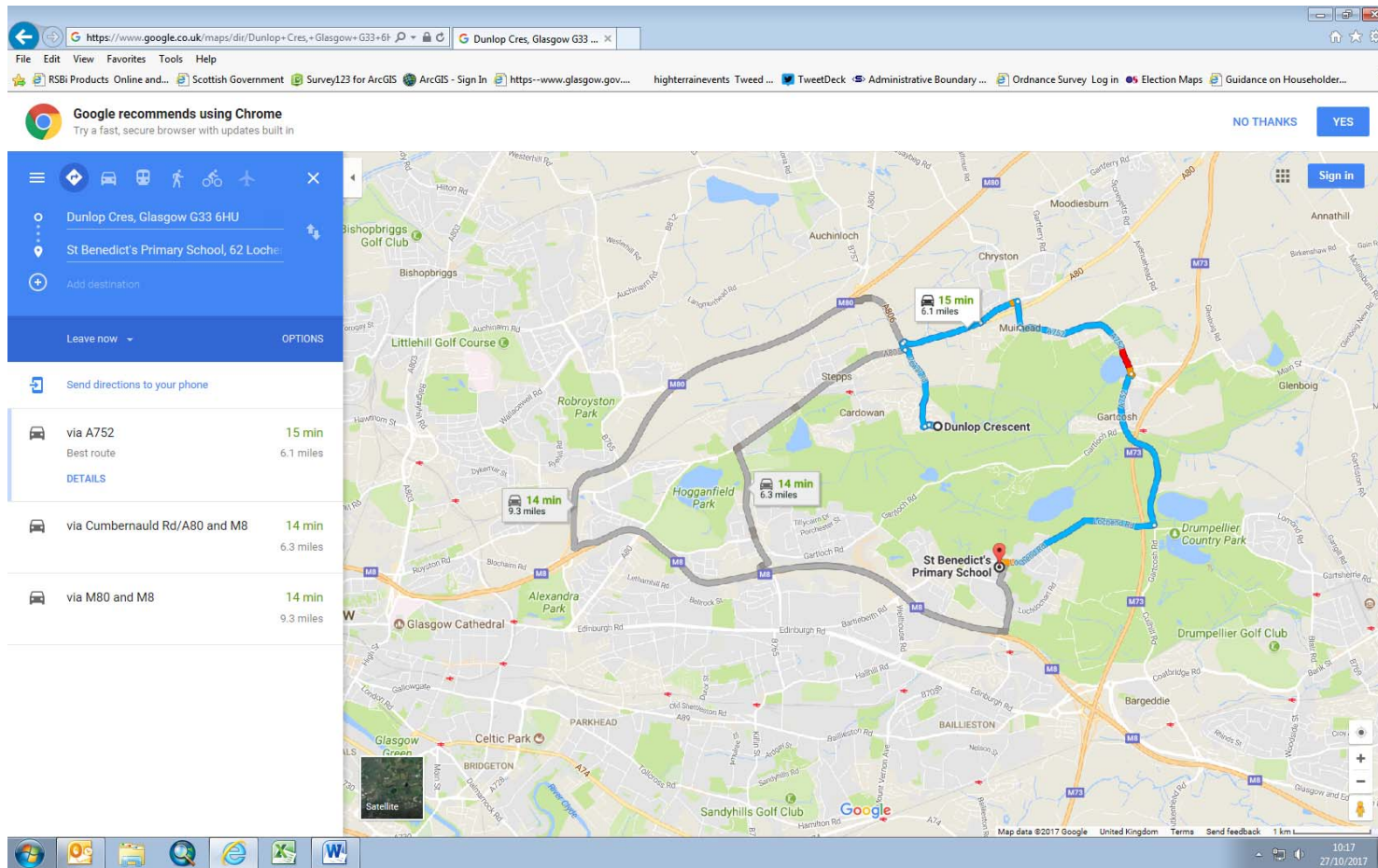
Yours sincerely,



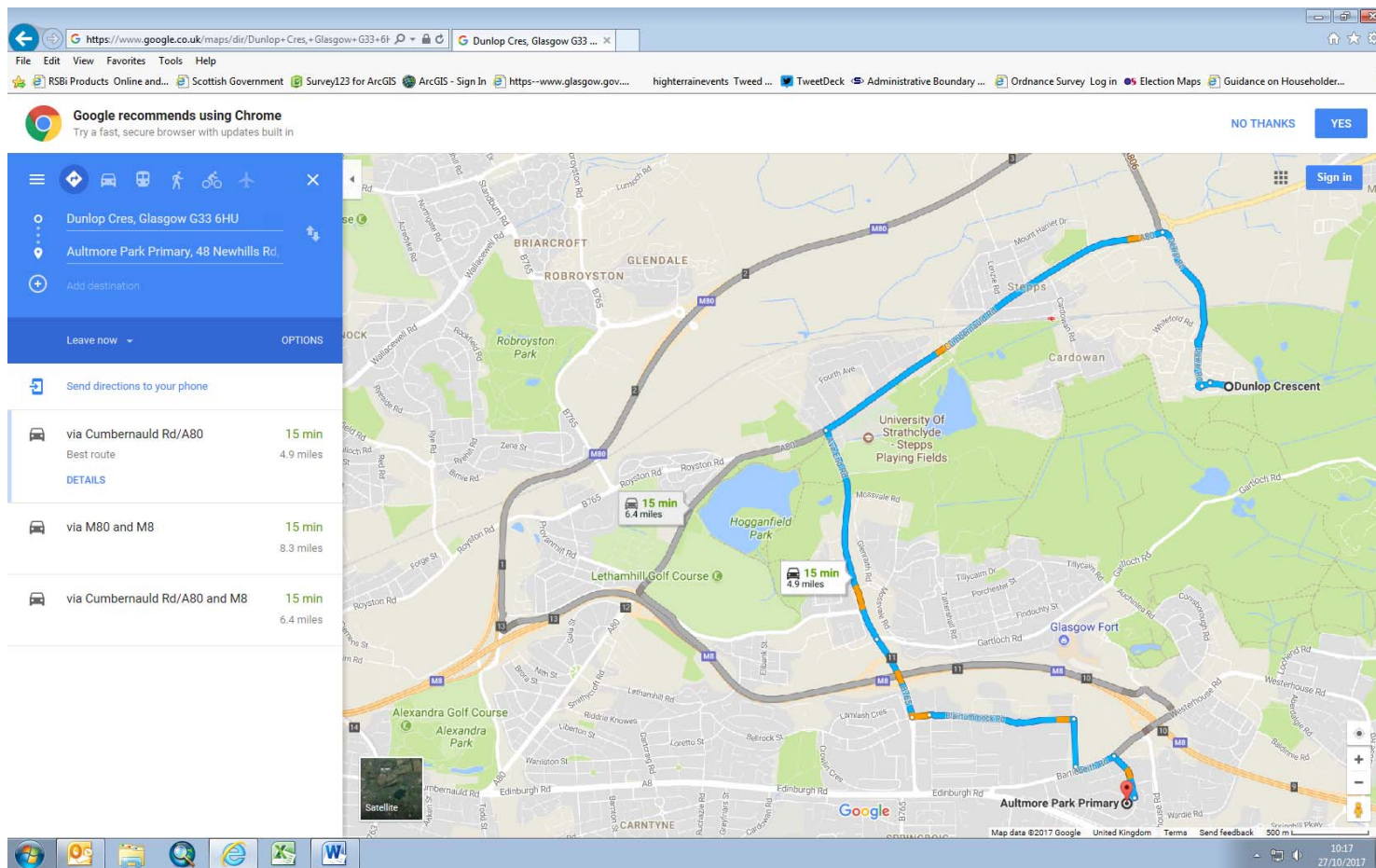
Head of Business for Legal and Democratic Solutions

LGBCS Paper 2428 Appendix G – Comparative travel times to local schools from area under Review

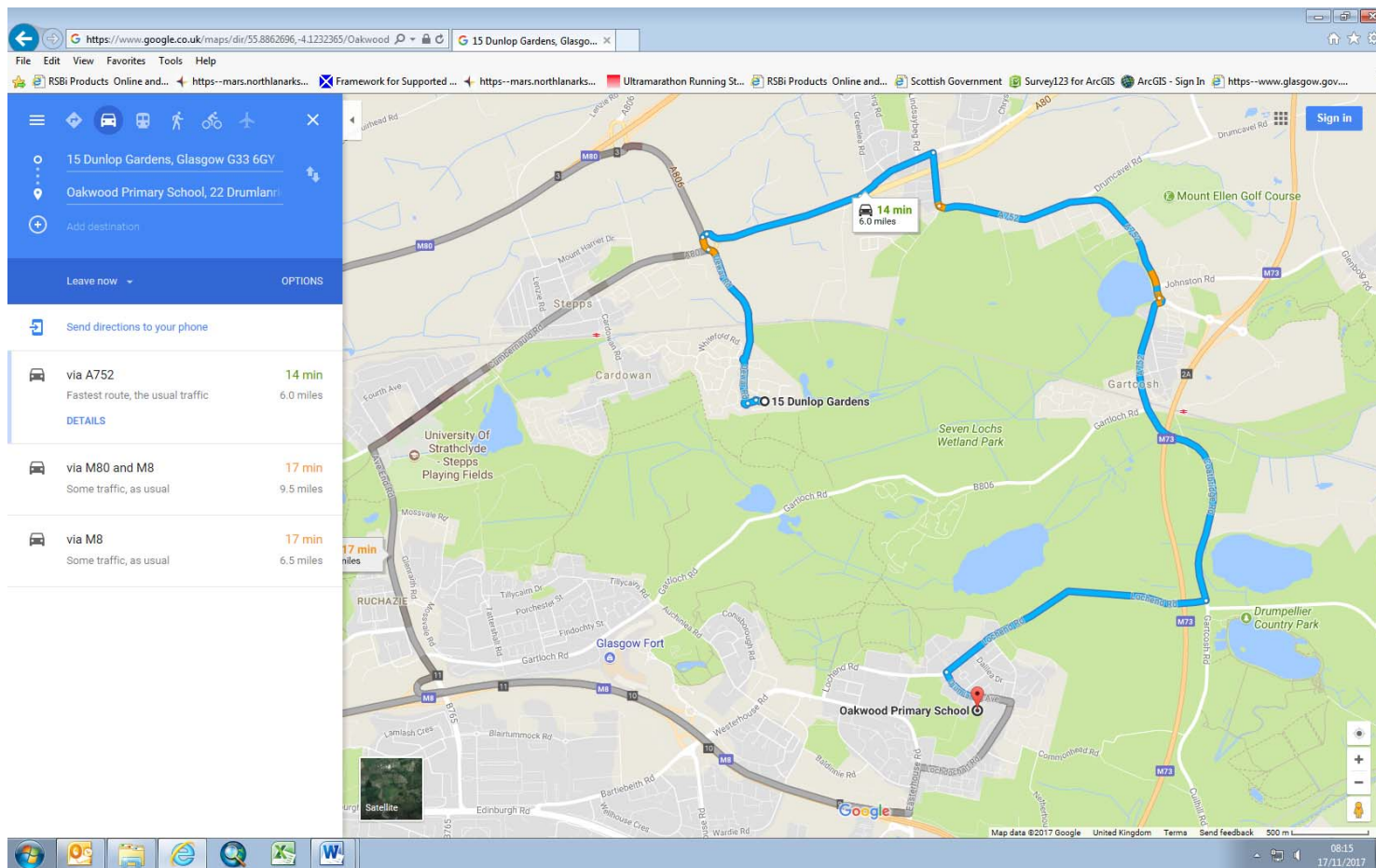
GCC Schools



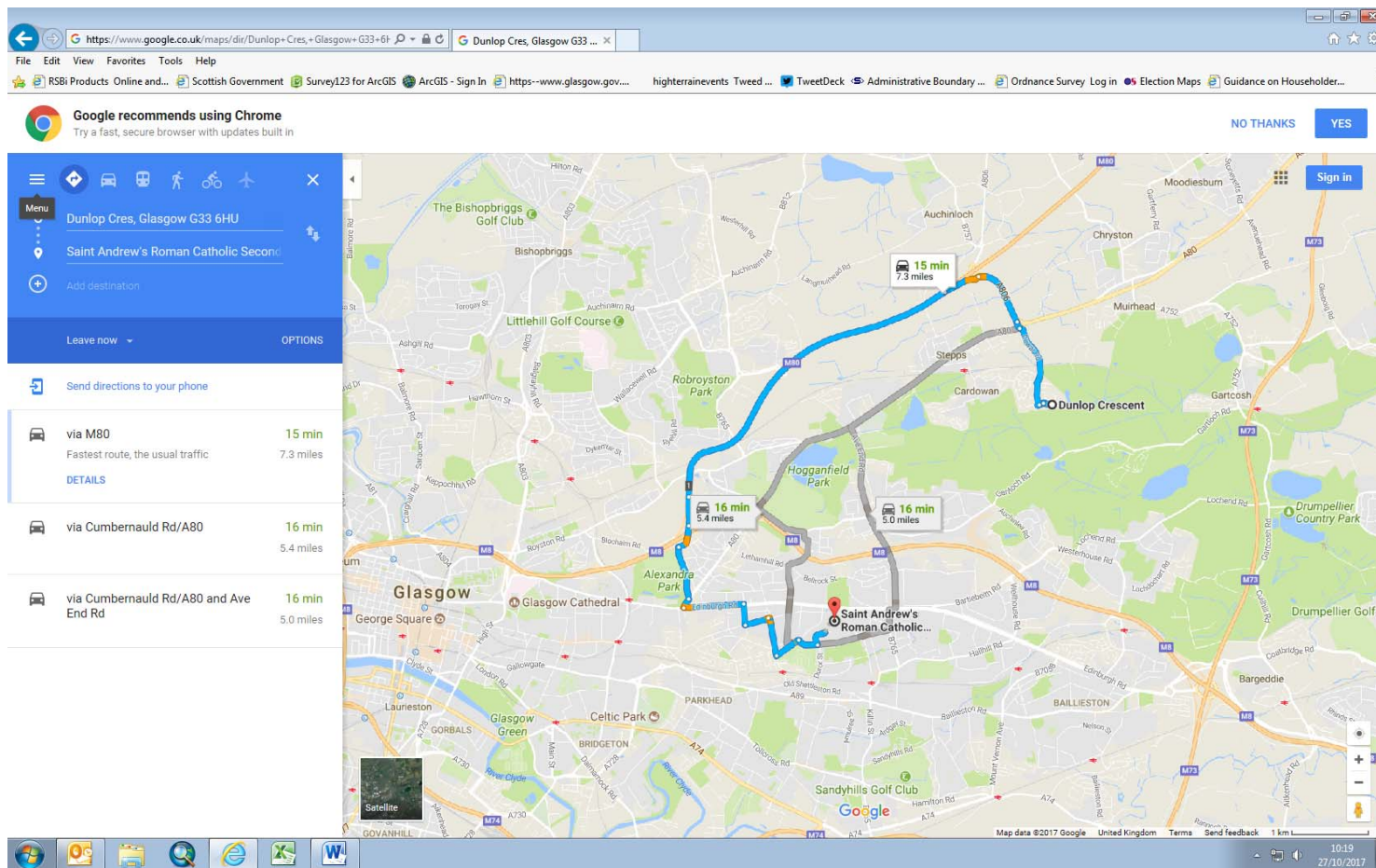
St Benedicts Primary



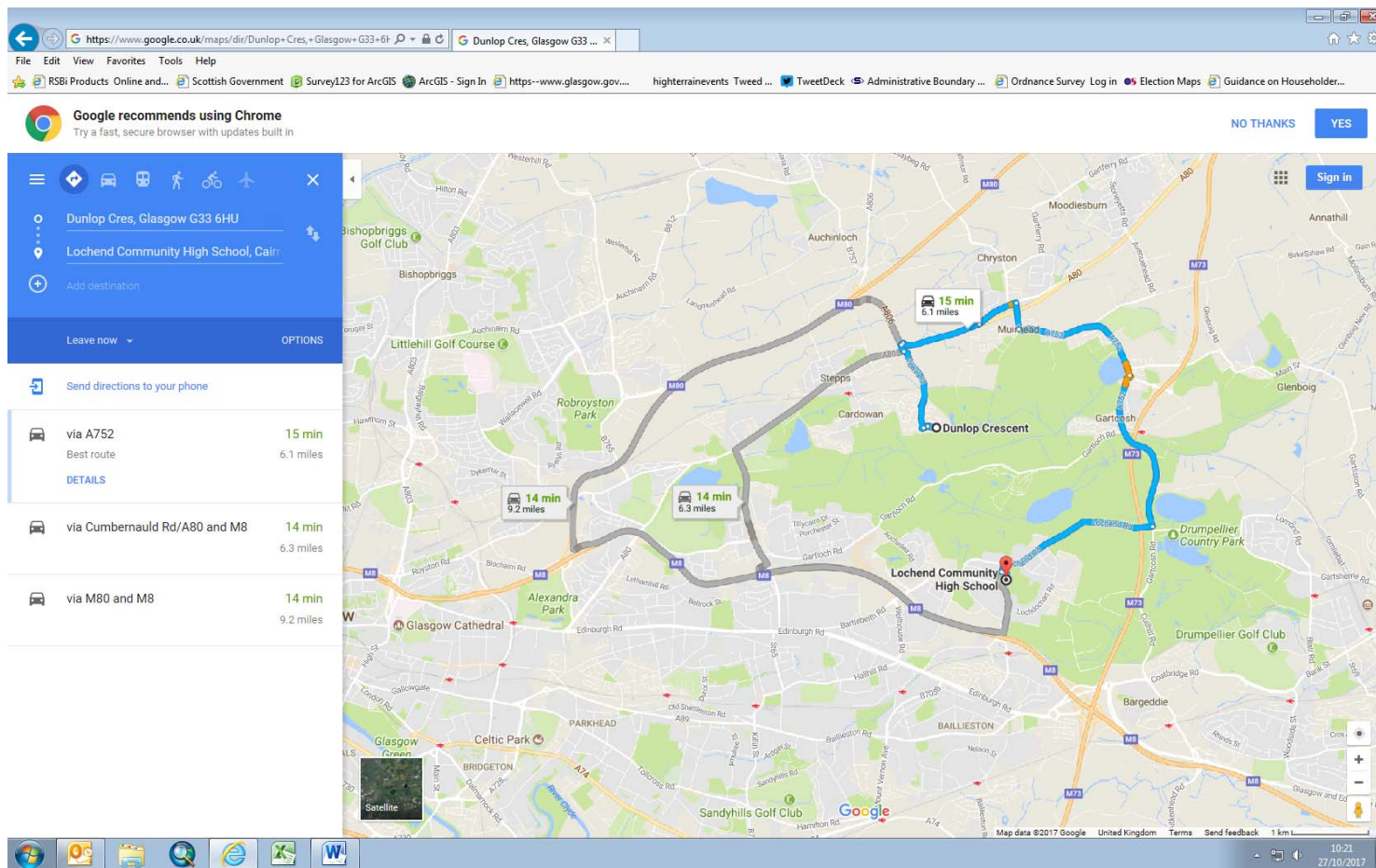
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Oakwood School

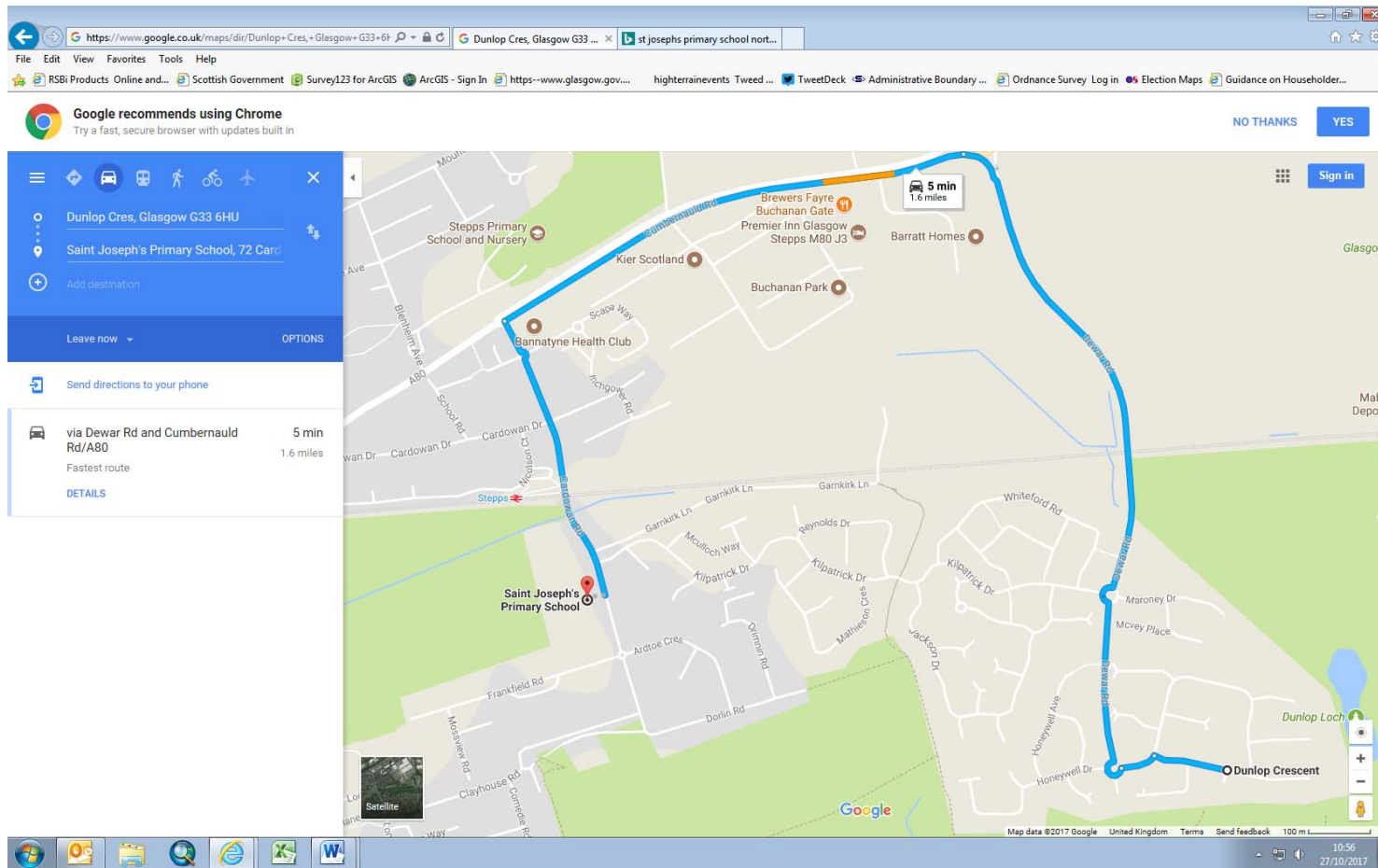


St Andrews Secondary School

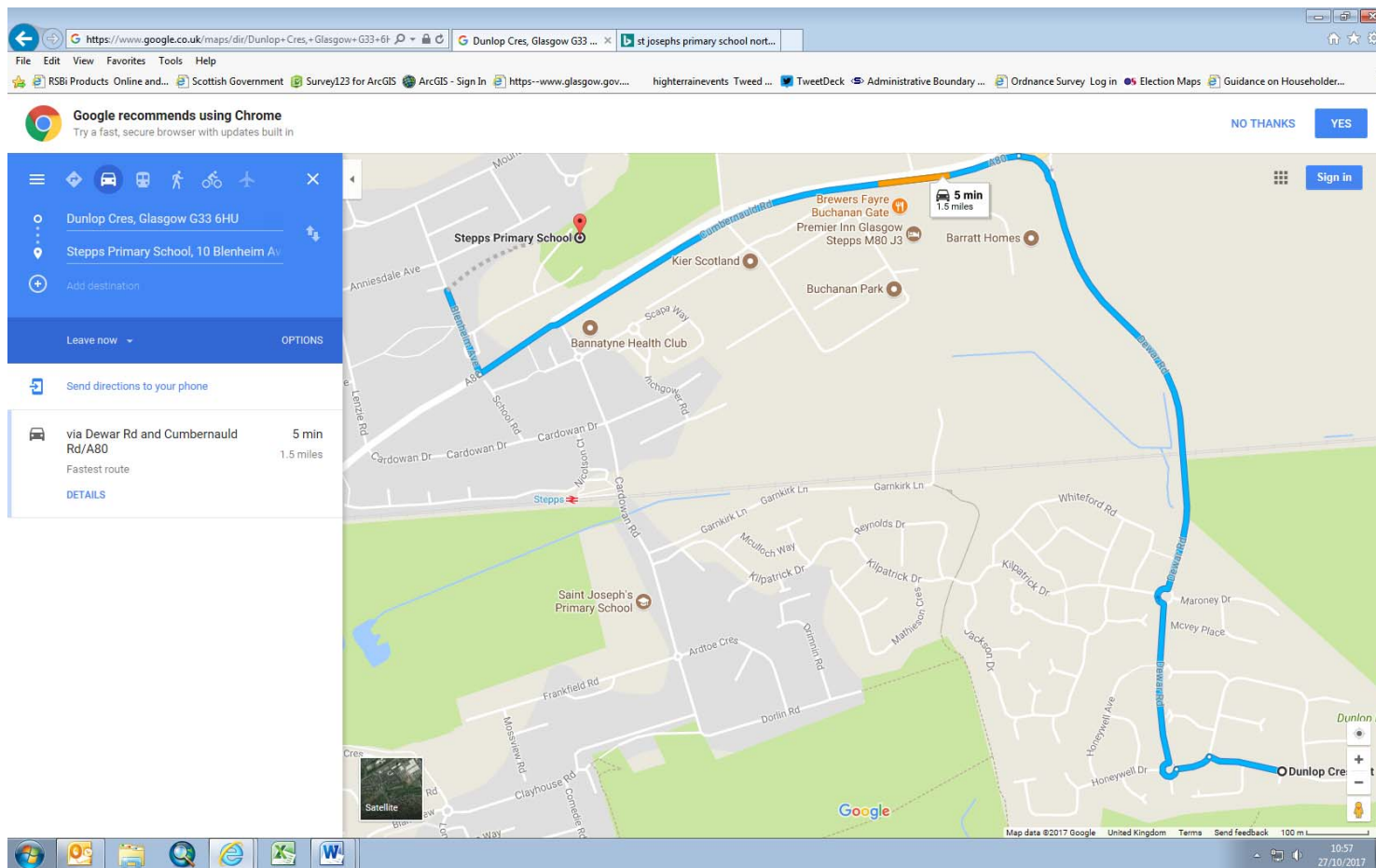


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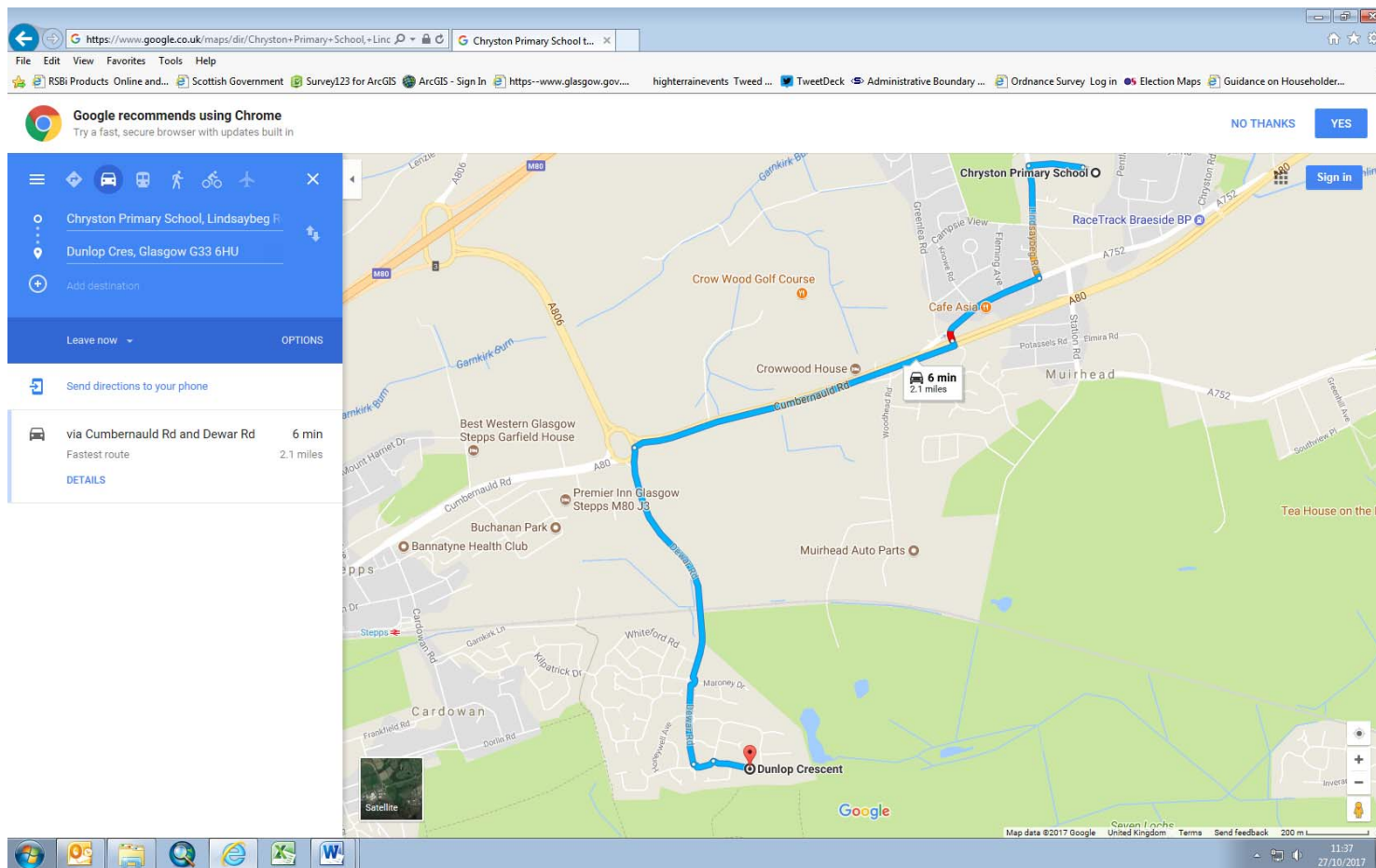
NLC Schools



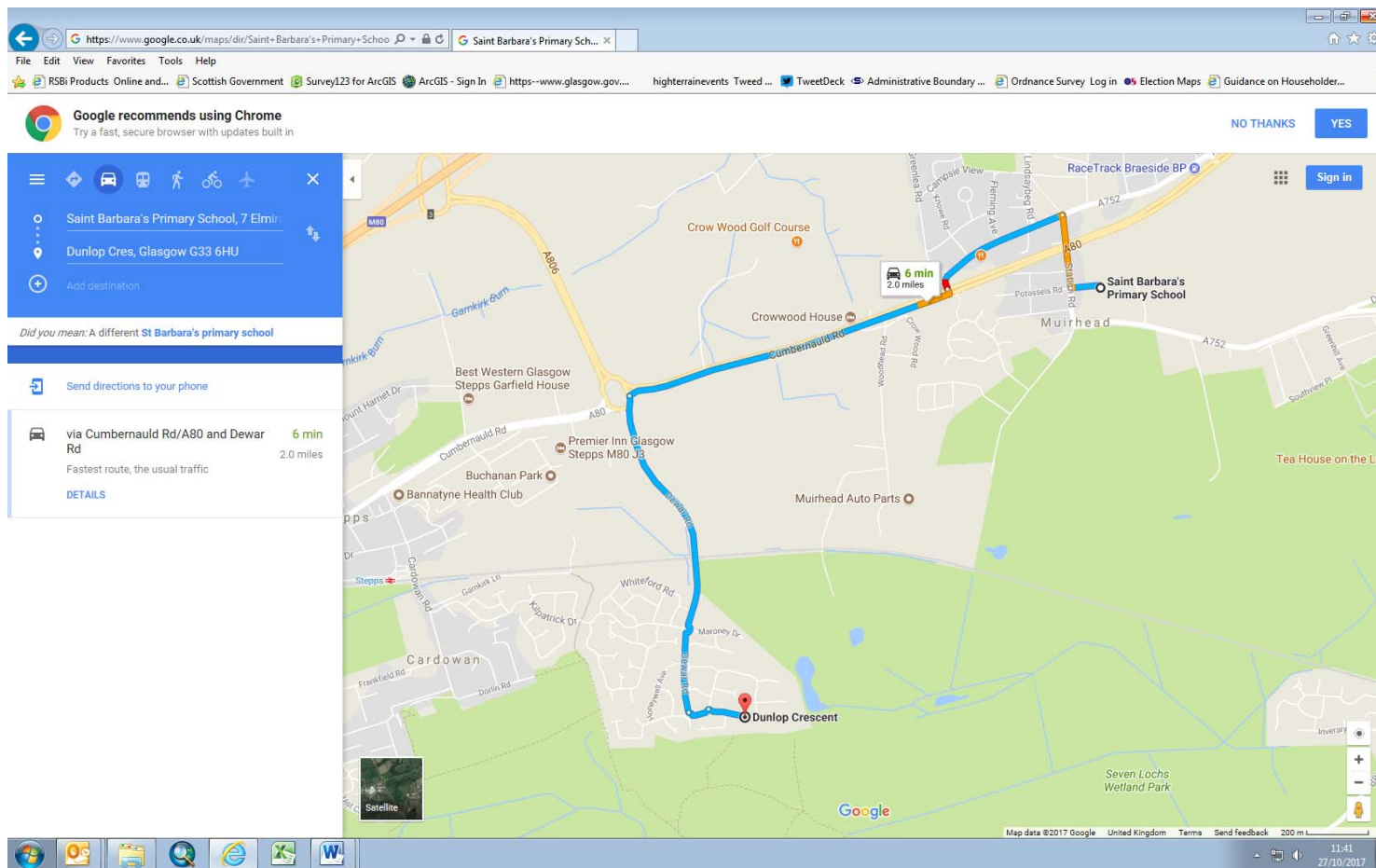
Saint Joseph's Primary School



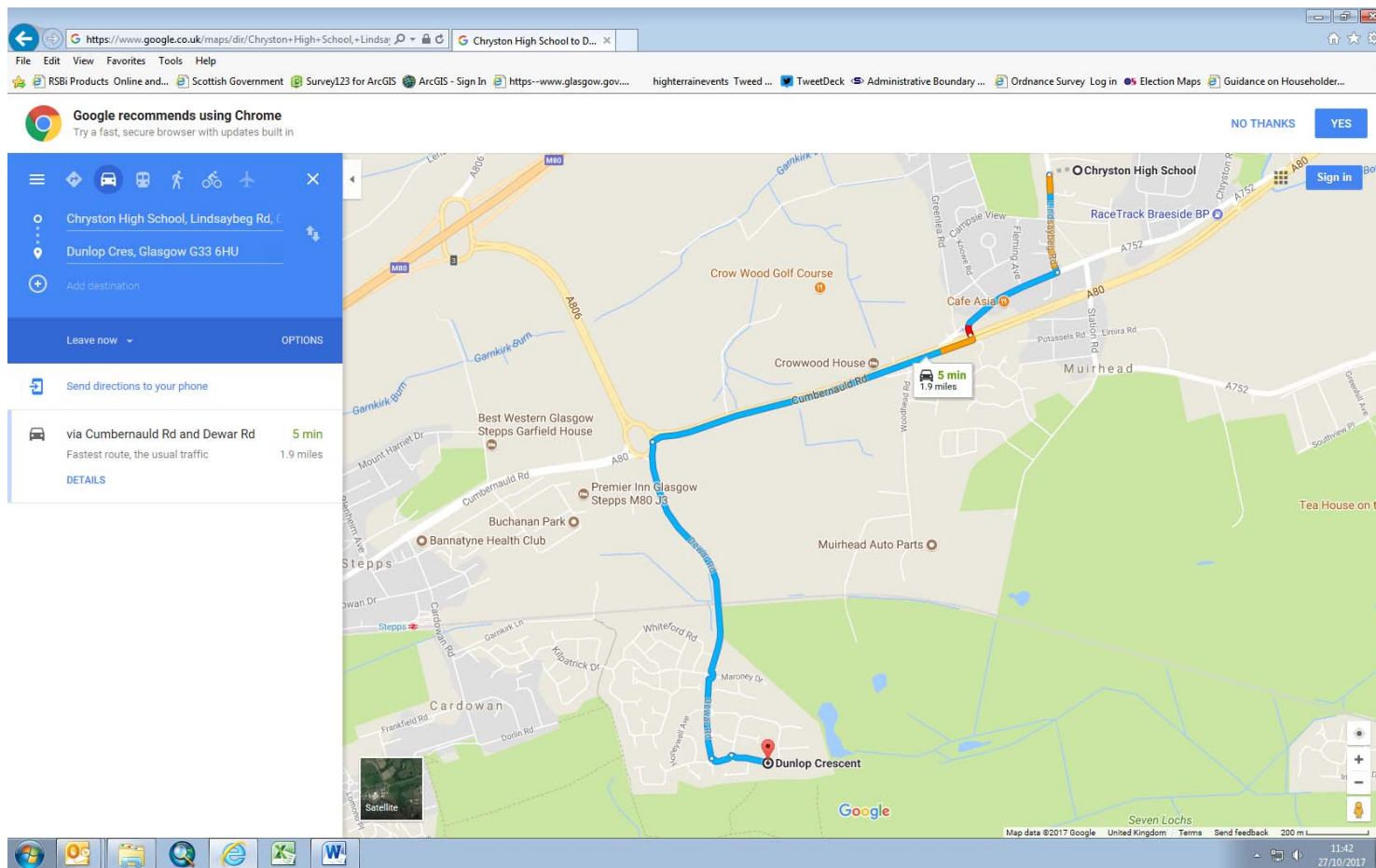
Steps Primary School



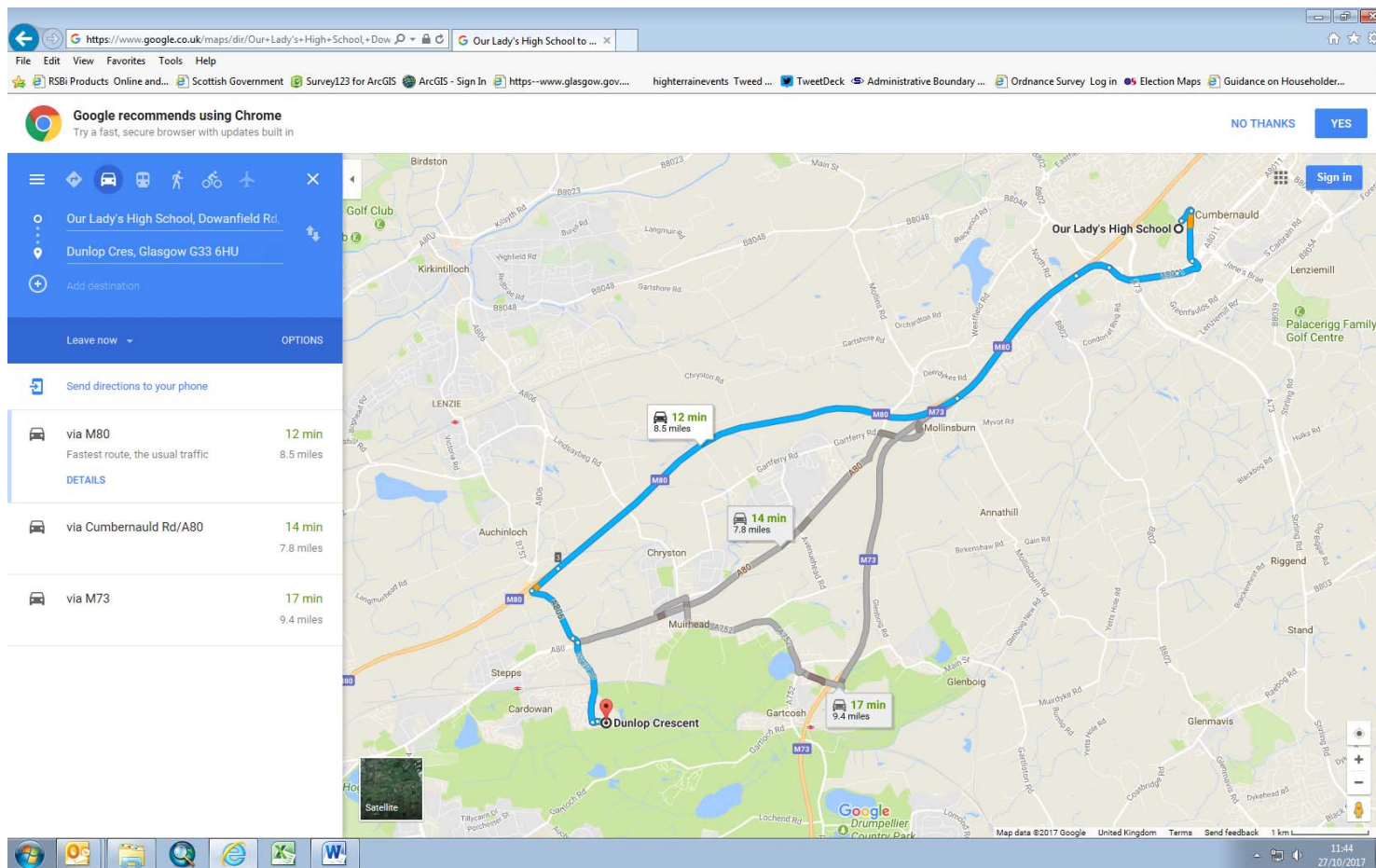
Chryston Primary School



St Barbara's Primary School



Chryston Secondary School



Our Lady's High School

Appendix H

Summary of recent Administrative Boundary Reviews

Keltybridge

Review requested by Fife and Perth and Kinross Councils as boundary passed through a house and no longer followed watercourse and land affected was required for housebuilding. Councils agreed to changes and single dwelling was affected but the electors were remaining in their existing council area.

During consultation both Councils agreed with the Commission's proposals and there were no public responses.

Conclusion (from Report)

The Commission makes its recommendations on the grounds that the proposed revision to the boundary will rectify the anomalous situation whereby a property straddles the existing boundary between Fife and Perth & Kinross council areas at Keltybridge and also passes through a building at the Fife Environmental Energy Park. The Commission further considers that its recommendations improve upon the existing situation by producing a well-defined and sustainable boundary, and enabling more effective and convenient local government in the area.

Robroyston

Following an initial request from the developer (which was declined) the Commission monitored a new development on the boundary of Glasgow City Council and East Dunbartonshire Council until it reached a point where, following construction of a large number of houses, the boundary:

- ran through a supermarket and 3 houses, and the gardens of a further 13 houses;
- resulted in an area of housing in one local authority area only having vehicular access through another local authority area; and
- did not follow any distinctive ground features.

14 electors were affected by the change in boundary.

During consultation Glasgow City Council supported proposals and East Dunbartonshire Council objected as did most public respondents. Revised proposals were then published, responses including those from councils were overwhelmingly supportive.

Conclusion (from Report)

The Commission makes its recommendations on the grounds that the proposed revision to the boundary will rectify the anomalous situation whereby properties straddle the existing boundary between East Dunbartonshire and Glasgow City council areas, by locating the Princes Gate development within East Dunbartonshire council area, and the supermarket within Glasgow City council area. They also place a farm steading, an area of farmland and one residence in Glasgow City council area by moving from an indistinct boundary to an easily identified and robust line on the edge of Auchinairn Road. The Commission further considers that its recommendations improve upon the existing situation by producing a well-defined and sustainable boundary, and enabling more effective and convenient local government in the area.

Fithiebank

In 2000 Dundee City Council initially requested a review following planning permission being approved for a new development on the boundary between Angus Council and Dundee City Council. Following completion of the development in 2008 it was clear that the boundary:

- ran through 4 houses, and the gardens of a further 5 houses;
- resulted in an area of housing in one local authority area only having vehicular access through another local authority area; and
- did not follow any distinctive ground features.

11 electors were affected by the change in boundary.

During consultation Angus Council opposed and Dundee City Council supported the initial proposals. Provisional proposals were similarly supported and opposed and there was a very limited split response from the public.

Conclusion (from Report)

The Commission makes its recommendations on the grounds that the proposed revision to the boundary will rectify the anomalous situation whereby properties straddle the existing boundary between Angus Council and Dundee City Council areas, by locating all of the Fithiebank development within Dundee City Council area. There is a clear advantage for the effective planning and delivery of local services in putting the complete area in a single local authority. Current road access argues in favour of the area being placed in Dundee City Council area, as does the fact that the majority of the development already lies within Dundee City Council area. The Commission further considers that its recommendations produce a better defined and sustainable boundary, and enable more effective and convenient local government of the area.

Cardowan by Stepps

Initially requested in 1998 by the developer and later in 2003 by residents and in 2005 by both Glasgow City and North Lanarkshire councils and finally approved by a specific ministerial direction. A new development on the boundary of Glasgow City Council and North Lanarkshire Council reached the point where, following construction of a large number of houses, the boundary passed through a number of dwellings. Rather than fix that small just this anomaly the Commission decided that the whole of the development should be in a single council area, in this case, North Lanarkshire Council area.

During consultation Glasgow City Council opposed the initial proposals and North Lanarkshire Council agreed. Glasgow City Council opposed on the grounds that

- the Council stated is committed to enhancing the connectivity of the area with the rest of the city, and so considered the proposal to be “premature and inappropriate”; and
- the Council opposed, in principle, any further constriction of its administrative boundary.

In public consultation 98% of respondents were supportive of the proposals.

Conclusion (from Report)

The Commission makes its recommendations on the grounds that the proposed revision to the boundary will rectify the anomalous situation whereby properties straddle the existing boundary between Glasgow City Council and North Lanarkshire Council areas, by locating all of Cardowan’s Crowwood Grange estate within North

Lanarkshire Council area. There is a clear advantage for the effective planning and delivery of local services in putting the complete area in a single local authority. Current road access argues in favour of the area being placed in North Lanarkshire Council area. The Commission further considers that its recommendations produce a better defined boundary, and enable more effective and convenient local government of the area.