

Monklands Replacement Project

Assessment of potential site locations

December 2019

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1. Introduction

In 2016/17 NHS Lanarkshire undertook a process to assess all potentially available sites within Lanarkshire to determine whether they would be suitable for the provision of a District General Hospital of approximately 500 beds as a replacement for current University Hospital Monklands. This preceded a formal Option Appraisal which took place on 8th June 2018. Two sites which met the required criteria – Gartcosh and Glenmavis - were assessed as part of that Option Appraisal process.

An Independent Review was commissioned by the Cabinet Secretary for Health & Wellbeing on the site selection and option appraisal process in November 2018. The formal report of the Independent Review Team which was published in June 2019 recommended that the top two scoring options, Gartcosh and Glenmavis, be re-evaluated and the Cabinet Secretary for Health and Wellbeing asked that NHS Lanarkshire work with North Lanarkshire Council to identify any further viable sites which should be included in this re-evaluation.

The outcome of this process was considered by the Monklands Replacement Oversight Board (MROB) in October 2019 and site 44, Farm Land at Bargeddie (45.74 acres) was added to the shortlist of viable sites.

Further to that process NHS Lanarkshire considered that members of the public should be given the opportunity to identify potential viable sites which may not have already been considered. A process to allow public nominations took place from 31st October to 13th December 2019.

This report sets out the assessment of the sites nominated by members of the public and recommends the addition of one site to the shortlist. Following discussions with the landowners, this paper also provides an update on Site 44 – Farm Land at Bargeddie, with a recommendation of removal from the shortlist.

2. Background

The 2016/7 site identification process was undertaken by Montague Evans, a specialist healthcare property agent acting on behalf of NHS Lanarkshire as Property Advisors. They worked closely with the property team at North Lanarkshire Council (NLC) led by their Director of Planning.

This process was initially undertaken during 2016, updated in late 2017, and identified a long list of 37 locations which included 42 potential sites. The process was undertaken over a period of months with each site being assessed by Montague Evans prior to inclusion on the long list. The long list of sites is provided at Appendix A.

A further search of available sites was undertaken by NLC during July/August 2019 against a set of criteria which had been agreed with the Cabinet Secretary For Health & Wellbeing in the summer of 2019 following the publication of the Independent Review Report.

The criteria are:

1. Must sit within the University Hospital Monklands unscheduled care catchment area
2. Must be a minimum of 40 developable acres
3. Must have no detrimental impact on adjoining unscheduled catchment areas of hospitals in Lanarkshire, Glasgow or Forth Valley
4. Must be designated by NLC to permit appropriate development
5. Must have sufficient road and transport infrastructure to support the development of a major hospital site

North Lanarkshire Council identified eight sites which they believe meet the criteria but explicitly noted that they were not able to judge the applicability of criterion 3 for any of the sites, impact on unscheduled catchment areas, as this is a health specific matter. Assessment of this criterion was therefore undertaken by NHS Lanarkshire.

A formal report on this process was considered by the MROB in October 2019,

Please also refer to the paper “Criterion 3 - Analysis of catchment and patient flow information” which describes the impact on the various hospitals of each proposed location for the new facility.

3. 2019 Public Site Nomination Process

3.1 Identification of additional sites

Members of the public were asked to nominate sites which would meet the above criteria. This process took place from 31st October 2019 to 13th December 2019. Nominations were received by e-mail and through the completion of nomination forms in hard copy. A total of 183 responses were received.

A total of eight further sites were nominated, these are:

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|---------|--|
| Site 46 | Clarkston/Plains – Burnhead Farm/Quarry |
| Site 47 | Millcroft Road, Cumbernauld |
| Site 48 | North of Birkenshaw Trading Estate, Uddingston |
| Site 49 | Manor Drive, Airdrie |
| Site 50 | Craigneuk Park, Airdrie |
| Site 51 | Former Law Hospital Site, Law |
| Site 52 | Former Alexander Hospital Site, Coatbridge |
| Site 53 | Farm land, Wester Moffat, Airdrie |

A number of respondents indicated either a preference for an existing shortlisted site – Gartcosh and Glenmavis, the current site or a general locality e.g. “put it in Airdrie”. The eight nominated sites are described below and assessed in relation to the agreed criteria.

Site 46 Clarkston/Plains – Burnhead Farm/Quarry

This is a nomination for an area of land lying between Clarkston in Airdrie and the village of Plains. Although the extent of the total site is relatively large, several hundred acres, records indicate that it comprises at least eleven separate packages of land owned by different landowners. The site has a history of quarrying, includes a community park and is traversed by the National Grid pylons. The proposed line of the East Airdrie Link Road (EALR) will also bisect the site and this therefore compromises a number of the separate land packages in terms of available size.

The site does not meet criterion 2.

The site lies within the UHM catchment area and has minimal impact upon catchment.

The site is currently zoned as greenbelt and North Lanarkshire Council has advised:

Although potentially benefitting from the proposed East Airdrie Link Road development, the nature of the site, its location, lack of development context and pattern of protections suggest that there may be limited scope to consider its potential more fully, from a planning perspective.

The site does not meet criterion 4.

In addition there is very limited connectivity to existing road infrastructure other than the proposed EALR – provision of a second point of entry to the site will be very challenging.

The site does not meet criterion 5.

Site 47 Millcroft Road, Cumbernauld

This is a nomination for an area of land lying east and south of the A73 and bounded by Millcroft Road on the south. The site is in excess of 40 acres.

Although the site lies within the UHM catchment area there would be a significant impact on other hospitals.

The location to the north and very close to Cumbernauld and Kilsyth has three clear outcomes:

1. A significant proportion of University Hospital Monklands activity will shift to University Hospital Wishaw. This will increase ED activity at UHW.

2. University Hospital Wishaw will require a significantly larger ED footprint and inpatient bed complement.
3. A proportion of patient activity from Glasgow and Forth Valley will shift to University Hospital Monklands

These outcomes are not supportable as they result in disruption and instability within the healthcare system. In particular the impact on University Hospital Wishaw cannot be mitigated due to space limitations and consequently will cause severe disruption to patient flow.

The site therefore does not meet criterion 3.

The site is currently zoned as green belt.

The site does not meet criterion 4.

Site 48 North of Birkenshaw Trading Estate, Uddingston

This is a nomination for an area of land north of the trading estate bounded to the west by the M73 and to the east by Aitkenhead Road. The site is in excess of 40 acres.

The location is very close to Uddingston and to the boundary with Glasgow and has four clear outcomes:

1. A proportion of University Hospital Hairmyres and University Hospital Wishaw activity will shift to University Hospital Monklands. This unnecessarily increases the size of UHM and results in unused capacity at UHH and UHW.
2. A proportion of Glasgow Royal Infirmary activity will shift to University Hospital Monklands. This unnecessarily increases the size of UHM.
3. Monklands University Hospital Monklands will require a significantly larger ED footprint and inpatient bed complement.
4. A proportion of patient activity from Cumbernauld, Kilsyth and Northern Corridor will shift to Forth Valley Royal Hospital. This will destabilise this facility.

These outcomes are not supportable as they result in unnecessary and undesirable disruption which will cause instability within the healthcare system. In addition, if implemented, there will be a significant and unnecessary cost as the size of a new University Hospital Monklands will require to be greater than necessary. This increase in cost is unlikely to be funded.

The site therefore does not meet criterion 3.

The site is currently zoned as green belt.

The site does not meet criterion 4.

Site 49 Manor Drive, Airdrie

This is a nomination for an area of land lying immediately north of the current hospital site. The area nominated extends to approximately 50 acres.

The site lies within the UHM catchment area and has minimal impact upon catchment.

The part of the site immediately north of Manor Drive is zoned for provision of housing with the remainder of the site zoned as green belt. The extent of land zoned for housing is 18.11 acres with the balance, 32.89 acres, green belt.

The available land is less than 40 acres therefore the site does not meet criterion 2.

The green belt area is also subject to an environmental protection order – Site of Interest for Nature Conservation. North Lanarkshire Council has advised:

The nature of the site, its location, access issues and environmental protections suggest that there is limited scope to consider its potential more fully, from a planning perspective. The identification of a limited proposed site for residential development is recognition of these limits.

The site does not meet criterion 4.

Development of a hospital at this site would overwhelm the existing road capacity as this is already at capacity. This would be exacerbated by any planned development at the current University Hospital Monklands site when the existing hospital is relocated.

In addition access to the site from Manor Drive is particularly challenging as the only access to the site is by means of a residential street. Provision of a second point of entry to the site will also be very challenging.

The site does not meet criterion 5.

Site 50 Craigneuk Park, Airdrie

This nomination is for a specific site to the east of Airdrie. The site is 27 acres and therefore does not meet criterion 2.

Site 51 Former Law Hospital Site, Law

This is a nomination for a specific site - the site sits out with the UHM catchment area and therefore does not meet does not meet criterion 1.

Site 52 Former Alexander Hospital Site, Coatbridge

This is a nomination for a specific site – The site is 3.63 acres and therefore does not meet criterion 2.

Site 53 Farm land, Wester Moffat, Airdrie

This is a nomination by the landowner for a specific area of farmland to the east of Airdrie. The site is approximately 165 acres in total and is in the ownership of a single landowner.

The site lies within the UHM catchment area and has minimal impact upon catchment.

The site is currently zoned as greenbelt. North Lanarkshire Council has advised:

The nature of the site, its location, pattern and nature of nearby development (Wester Moffat Hospital and extensive nearby whisky bond facilities extending to 58 acres), development proposals (East Airdrie Link Road) and protections suggest that there may be some scope to consider its potential more fully, from a planning perspective.

The site meets criterion 4.

Access to the site will be by means of the proposed EALR with a second point of access possible via Towers Road or the A89.

The site meets criterion 5.

This site therefore meets all of the agreed criteria

4. Update on Site 44 - Farm Land at Bargeddie

MROB agreed to add site 44, Farm Land at Bargeddie, to the shortlist of sites for further consideration on the basis that the available land equated to approximately 46 acres. Detailed discussions with the landowner have now confirmed that the total land available for sale is 35 acres. This site therefore no longer meets criterion 2 and should be withdrawn from the shortlist.

5. Recommendation

It is recommended that site 53 (Farm Land, Wester Moffat) is added to the shortlist, with site 44 (Farm Land at Bargeddie) withdrawn.

It is recommended that the final shortlist for further evaluation is:

- Site 1 – Glenmavis
- Site 12 – Gartcosh
- Site 53 - Farm Land, Wester Moffat

G Johnston

Head of Planning & Development

27th December 2019.

Long list of potential locations (2016/17)

Appendix A

Site 1:	Glenmavis)
Site 2:	Land south of Orchard Farm, Holytown
Site 3:	Hattonrigg C, Bellshill
Site 4:	Eurocentral Plot S, Holytown
Site 5:	Eurocentral Site X, Holytown
Site 6:	Site of former LNG storage Facility, Annathill
Site 7:	Kilgarth Special Site, Gartgill Road, Coatbridge
Site 8:	Former Kilgarth Tip, Gartgill Road, Coatbridge
Site 9:	Clydesdale Works, Mossend
Site 10:	Site of Former Clydesdale Iron & Steel Works, New Stevenson
Site 11:	Glenboig CGA, Glenboig
Site 12:	Gartcosh
Site 13:	Gartcosh/Glenboig CGA, Gartcosh
Site 14:	Stoneyetts, Moodiesburn
Site 15:	Paxtane Farm, Harthill
Site 16:	Former Calderhead Colliery & Bing, Shotts
Site 17:	The Voe, Shotts
Site 18:	Ravenscraig East – North Site
Site 19:	Ravenscraig East – South Site
Site 20:	Ravenscraig West
Site 21:	Former Lanarkshire Steel Works, Motherwell
Site 22:	Ravenscraig Business Quarter
Site 23:	East of Main Street, Newmains
Site 24:	Royal George Washery Site, Newmains
Site 25:	Wishaw CGA
Site 26:	Pather Farm, Wishaw
Site 27:	Cumbernauld CGA 1, Cumbernauld
Site 28:	Cumbernauld CGA 2, Cumbernauld
Site 29:	Newhouse/Calderbank
Site 30:	Langlands, East Kilbride
Site 31:	Craighead Retreat, Blantyre
Site 32:	Barbana Road, East Kilbride
Site 33:	Shield Road, East Kilbride
Site 34:	Thorniehill, Hamilton
Site 35:	Larkhall Community Growth Areas, Larkhall
Site 36:	Europark, Eurocentral
Site 37:	Larkhall Academy, Larkhall

Appendix A (cont.)

Potential sites identified by North Lanarkshire Council – 2019

Site 38:	Orchardton Woods, Cumbernauld
Site 39:	Westway/Wardpark North, Cumbernauld
Site 40:	Buchanan Business Park, Stepps
Site 41:	Drumgrew, Cumbernauld
Site 42:	Dunalister East Site, Chapelhall
Site 43	Croy Quarry, Croy
Site 44	Farm land, Bargeddie
Site 45	Former Shanks & McEwan site, Coatbridge

Potential sites nominated by members of the public – 2019

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