

29 June 2022

SITE REQUIREMENTS:

1. Site Size. Minimum site size to conform to 1967 Schools Regulations is 1.2 Hectares, however, a site size of 1.6 Hectares is preferred to allow for potential future expansion and to maximise outdoor learning opportunities.
2. Brownfield Site preferred. By this we mean a site which has previously been built on.
3. Council owned.
4. Site requires to have a rural setting, preferably with established woodland and natural environment which can be utilised to provide a high-quality natural setting and outdoor educational facility. This requirement is advised by the following information from KEAR School Management Team:

‘Ongoing developments in how to meet the needs of young people with a broad ASN profile includes a growing emphasis and evidence base on the benefits of various forms of outdoor learning. Having space to learn, play, engage with nature, take appropriate risks and become more environmentally aware and responsible all form part of the rationale behind the growing international shift towards more outdoor learning. At Kear we have been developing our outdoor learning programme for over 4 years and to good effect. We see children and young people become calmer, safer, happier and more positively engaged in learning activities while outdoors and a lot of this has taken place in our Forest Schools programme. We have invested our Pupil Equity Funding to expand our outdoor learning programme to more and more pupils. We have done this whilst having to travel to venues off-site while making best use of the limited resources we have available across our existing sites. A new venue with good outdoor space, in a rural or semi-rural setting, would enhance opportunities for all Kear pupils to benefit from programmes we now know work well’.
5. Accessibility. Site will serve pupils from the whole of South Lanarkshire. Pupils are predominantly from the urban areas of Cambuslang, East Kilbride, Hamilton , Larkhall and Rutherglen. Therefore, a site within ½ hours drive from these settlements would be preferred. However, pupils will also attend from the Clydesdale area and therefore close access to the M74 Motorway Corridor is also important. Therefore, the preferred location is within or close to the communities of Larkhall, Hamilton, Blantyre, Cambuslang or Rutherglen.

SITE OPTIONS.

A Comprehensive review of existing Council land which meet the above criteria and are available for development was undertaken in consultation with Estates, Planning and Roads and Transportation Services. The following sites were identified and assessed as a potential location of a new Kear Campus.

1. Former Ridgepark School site, Lanark.
2. Former Garden Centre site at Chatelherault Country Park, Ferniegair.
3. Dalton site, Cambuslang.
4. Pitch at Peter Brownlie Park, Cambuslang.
5. Union Street, Stonehouse.
6. Westwoodhill Pitches, East Kilbride.

| Requirements & Initial Consultation Comments/ Site | Site 1 Former Ridgepark School, Lanark | Site 2 Former Garden Ctr, Chatelherault Country Park | Site 3 Former Dalton School Site, Cambuslang | Site 4 Pitch, Peter Brownlee Park, Cambuslang | Site 5 Union Street, Stonehouse | Site 6 Westwoodhill Pitches, East Kilbride |
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| Meets Site Size | Yes | Yes | No | Yes | Yes | Yes |
| Brownfield Site | Yes | Yes | Yes | No | No, but included within Stonehouse settlement boundary in Local Plan. Parts of site may have been developed in the past. | No |
| Council Owned | Yes | Yes | Yes | Yes | Yes | Yes |
| Rural or High-Quality Environment Setting | Yes | Yes | Yes | No | Yes, on fringe of the town | Green area within an urban setting |
| Accessibility for Pupils/ | No | Yes | Yes | Yes | Yes | No, site is remote from |

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| | | | | | | Clydesdale Area and the M74 transport corridor |
| Planning Comments | <p>The site is located within the Rural Area in the adopted South Lanarkshire Local Development Plan 2 (SLLDP2), where policy has a presumption against development unless it is necessary for appropriate uses. The proposal for a school would not fall into that category. However the site was previously developed as a school and is therefore a Brownfield site and an exception to policy could be made on that basis subject to other</p> | <p>The site is in the Green Belt in SLLDP2 where policy has a presumption against new development unless it is necessary for appropriate uses. The proposal for a school would not fall into that category. There is also a policy on development in country parks which states a presumption against development unless it can be shown there will not be an adverse effect on landscape character, biodiversity and the recreation value of the park.</p> | <p>The site is in the Green Belt in SLLDP2 where policy has a presumption against new development unless it is necessary for appropriate uses. The proposal for a school would not fall into that category. However, the site was previously developed as a school and it is on the vacant and derelict land register so an exception to policy could be made on that basis subject to other planning matters being satisfactorily addressed.</p> | <p>This is identified as Priority Greenspace in SLLDP2 and the land to the west has recently been designated as a Local Nature Reserve. There would be a need to consult with Sport Scotland about the loss of the pitch on the site while there might be community issues about development in this general area.</p> | <p>No major planning policy issues. Identified as Greenbelt within the Stonehouse settlement. General Urban Areas Policy would apply.</p> | <p>The site is identified as Priority Greenspace in SLLDP2. There would be a need to consult with SportScotland about the loss of the pitches, while there is likely to be Community objections to the development of this open space area.</p> |

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| | <p>planning matters being satisfactorily addressed.</p> <p>Planning are aware, however, that access is a major constraint on proposals for this site.</p> | | | | | |
| Roads Comments | <p>No objections in principle but road leading to site insufficient width for two-way traffic and pedestrian access. Would require road widening on privately owned land</p> | <p>No objections in principle. Close to train and bus public transport routes.</p> | <p>No objections in principle. However, pedestrian access may be an issue. Potential longer term pedestrian access through development site CR/17/0076 Fleming Road/Gilbertfield Road. Pedestrian footpath may be required from Gilbertfield Road to site.</p> | <p>Roads would recommend a new vehicle access to the site from Westburn Road. Existing access not adequate.</p> | <p>No objections in principle. Existing road infrastructure in place.</p> | <p>A new road access and egress would be required.</p> |
| Property Services Comments | <p>Property Services have advised that they are aware of access issues at this site.</p> | <p>Property Services have advised that the land has not been identified as surplus and Community and Enterprise Resources have long term ambitions for the</p> | <p>Property Services have advised that there was previously an Education restriction on use, however this may well have been superseded by legislation.</p> | <p>Property Services have advised that this site has not been declared surplus and there has been some interest by the local Community Council in a</p> | <p>Site identified by Property services as available for development.</p> | |

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| | | <p>site. Previous discussions with Community Resources and SLC Leisure Trust identified that area is used for Overflow car parking which would be required to be replaced before site was declared surplus.</p> | | <p>Community Asset Transfer, however, this has been tentative and no firm proposals have come forward as yet.</p> | | |
| <p>Other Comments</p> | | | <p>Previously this site has been identified as a possible location for a new Secondary School by local community groups. However the site is 1.41ha in size. To comply with the Schools Premises (General Requirements and Standards) (Scotland) Regulations 1967, as Amended, the minimum size for a Secondary School of between 501 to 750 pupils is 2.0 Ha. The site is, therefore, too small to meet the min. size requirements of current legislation.</p> | | | <p>Site has now been approved for development of allotments.</p> |

Summary

The strong preference of Inclusion Services is for a site with a rural setting which provides enhanced opportunities for outdoor learning, gardening, physical education and a relaxing environment. This requirement limited the potential sites available. All of the potential sites identified have challenges to overcome in terms of Planning Policy and/or infrastructure requirements.

Site 1

The site at **Ridgepark, Lanark** is in too remote a location and has access issues which would be extremely difficult to overcome. For these reasons this site should be **discounted**.

Site 2

The **Former Garden Centre Site at Chatelherault Country Park** is being positively used by the Park as additional parking when large events are being undertaken. Community and Enterprise Resources and South Lanarkshire Leisure are not in favour of losing this facility to accommodate a new Educational facility. The use does not fall into the category of acceptable development in a Country Park, although the site is brownfield, having previously been a Garden Centre. Leisure Trust identified that area is used for Overflow car parking which would be required to be replaced before the site could be potentially declared surplus. For these reasons this site should be **discounted** at this time.

Site 3

The **Dalton site at Cambuslang** is located in the Green Belt but is a brownfield site which is currently on the Vacant/Derelict land register. The site was formerly used for Education purposes. Although all pupils are transported to Kear School, the site is remote from pupils attending from the south and rural area of South Lanarkshire and the time taken to travel from and to this area may prove unacceptable to pupils and their parents/carers. The site size (1.4 ha) would preclude any potential expansion of the education facility in the future and also may reduce the potential for maximising outdoor learning and socialisation. Site should be **discounted** at this time.

Site 4

The site at former football pitch **Peter Brownlee Park, Cambuslang** is designated as Priority Greenspace and there is a presumption against development. The site is not in a rural setting, although it is adjacent to a local Nature Reserve. The site currently contains a Blasé football pitch and loss of this facility would require the consent of SportScotland who would generally require a replacement facility to be provided. Education

Resources also aware of local community concerns regarding the loss of open space in the Cambuslang area. As with site 3 the site is remote from pupils attending from the south and rural area of South Lanarkshire and the time taken to travel from and to this area may prove unacceptable to pupils and their parents/carers. For these reasons this site should be **discounted**.

Site 5

The site at **Westwoodhill Pitches in East Kilbride**, although not rural, is designated as Priority Greenspace. However, this is currently well used by the local community and the site is also remote from the M74 transport corridor and for access for Clydesdale pupils. This site should be **discounted**.

Site 6

The **Union Street, Stonehouse** site is located within the greenbelt but also within the village boundary as defined in the Local Plan. Planning Services have identified no major Policy issues with the development of this site. The site is reasonably well accessed from the nearby M74 to provide access to the whole of South Lanarkshire. The site is also adjacent the established SLLC sports pitch which could be utilised for PE activities during the school day. Inclusion Services are keen to establish links with, and enhance Community participation with projects such as Pupil Allotments and Hair and Beauty in the new facility. The well-established Community Groups could present partnership opportunities to further these aims and provide adult role models for these vulnerable children. The School building itself, would provide new facilities for Community use out with school hours for the Stonehouse Community. **Site to be considered**.

Recommendation:

Union Street, Stonehouse offers the best potential site out of those identified above for the development of a new Social Emotional and Behavioural Needs School (SEBN). It is proposed to undertake a statutory consultation exercise with parents, carers, pupils and staff and the local community of Stonehouse to gauge their views on the proposal, and to allow proper consideration of the suitability of the site for this purpose prior to the Council taking a decision on this site as its location for the new school.