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| Stonehouse Community Council Mr Robert Freel robfreel@btinternet.com  | **Our ref:** | **A3191447****<our ref>** |
| **Your ref:** | <your ref> |
| **If calling ask for:** | Michael McGlynn  |
| **Phone:** | 01698 453838 |
| **Date:** | 15 April 2020 |

Dear Mr Freel

**Local Plan - Removal of Legacy Applications**

Thank you for your letter dated 29 March 2020 regarding the recent refusal of planning permission for three applications proposing residential development on sites in Stonehouse and the effect of these decisions on the preparation of the South Lanarkshire Local Development Plan 2 (SLLDP2).

By way of background, all three applications had been the subject of earlier approval by the Planning Committee in 2010 and 2016 subject to the conclusion of legal agreements to ensure the payment of developer contributions. Little progress had been made to conclude matters and as a result of a review of a number of legacy cases a report was presented to the Planning Committee in March this year to refuse the applications and this was accepted by members.

In all three cases the sites were initially included in the Council’s housing land audit forming part of the housing land supply. A review of the audit is carried out annually to determine if sites remain effective. At the same time additional sites can be added to the audit. In addition, the programming of each site is reviewed to reflect the scale of completion of units in the previous year or reflect information provided by developers and landowners about the phasing of development. This allows the Council to ensure that each individual housing market area and South Lanarkshire as a whole has a five-year effective land supply. It is important to note that the audit does not consider land supply requirements for individual settlements.

Each of the three sites had been removed from the housing land audit before the associated applications were refused as it was recognised, they were unlikely to be developed and were classed as non-effective. Notwithstanding the housing land audit most recently agreed in 2018 shows a 5-year housing land supply remains across South Lanarkshire in general and in the Hamilton sub-market area. As a result, the refusal of the applications has had no impact on the overall effective land supply.

As you are aware the proposed SLLDP2 is currently the subject of an examination by a Reporter appointed by Scottish Ministers. Housing land supply and the allocation of effective sites that meet the Council’s land supply requirements is one of the matters under consideration. The Council has submitted evidence to demonstrate its view that this is met. It is expected the Reporter will publish a report on their findings and recommendations later this year. Until that time there is no requirement to carry out a further call for sites or identify additional land for new housing.

I trust the above is of assistance.

Yours sincerely



**<Your name>
<Your title>Michael McGlynn**

**Executive Director**