

Community and Enterprise Resources
Executive Director **Colin McDowall**
Planning and Building Standards Services

Mr Robert Freel
Stonehouse Community Council
75 Lockhart Street
Stonehouse
ML9 3LX

Our ref: South Lanarkshire LDP MIR
Your ref:
If calling ask for: Laura Gaddis
Phone: 01698 455934
Date: 4 October 2012

Dear Sir/Madam

**Consultation on South Lanarkshire Local Development Plan Main Issues Report
Supplementary sites submitted for consultation**

South Lanarkshire Council prepared a Main Issues Report (MIR) which was subject to consultation from 10th May 2012 for 7 weeks, closing on 29th June 2012.

The comments received contained additional sites for consideration for inclusion in the proposed Local Development Plan. These sites have been assessed and comments can be made on them until 9th November 2012.

Please send your comments directly to:-

Gordon Cameron
Planning and Building Standards HQ Manager
South Lanarkshire Council
Community and Enterprise Resources
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB

Or by email to:-

planning@southlanarkshire.gov.uk

Yours faithfully

Michael McGlynn
Head of Planning and Building Standards

Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB Phone: 08457 406080 Fax: 01698 455948
Text Phone: 01698 454039 Email: enterprise.hq@southlanarkshire.gsx.gov.uk



INVESTOR IN PEOPLE



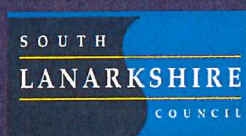
South Lanarkshire Local Development Plan Main Issues Report



October 2012



Supplementary Consultation on Additional Potential Development Sites



Community and
Enterprise Resources

Additional Sites Assessment

Introduction

As part of the consultation and engagement process for preparation of the Main Issues Report (MIR), the Council invited interested parties to put forward sites they considered should be included in the LDP.

During the consultation period of the MIR in May/June 2012 a further 28 sites were brought forward for consideration. These sites have been assessed in the same way as the initial sites received and a full description of the assessment methodology is included in South Lanarkshire Local Development Plan Main Issues Report – Technical Report 2 Site Assessments.

Of these 28 sites it is proposed that four sites are dealt with as planning applications rather than as proposed alterations to the local development plan:

- ◆ CL/39/001 Symington Street Leadhills
- ◆ EK/72/001 Gilmourton
- ◆ EK/75/002 Crookedshields Road Nerston
- ◆ EK/77/011 Hills Road Strathaven

If you have any comments to make on these sites can you respond in writing by 9th November 2012 to:

Gordon Cameron
Planning and Building Standards
Headquarters Manager
Community and Enterprise Resources
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB

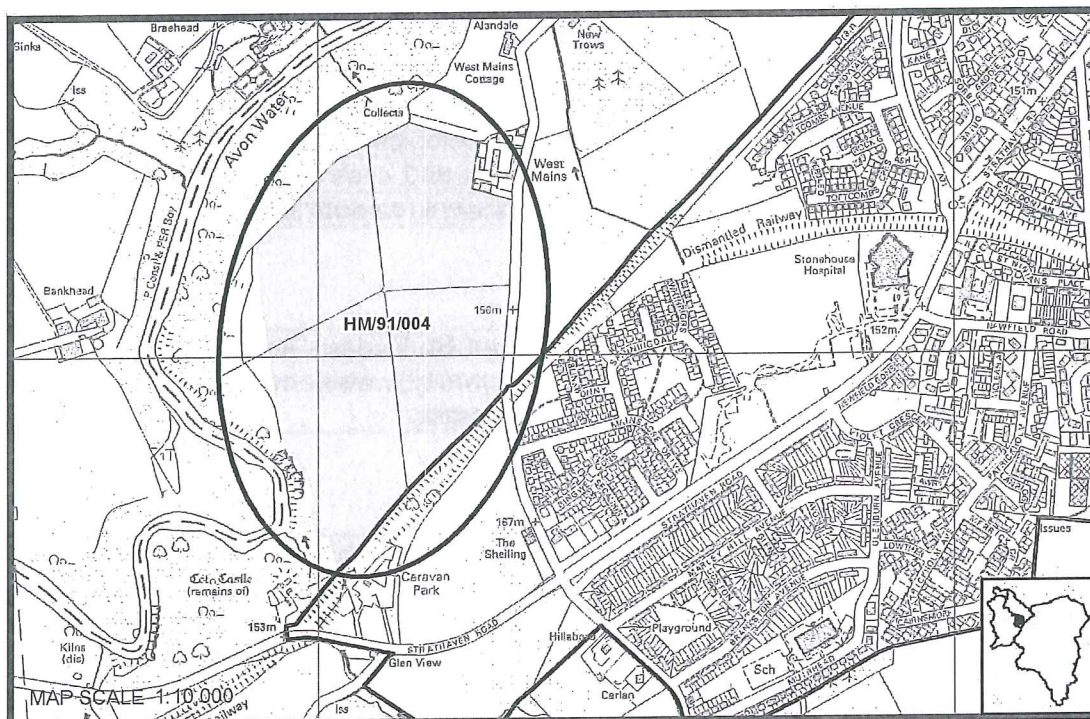
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ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM

HAMILTON AREA

SETTLEMENT STONEHOUSE



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Background

| | |
|---------------------------|--|
| Site reference | HM/91/004 |
| address | Manse Road NW Stonehouse |
| Site size Ha | 19 |
| Current use | Agricultural land |
| Proposed use | Mixed use including housing, employment, retail and community use. |
| No of units | tbc |
| Submitted to previous LP? | No |

Locational factors

| | |
|---|---|
| Location (within settlement/edge/isolated) | Edge of settlement |
| Brownfield/greenfield | Greenfield |
| Settlement pattern/coalescence/ribbon development | Not suitable for rounding off. Site is a significant intrusion into green belt. |

Environmental factors

| | |
|-----------|--|
| landscape | An open exposed site on a slope rising up from West Mains towards the dismantled railway line adjacent to the town of Stonehouse. The site is within |
|-----------|--|

| | |
|------------------|---|
| | the SLA and is highly visible from across the Clyde Valley. Development of it would be highly imposing upon the integrity of the surrounding landscape and wider countryside setting. |
| Natural heritage | Adjacent to ancient woodlands of semi natural origin and local nature conservation site. Potential impact on protected species. |
| Built heritage | Archaeological trigger site within area |
| Open space | ENV1 and 2 sites not affected |
| minerals | Adjacent to referral area |

SEA

| | |
|--------------------------------|---|
| Does the site accord with SEA? | Major SEA issues – impact on biodiversity, water environment and landscape. |
|--------------------------------|---|

Accessibility

| | |
|--------------------|---|
| Public access | Affects core path and wider access network |
| Site access | Scale of development would determine form and number of accesses. TA required |
| Road network | Manse Rd would require upgrade - issues with A71 requiring upgrade. Once at A71 good connectivity |
| Public transport | Majority of site more than 400m from bus stops railway station 7km |
| Access to services | Village centre and shops 1800m primary school 1000m secondary school 7km |

Infrastructure

| | |
|--------------------|--|
| Water and sewerage | Surface water drainage proposals to be confirmed |
| Flood risk | Flood Risk Assessment required |
| Education | To be confirmed |

Other Comments

Site bears no relationship to existing settlement and would be a major intrusion into the wider countryside. Development would impact on the integrity of the special landscape area designation and on designated nature conservation sites. Not considered suitable for development.

Outcome

| | |
|--|---|
| Site Accords with preferred LDP strategy | |
| Site would accord with strategy, with mitigation | |
| Site does not accord with strategy | X |