

## **Section 2 – Individual site assessment forms**

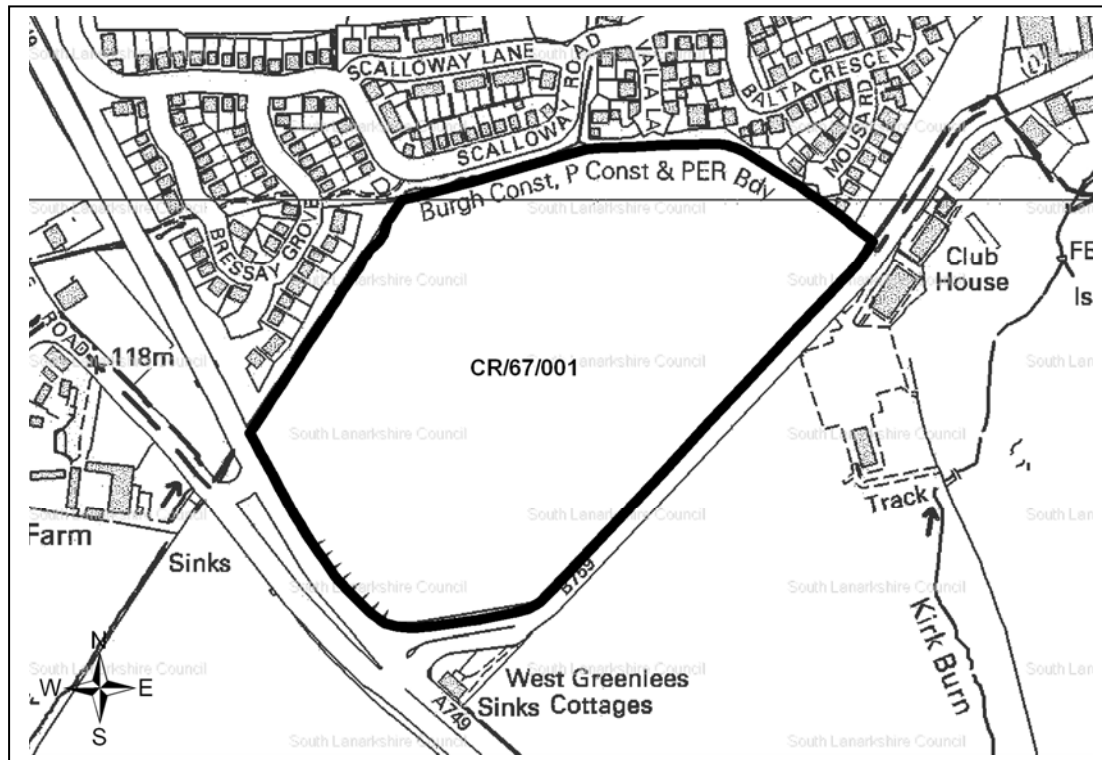
### **Abbreviations used on forms:**

CA – Conservation Area  
ILS – Industrial Land Supply  
LDP – Local Development Plan  
RIA – Retail Impact Assessment  
RoW – Right of Way  
SAC – Special Area of Conservation  
SEA – Strategic Environmental Assessment  
SEPA – Scottish Environment Protection Agency  
SLA – Special Landscape Area  
SPA - Special Protection Area  
SSSI – Site of Special Scientific Interest  
SVDLS – Scottish Vacant and Derelict Land Survey  
TA – Transport Assessment  
WoSAS – West of Scotland Archaeological Service

## Sites for consideration for development - Assessment form

Cambuslang Rutherglen area

C/R Green Belt



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CR/67/001
address	Greenlees Farm Cambuslang
Site size Ha	6
Current use	Vacant agricultural land
Proposed use	housing
No of units	150
Submitted to previous LP?	Yes – EKP053

### Locational factors

Location (within settlement/edge/isolated)	Urban edge
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Site located within Greenbelt between Cambuslang and East Kilbride but integrates satisfactorily with Cambuslang settlement.

### Environmental factors

landscape	Urban Fringe Farmland
Natural heritage	N/A

Built heritage	N/A
Open space	N/A
Minerals	Coal mining legacy to north of site.

## SEA

Does the site accord with SEA?	Partly – potential noise and air quality issues
--------------------------------	---

## Accessibility

Public access	Well used informal access network around site and from adjacent housing areas Core Paths EK/1005/1; 1007/1;1006/1
Site access	Satisfactory site access could be achieved
Road Network	TA required. Junction improvements likely to be needed.
Public transport	Bus stops within 400m. Rail station 1.5km
Access to services	Local shops 500m and not well connected by foot.

## Infrastructure

Water and sewerage	Minor water courses on perimeter of area Any proposals should confirm surface water outfall intentions and future maintenance. Possible sewerage issues
Flood risk	There are serious surface water issues in this area. This area may be required to provide future flood attenuation. Flood Risk Assessment required. SEPA Medium risk
Education	School capacities to be confirmed.

## Other Comments

Site is located directly adjacent to the southern edge of the Cambuslang settlement boundary. No obvious visual constraints to development. East Kilbride Road to south-west and Greenlees Road to south and south-east provide a clearly defensible settlement boundary allowing this site to be developed without setting a precedent for future similar development in the area. However major flooding issues in surrounding area may affect development potential and this would have to be addressed in any development proposal.

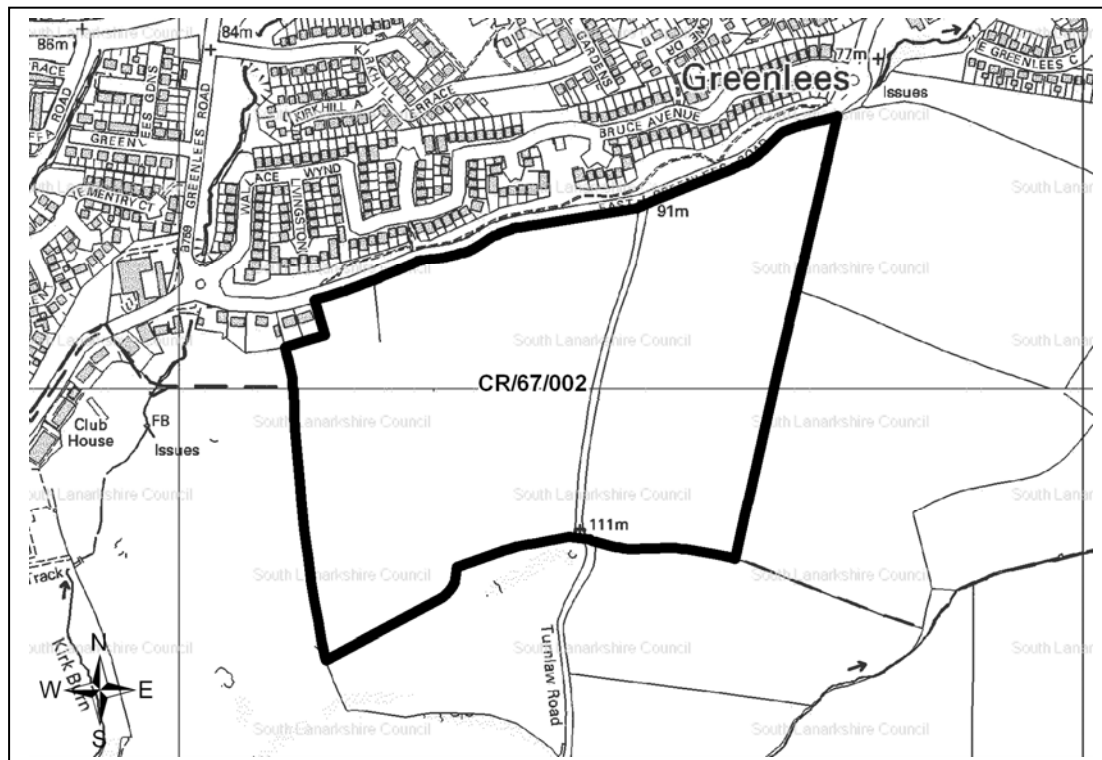
## Outcome

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

## Sites for consideration for development - Assessment form

Cambuslang Rutherglen area

C/R Green Belt



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CR/67/002
address	East Greenlees Road
Site size Ha	36.4
Current use	agricultural
Proposed use	housing
No of units	300
Submitted to previous LP?	no

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Site would breach an existing well defined defensible settlement edge and would protrude into Greenbelt in a manner which would create a settlement boundary that would be difficult to defend against future development proposals.

### Environmental factors

landscape	Urban Fringe Farmland
Natural heritage	N/A
Built heritage	N/A
Open space	N/A
Minerals	Coal mining legacy over large portion of site.

### SEA

Does the site accord with SEA?	Partly – soils, air quality, noise issues
--------------------------------	---

### Accessibility

Public access	Part of wider core path network CR/4068/1
Site access	Satisfactory site access could be achieved
Road network	TA required. A number of possible capacity issues.
Public transport	Bus stops > 400m. Rail station 1.6km.
Access to services	No services close to site

### Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	Flood Risk Assessment required. SEPA low risk
Education	School capacities to be confirmed.

### Other Comments

Site is located to south of East Greenlees Road which acts as a clear defensible settlement edge that would be breached in this instance. Only one side of this rectangular site bounds the existing settlement boundary resulting in the site clearly protruding into the Greenbelt.

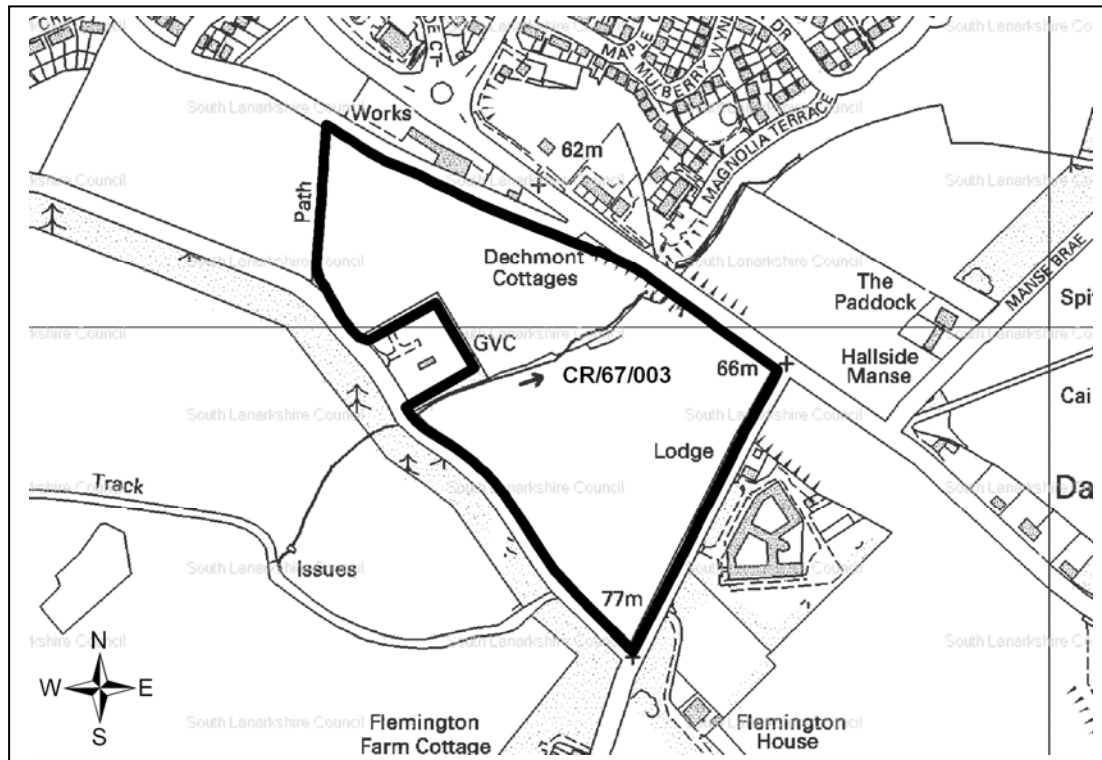
### Outcome

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

## Sites for consideration for development - Assessment form

Cambuslang Rutherglen area

C/R Green Belt



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CR/67/003
address	Lightburn Rd/Gilbertfield Rd
Site size Ha	7.18
Current use	agricultural
Proposed use	housing
No of units	130-180
Submitted to previous LP?	Yes – CRP004 (west part was released)

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would round off south-eastern corner of Cambuslang settlement

### Environmental factors

landscape	Urban Fringe Farmland
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

Minerals	No coal mining legacy.
----------	------------------------

## SEA

Does the site accord with SEA?	Partly – potential air quality and local landscape issues
--------------------------------	---

## Accessibility

public access	Part of wider core path network CR/5643/1; 4069/1; 4077/1 4070/1
Site access	Access could be problematic, potentially requiring a new roundabout on Hamilton Road
Road network	Good access to the classified network. TA required
Public transport	Bus stops within 400m. Rail station 1.5km
Access to services	Shop within 400m

## Infrastructure

Water and sewerage	A watercourse is within this site. Any proposals should confirm surface water outfall intentions and future maintenance. Possible sewerage issues
Flood risk	Flood Risk Assessment required which may identify attenuation areas. SEPA medium risk
Education	School capacities to be confirmed.

## Other Comments

Land to west of current site was released in previous LP. Has consent for 60 units but has not been developed. This site protrudes slightly into the Greenbelt but is bounded on all sides by public roads which would create a defensible settlement edge minimising the risk of future ribbon development. However a strategic high pressure gas pipeline passes through the middle of the site. This has an exclusion zone which effectively sterilises the majority of the site.

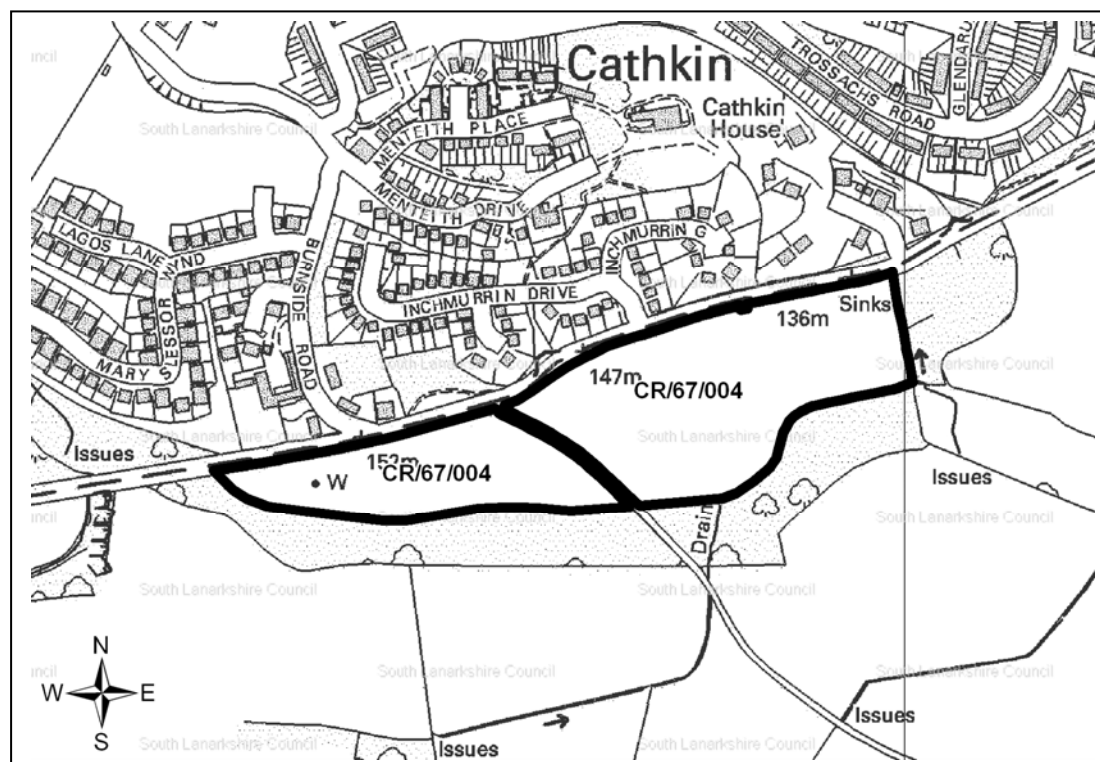
## Outcome

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

## Sites for consideration for development - Assessment form

Cambuslang Rutherglen area

C/R Green Belt



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CR/67/004
address Cathkin	Grazings
Site size Ha	5.33
Current use	agricultural
Proposed use	tbc
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	Site is south of Cathkin Road thereby breaching a well defined settlement edge

### Environmental factors

landscape	Urban fringe farmland
Natural heritage	southern boundary semi natural ancient woodland
Built heritage	N/A

Open space	N/A
Minerals	No coal mining legacy.

## SEA

Does the site accord with SEA?	Partly – a number of potential issues
--------------------------------	---------------------------------------

## Accessibility

Public access	Aspirational core path EK/5801/1;
Site Access	Satisfactory access difficult to achieve due to visibility and junction spacing
Road network	Good connectivity to network. TA required depending on proposed use.
Public transport	Bus stops >400m and poor footway connections. Rail Station >2km.
Access to services	Local shops but poor footway provision

## Infrastructure

Water and sewerage	A minor water course runs along the boundary of the site Any proposals should confirm surface water outfall intentions and future maintenance. Possible sewerage issues
Flood risk	SEPA low risk however there are serious surface water issues in this area. This area may be required to provide flood attenuation. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Site is located south of Cathkin Road which currently provides a defensible settlement edge. Development of this land could set an undesirable precedent and would make the settlement boundary more difficult to defend, resulting in erosion of the Greenbelt between East Kilbride and Cambuslang.  
SLC Surplus asset.

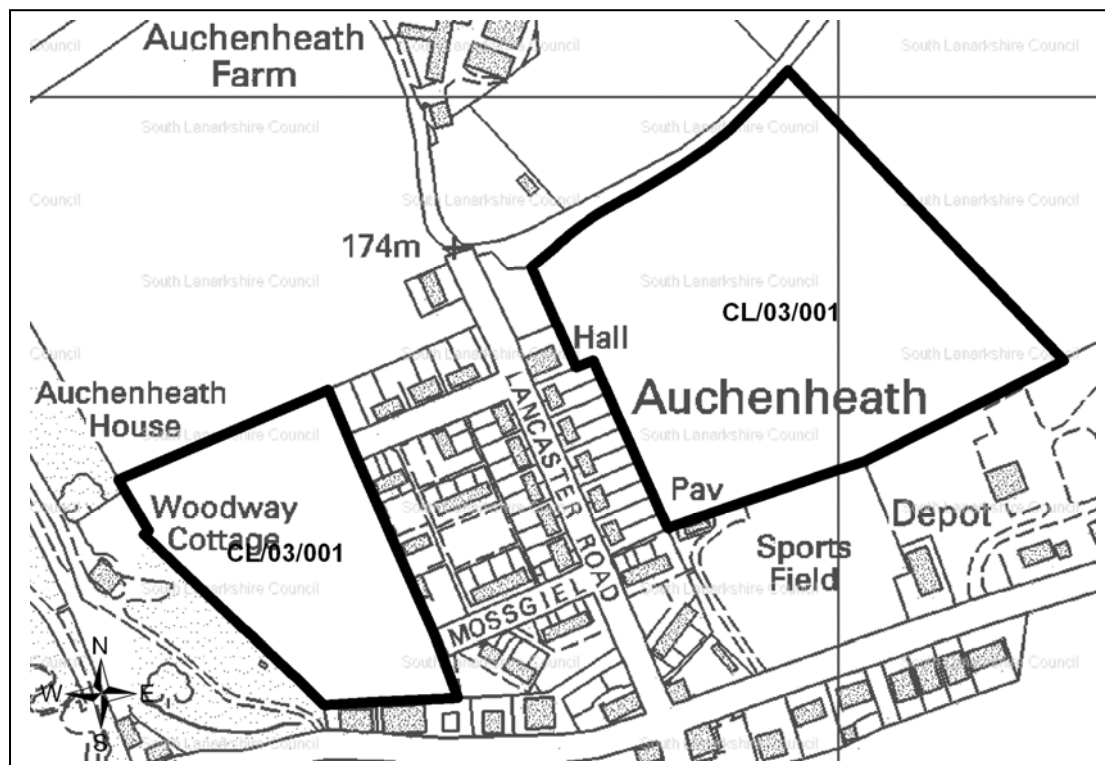
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Auchenheath



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/03/001
address Auchenheath	Farm
Site size Ha	5.66
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP231

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would lead to a substantial expansion of built development into the Accessible Rural Area. Does not consolidate or round off settlement boundary.

### Environmental factors

landscape	Plateau Farmland. Also within Clyde Valley Special Landscape Area.
-----------	--

Natural heritage	N/A
Built heritage	WOSAS archaeological trigger zone (part)
Open space	N/A
minerals	Half of the site is within the Coal Authority Planning Referral Area.

## SEA

Does the site accord with SEA?	Partly - minor issues
--------------------------------	-----------------------

## Accessibility

Public access	Asp Core Path CI/5650/1; RoW SL55; part of Nethan Walkway
Site access	Western site has suitable access. No access connection to eastern site
Road network	Junction on to B7086 would not cope with increased traffic volume
Public transport	Bus stop <400m. Rail station 8km.
Access to services	2.5km

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required
Education	School capacities to be confirmed.

## Other Comments

Site consists of two separate parcels of land. Part 1 is to the west of the settlement boundary of Auchenheath which is bounded to the north-east and south by residential properties and to the south-west, west and north-west by woodland/ agricultural land. Part 2 is situated to the north-east of the settlement boundary of Auchenheath and is bounded to the north, north-west by agricultural land/ core path route; to the south-east, south by public sports field and general industrial units and to the west by residential properties. Site is north-south gently sloping agricultural land, prominent when viewed from the B7086 Road

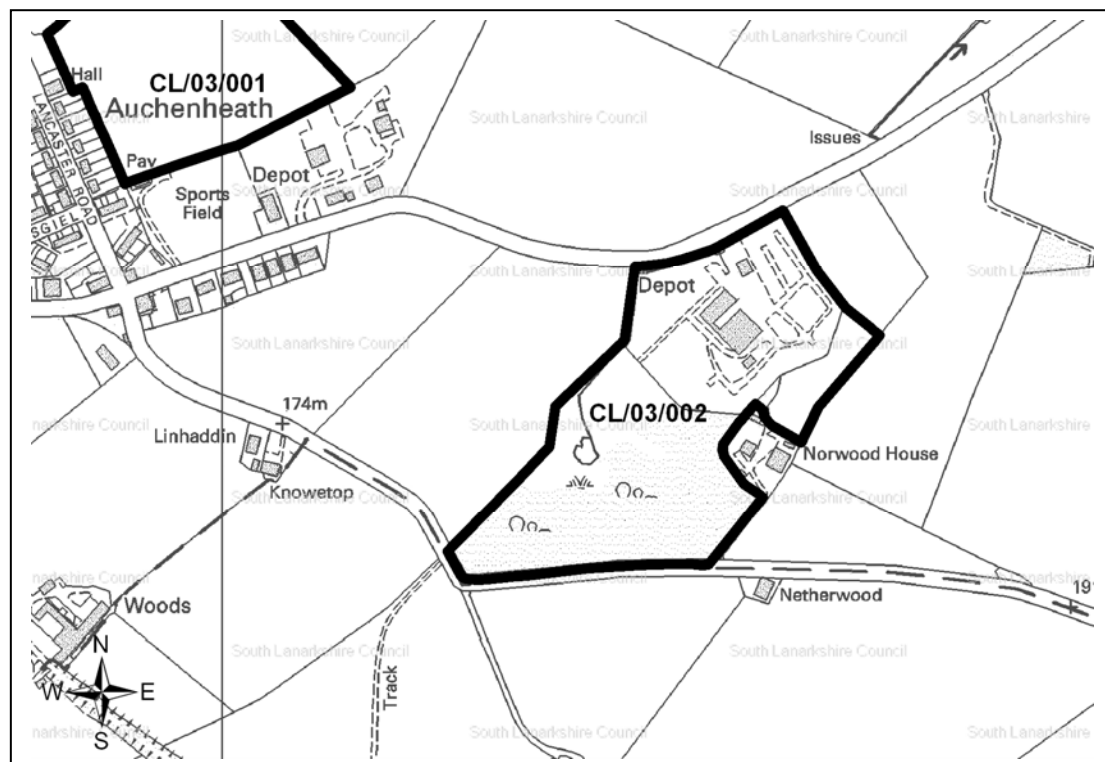
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Auchenheath



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730

### Background

Site reference	CL/03/002
address	Mackenzies Yard East of Auchenheath
Site size Ha	7.12
Current use	Storage yard
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP230

### Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield	Rural brownfield (not on SVDLS)
Settlement pattern/coalescence/ribbon development	Would lead to a substantial development within the Accessible Rural Area. Development of site would constitute isolated and sporadic development in the rural area.

### Environmental factors

landscape	Plateau Farmland. Also within the Clyde
-----------	---

	Valley Special Landscape Area.
Natural heritage	Possible wetland habitat. One non baseline waterbody within identified area
Built heritage	N/A
Open space	N/A
minerals	Site is within the Coal Authority Planning Referral Area.

## SEA

Does the site accord with SEA?	Partly – issues with contamination and climate change
--------------------------------	---

## Accessibility

Public access	No core path routes affected
Site Access	Access could be achieved but would require third party land to achieve required visibility
Road network	Capacity issues. TA required
Public transport	On bus route but no stop within 400m. Rail station 7.5km
Access to services	No local services. Nearest 3km.

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	There is a pond and a watercourse within this site. SEPA low risk but local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Site which is physically detached from the settlement boundary of Auchenheath consists of generally sloping workshop yard which is partly operational and partly used as storage area of disused scrap metal materials. It is bounded to the north by Lanark Road, B7086 road; to the north-east, east by agricultural land; to the south by Newkayes Road/ agricultural land and to the west by agricultural land

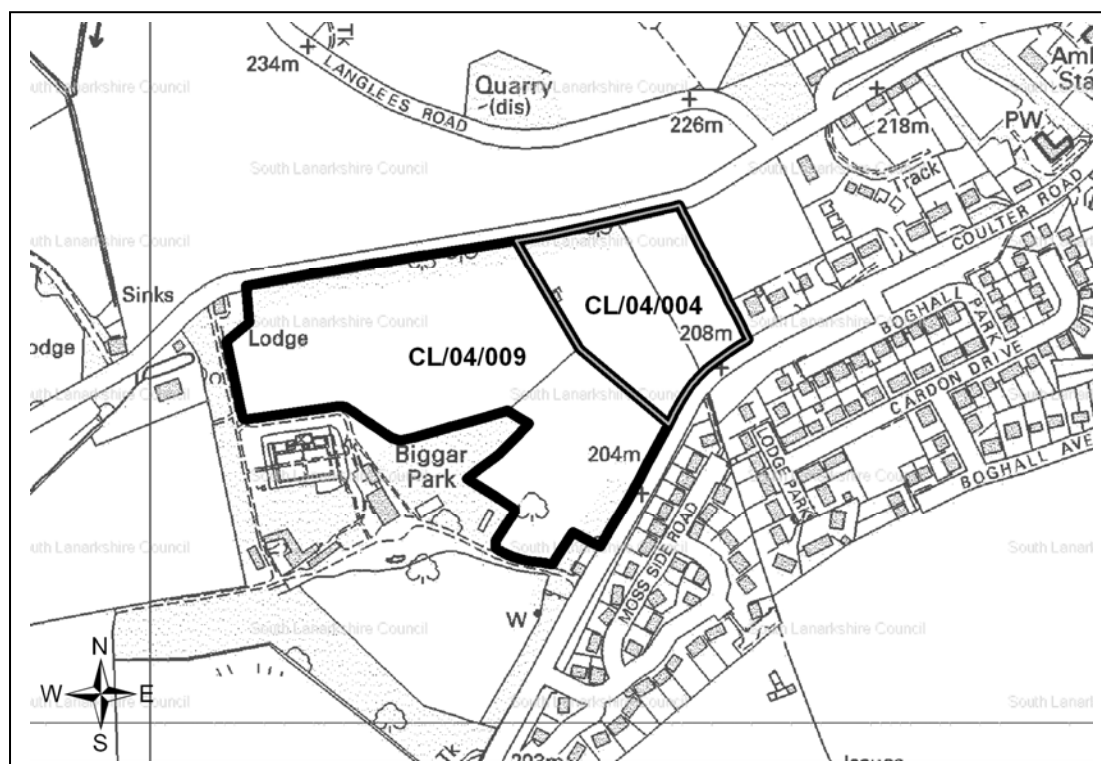
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Biggar



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/04/004
address	Lindsaylands Road Biggar
Site size Ha	1.90
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP094

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off settlement boundary.

### Environmental factors

landscape	Rolling Farmland. Also within Special Landscape Area.
-----------	---

Natural heritage	Site contains veteran trees
Built heritage	none
Open space	N/A
minerals	Not within referral area

## SEA

Does the site accord with SEA?	No – soils and landscape issues
--------------------------------	---------------------------------

## Accessibility

Public access	Lanark / Biggar cycle route runs along northern boundary
Site Access	Difficult to achieve site access. Third party land would be required.
Road network	Capacity issues
Public transport	Bus stop >400m. Rail station 18km
Access to services	Available locally 500m

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Sloping agricultural field, currently used for the grazing of horses. Traditional stone walls bound site to the north and south. Vehicular access may be difficult due to road geometry and desire to retain existing boundary walls.  
No recent previous planning applications.

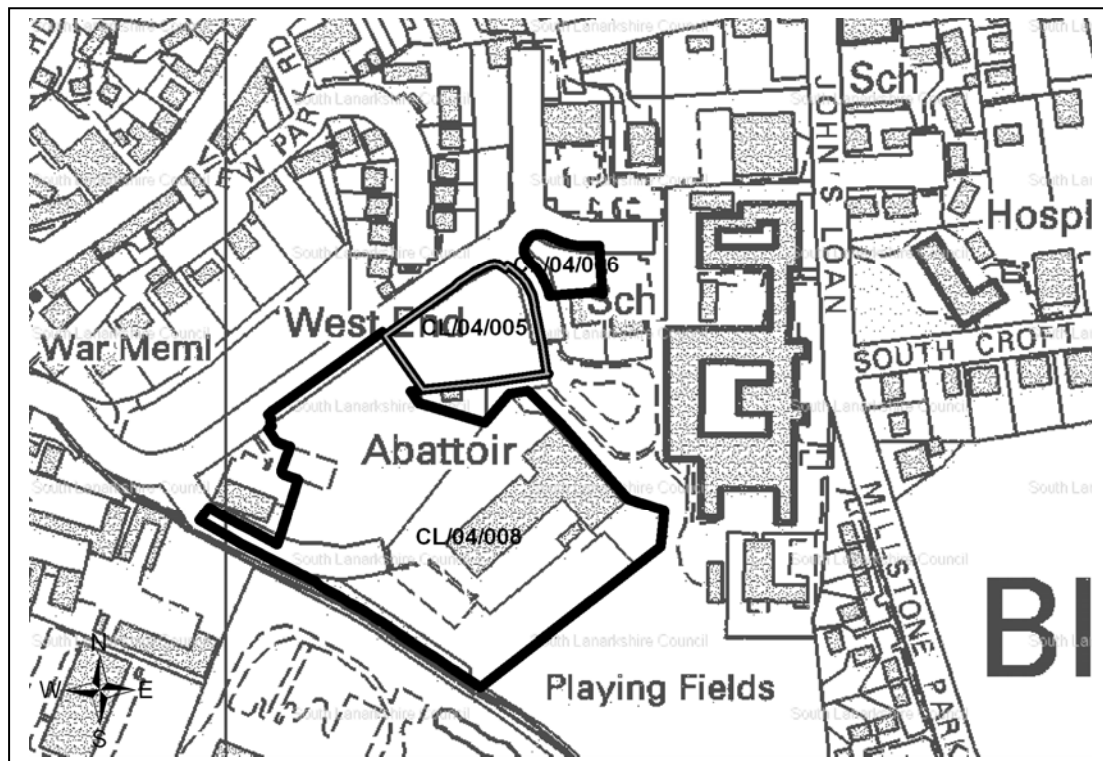
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Biggar



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/04/005
address	Plot A Market Road Biggar
Site size Ha	0.31
Current use	Vacant (part of ILS site)
Proposed use	Housing/commercial
No of units	tbc
Submitted to previous LP?	Yes – part of CLP252

### Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield brownfield	
Settlement pattern/coalescence/ribbon development	Would extend residential/commercial land use into industrial land area. Extension of retail use beyond existing town centre.

### Environmental factors

landscape	N/A – urban vacant land
-----------	-------------------------

Natural heritage	none
Built heritage	none
Open space	none
minerals N/A	

## SEA

Does the site accord with SEA?	yes
--------------------------------	-----

## Accessibility

Public access	Pedestrian links to High St
Site access	No issues
Road network	TA required for industrial uses
Public transport	Bus stop within 400m. Rail Station 18km.
Access to services	No issues – close to services

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required
Education	School capacities to be confirmed.

## Other Comments

Site consists of unkempt, vacant land, visually detracting from the surrounding area. Positioned close to existing town centre.

Not considered to be appropriate for residential use, given the proximity of a supermarket and industrial/business premises. May be considered appropriate to permit a mixed use of commercial/business/retail premises on the site, given the existing surrounding land uses and the lack of demand for Industrial land within Biggar. Consider this site could be developed as part of a larger development framework site for the remaining undeveloped Market Road area of Biggar, together with CL/04/006 and CL/04/008. (see Technical Report 1). This would need to address issues of access, ownership, flooding risk/mitigation and land uses. Retail proposals should be supported by a RIA showing potential impact on the existing town centre.

Previous approvals for Class 4 Business use on the site (CL/99/0452).

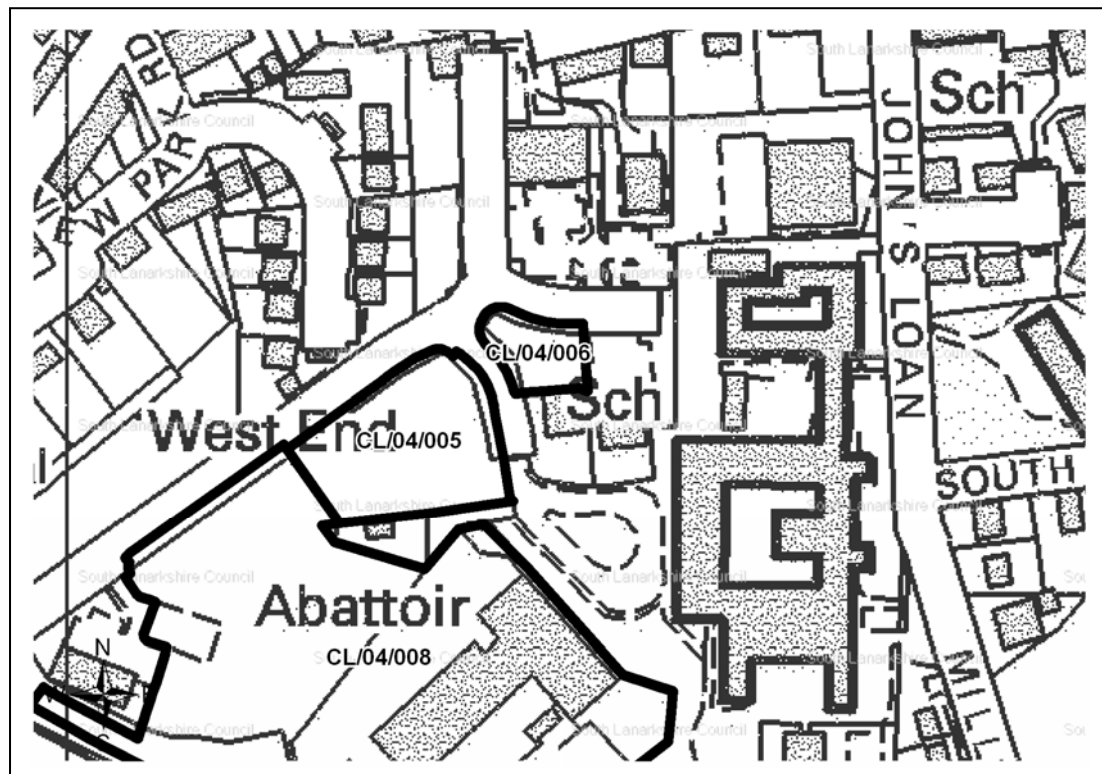
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Biggar



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/04/006
address	Site B Market Road, Biggar
Site size Ha	0.08
Current use	Vacant (industrial zoning)
Proposed use	Housing/commercial
No of units	tbc
Submitted to previous LP?	Yes – part of CLP252

### Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield brownfield	
Settlement pattern/coalescence/ribbon development	Would extend residential/commercial land use into an industrial land area. Extension of retail use beyond existing town centre.

### Environmental factors

landscape	N/A urban vacant land
-----------	-----------------------

Natural heritage	N/A
Built heritage	None
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – minor issues
--------------------------------	-----------------------

## Accessibility

Public access	Pedestrian links to High Street
Site Access	No issues
Road network	No issues
Public transport	Bus stop within 400m. Rail station 18km
Access to services	No issues – close to local services

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Site is visually unattractive due to its unkempt, vacant appearance, detracting from the visual amenity of the surrounding area. Close proximity to the town centre. Not considered to be appropriate for residential use, given the proximity of adjacent supermarket and industrial/business premises. May however be considered appropriate to permit commercial/business/retail premises on the site given the existing surrounding land uses and the ongoing lack of demand for Industrial land within Biggar. Consider this site could be developed as part of a larger development framework site for the remaining undeveloped Market Road area of Biggar, together with CL/04/005 and CL/04/008. (see Technical Report 1).  
Previous approvals for Class 4 Business use on the site (CL/99/0452).

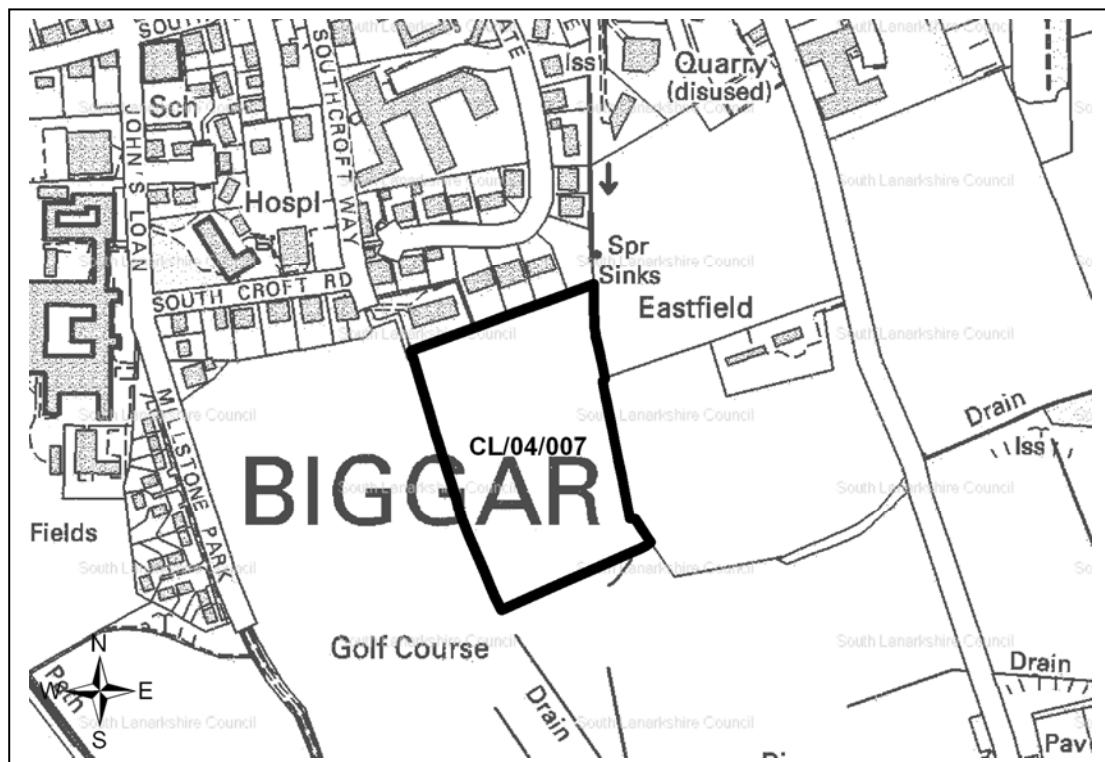
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Biggar



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/04/007
address	Gunns Meadow, Biggar
Site size Ha	2.22
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP095

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off settlement boundary

### Environmental factors

landscape	Broad Valley Upland. Also within a
-----------	------------------------------------

	Special Landscape Area
Natural heritage	No designations affected. Possible local wetland habitat
Built heritage	None affected.
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – flooding/climate change/landscape issues
--------------------------------	---

## Accessibility

Public access	Core Path CL/5800/1
Site access	No access to public road network
Road network	As above
Public transport	> 400m from bus stop. Rail station 18km
Access to services	Poor linkage to village centre

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	Any proposals should check for watercourses / underground springs within the site. SEPA medium risk. Flood Risk Assessment required
Education	School capacities to be confirmed.

## Other Comments

The site consists of gently sloping, vacant grassland, located on the edge of the settlement. It is visually prominent and adjoins Biggar Golf Course to the south and west. Open agricultural land adjoins to the east and modern dwellings are located immediately to the north. A field drain passes along the eastern edge of site. Vehicular access would be a constraint as the site is effectively landlocked. Localised flooding may also be a problem on part of the site (to the south and east). No previous planning applications cover the site. There are existing undeveloped residential sites within Biggar

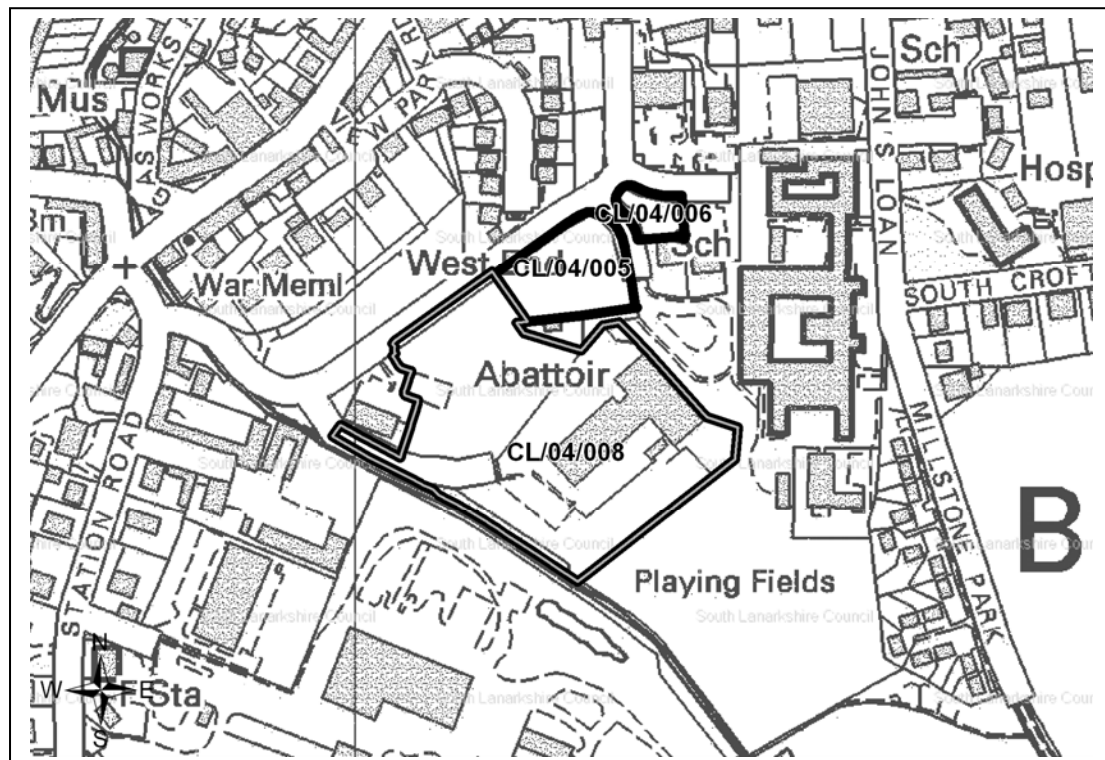
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Biggar



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/04/008
address	Market Road, Biggar
Site size Ha	1.9
Current use	Vacant site (ILS)
Proposed use	Retail and industrial
No of units	N/A
Submitted to previous LP?	Yes – part of CLP252

### Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield brownfield	
Settlement pattern/coalescence/ribbon development	Would extend residential/commercial land use into industrial area. Extension of retail use beyond existing town centre.

### Environmental factors

landscape	N/A urban site
Natural heritage	The site contains a baseline waterbody ID No 5325 currently at moderate status

Built heritage	None affected
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	No – significant flooding/climate change issue affects part of site
--------------------------------	---

## Accessibility

Public access	Core Path CL/3480/1 RoW SL184. Pedestrian links to village centre
Site Access	Access available
Road network	TA required
Public transport	Bus stop within 400m. Rail station 18km.
Access to services	Close to village centre

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity .
Flood risk	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. Any proposals should be aware of climate change impact. SEPA high risk Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Level, featureless site positioned slightly higher than the adjacent Biggar Burn. Includes former abattoir, hardstanding area and associated vacant land. Adjacent to Class 4 business premises and recently constructed Biggar High School. May be considered appropriate to permit a mixed use of commercial/business/retail premises on the site, given the existing surrounding land uses and the lack of demand for Industrial land within Biggar. Consider this site could be developed as part of a larger development framework site for the remaining undeveloped Market Road area of Biggar, together with CL/04/005 and CL/04/006 (see Technical Report 1). This would need to address issues of access, ownership, flooding risk/mitigation and land uses. Retail proposals should be supported by a RIA showing potential impact on the existing town centre.

Previous refusal for Class 1 Retail premises on the site (CL/06/0617), with the refusal decision upheld on appeal on 26/06/2008. Previous approval for Class 5 Industrial building on the site (CL/02/0037).

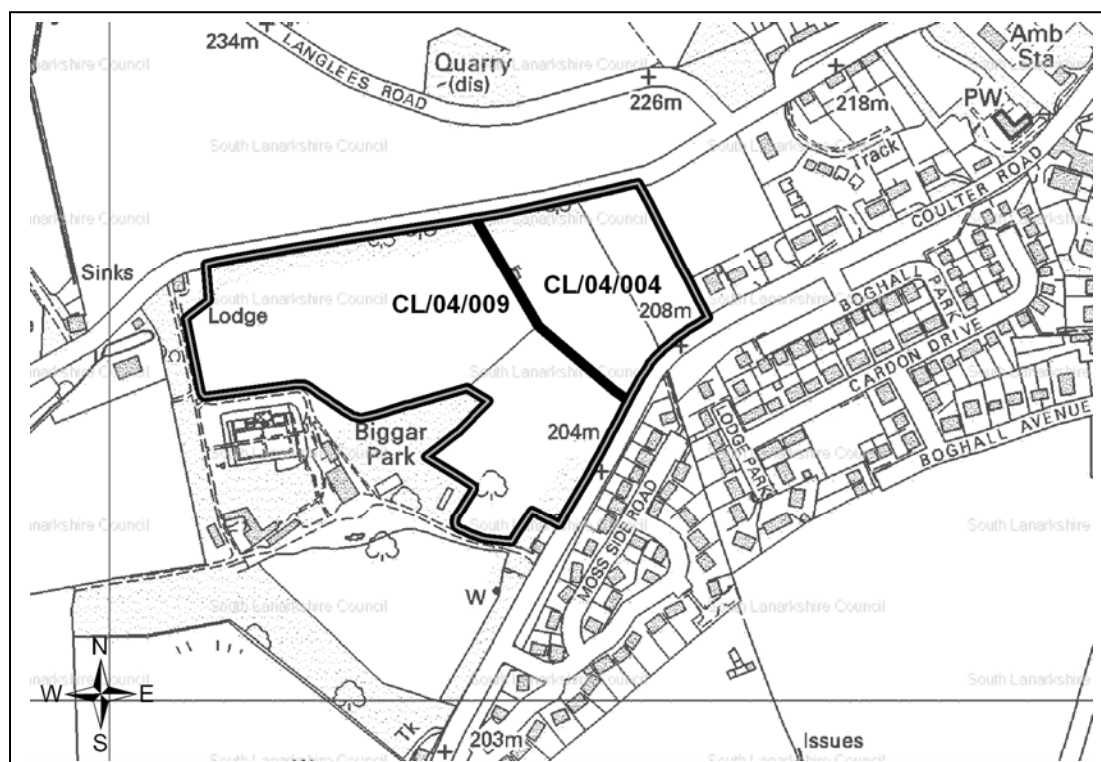
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Biggar



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/04/009
address	Biggar Park, Biggar
Site size Ha	6.9
Current use	agriculture
Proposed use	housing
No of units	40-50
Submitted to previous LP?	Yes – CLP178

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Proposal does not consolidate or round off settlement boundary.

### Environmental factors

landscape	Rolling Farmland. Also within Special Landscape Area.
-----------	---

Natural heritage	No designations affected. Site contains veteran trees.
Built heritage	Would affect setting of B Listed Biggar Park Country House and C Listed Lodge
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	No – soil and landscape issues
--------------------------------	--------------------------------

## Accessibility

Public access	Lanark / Biggar cycle route runs along northern boundary
Site Access	Difficult to achieve site access. Third party land would be required.
Road network	Capacity issues
Public transport	Bus stop >400m. Rail Station 18km
Access to services	Village centre 500m

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required
Education	School capacities to be confirmed.

## Other Comments

Site consists of grazing land with areas of substantial mature woodland. General level ground to the south and west. Sloping ground to the east. Localised flooding occurs on land adjoining the A702. Traditional stone walls bound site to the north and south. Overhead power line traverses site from east to west. A designated cycleway passes the site to the north, along Lindsaylands Road.  
No record of any previous planning applications.  
There are existing undeveloped residential sites within Biggar.

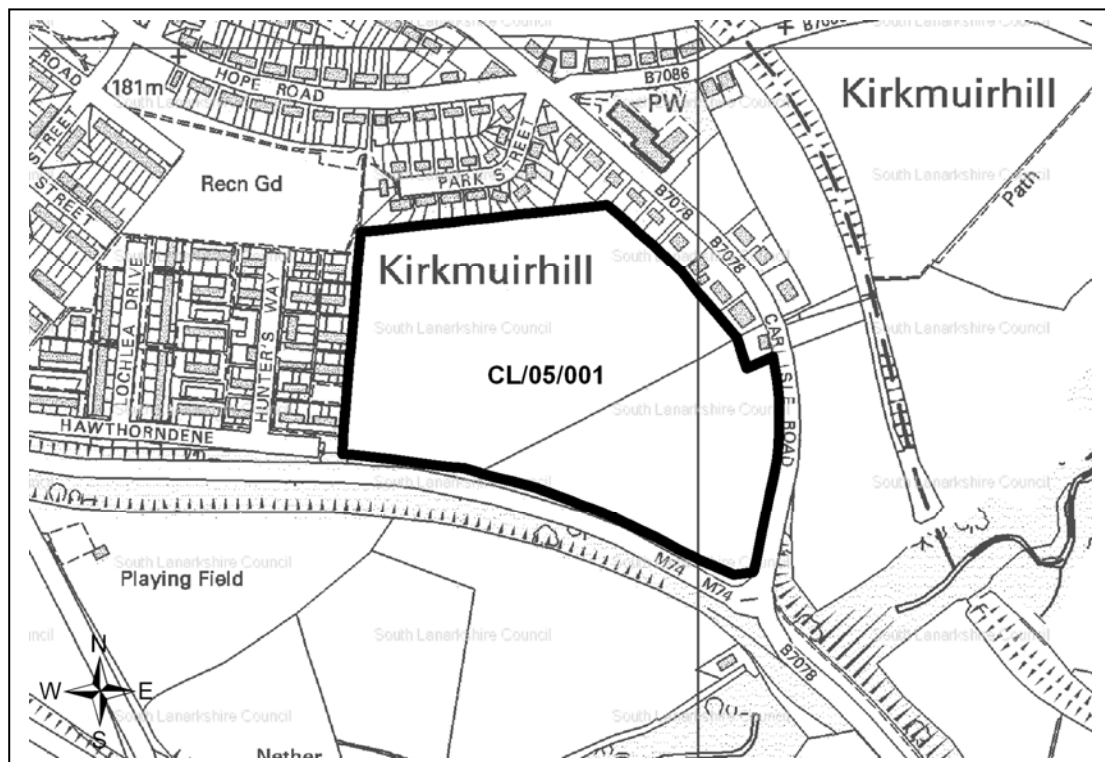
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Blackwood



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/05/001
address	Carlisle Road, Blackwood
Site size Ha	7.58
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Partly – CLP238

### Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would lead to the development of an area of residual agricultural land within the settlement boundary.

### Environmental factors

landscape Plateau	Farmland.
Natural heritage	none

Built heritage	N/A
Open space	ENV 1 and 2
minerals N/A	

### SEA

Does the site accord with SEA?	Partly – green network and noise issues
--------------------------------	---

### Accessibility

Public access	No core path routes identified
Site access	Access could be achieved but may require third party land to achieve visibility
Road network	Good connectivity to network
Public transport	Bus stop within 400m. Rail Station 10km
Access to services	Village centre 600m

### Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Essential that any proposals confirm surface water outfall intentions at an early stage (ensuring capacity) and future maintenance
Flood risk	SEPA – Medium risk. Historic record of flooding. Flood Risk Assessment required.
Education	School capacities to be confirmed.

### Other Comments

Site consists of west – east gently sloping agricultural land, prominent when viewed from Carlisle Road/ B7078 Road. Site is bounded to the north and west by residential properties; to the east by Carlisle Road/ B7078 and to the south by M74 Motorway (slip road). Planning history of site – industrial land use in Lesmahagow & Douglas Valley Local Plan, 1987; agricultural land (ENV 6) within urban area, 2004 in the Lower Clydesdale Local Plan and Green Network (ENV 1& ENV 2) in current SLLP. A change of use to residential could be considered (see Technical Report 1)

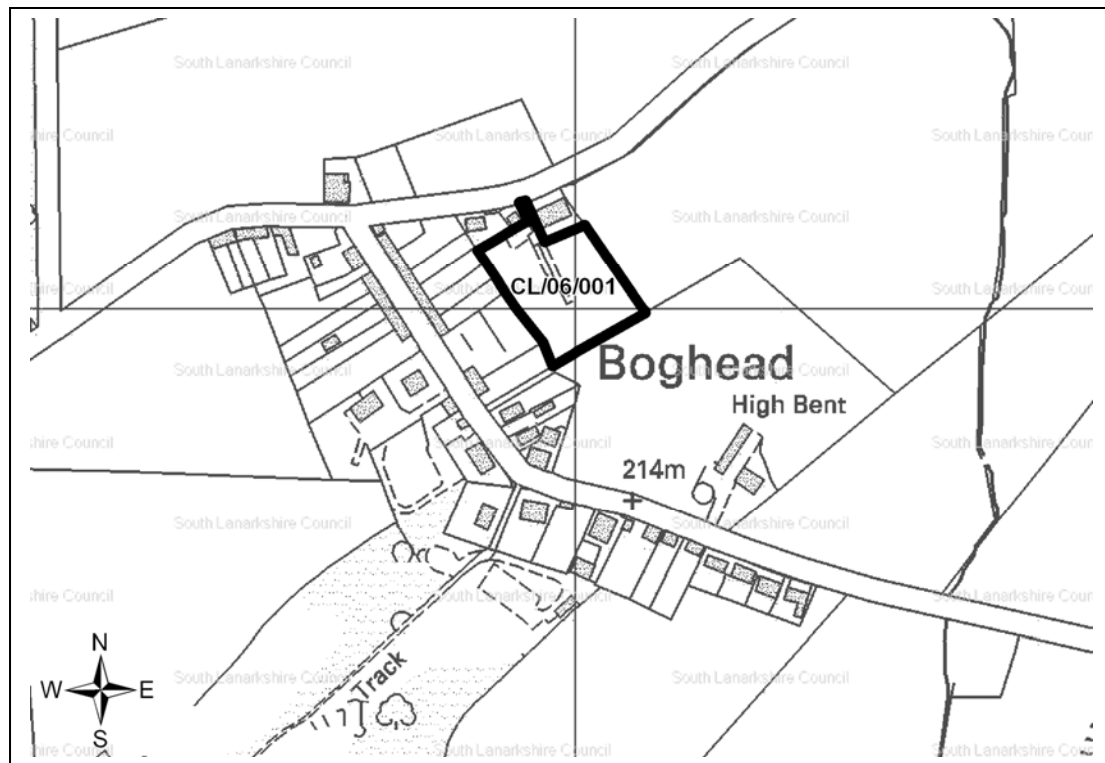
### Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Boghead



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/06/001
address	Wetlea Park, Strathaven Rd, Boghead
Site size Ha	0.64
Current use	Agriculture – disused market garden
Proposed use	housing
No of units	5
Submitted to previous LP?	Yes – CLP026

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	Partly rural brownfield
Settlement pattern/coalescence/ribbon development	Would extend built development into the Accessible Rural Area. It would offer an opportunity to round off settlement boundary of Boghead Village.

### Environmental factors

landscape	Plateau Farmland.
-----------	-------------------

Natural heritage	No designations affected
Built heritage	None affected
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – minor issues
--------------------------------	-----------------------

## Accessibility

Public access	No core path routes
Site access	Existing access would require upgrade. Visibility splay cannot be achieved without third party land
Road network	No issues
Public transport	Bus stop within 400m. Rail station 10km.
Access to services	Kirkmuirhill 1.8km

## Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

## Other Comments

Site consists of southwest-north gently sloping agricultural land; visible when viewed from the Strathaven Road, B7086 Road. It is bounded to the north and east by agricultural land; to the south by residential properties and to the west by residential property/general industrial units. There are records of previous planning applications for the site: CL/02/0038 and CL/05/0222 for storage of residential caravan unit (refused planning permission).  
The settlement boundary could be rounded off to include this site (see Technical Report 1)

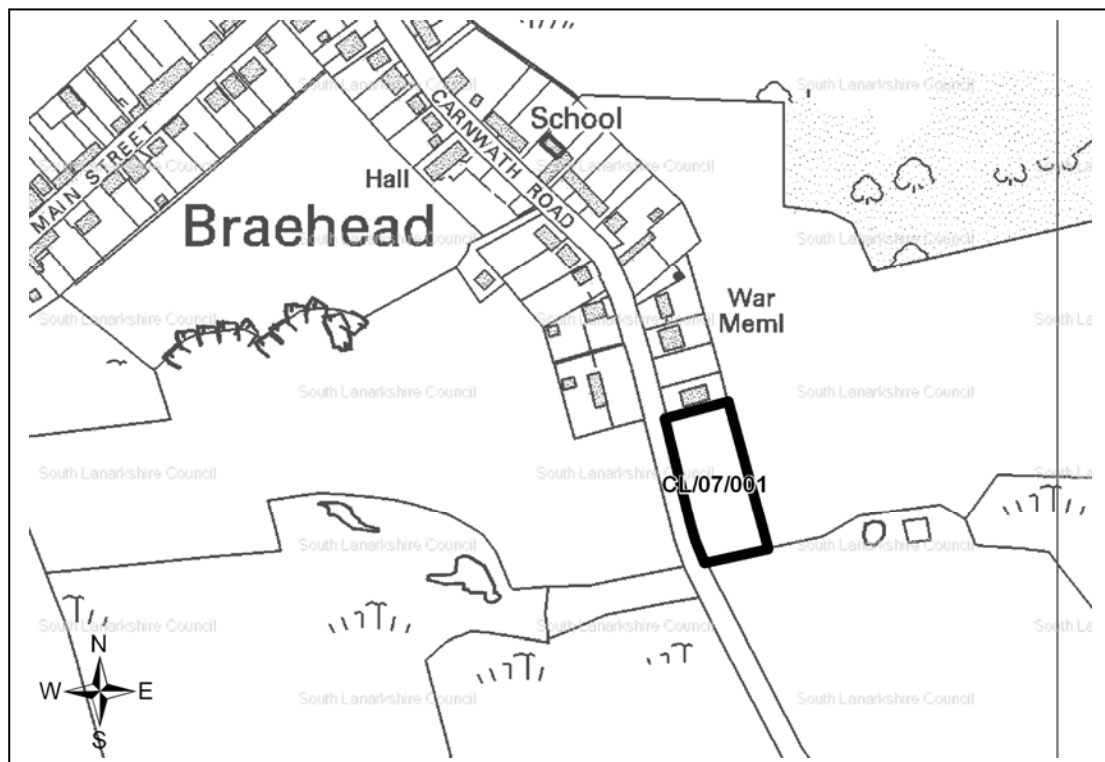
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Braehead



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/07/001
address	Carnwath Road, Braehead
Site size Ha	0.49
Current use	agriculture
Proposed use	housing
No of units	4
Submitted to previous LP?	no

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	
Settlement pattern/coalescence/ribbon development	Ribbon development along Carnwath Road.

### Environmental factors

landscape Plateau	Farmland
Natural heritage	No designations affected
Built heritage	N/A

Open space	N/A
minerals	Within Coal Authority referral area

## SEA

Does the site accord with SEA?	Partly – issues with proximity to Braehead Moss SAC
--------------------------------	---

## Accessibility

Public access	No core path routes
Site access	May require third party land to achieve visibility splay
Road network	Good connectivity to wider network
Public transport	More than 400m to bus stop. Rail station 10km.
Access to services	Forth village centre 4km

## Infrastructure

Water and sewerage	Issues identified with foul drainage capacity
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

## Other Comments

The site would continue the pattern of ribbon development along Carnwath Road. There may be road issues due to the proximity to the bend in the road (which is exacerbated by the sloping ground levels) immediately to the south of the site on Carnwath Road. No relevant planning history. It should be noted that the area of land to the west of the site is of similar physical characteristics, and would also continue the pattern of ribbon development along Carnwath Road.

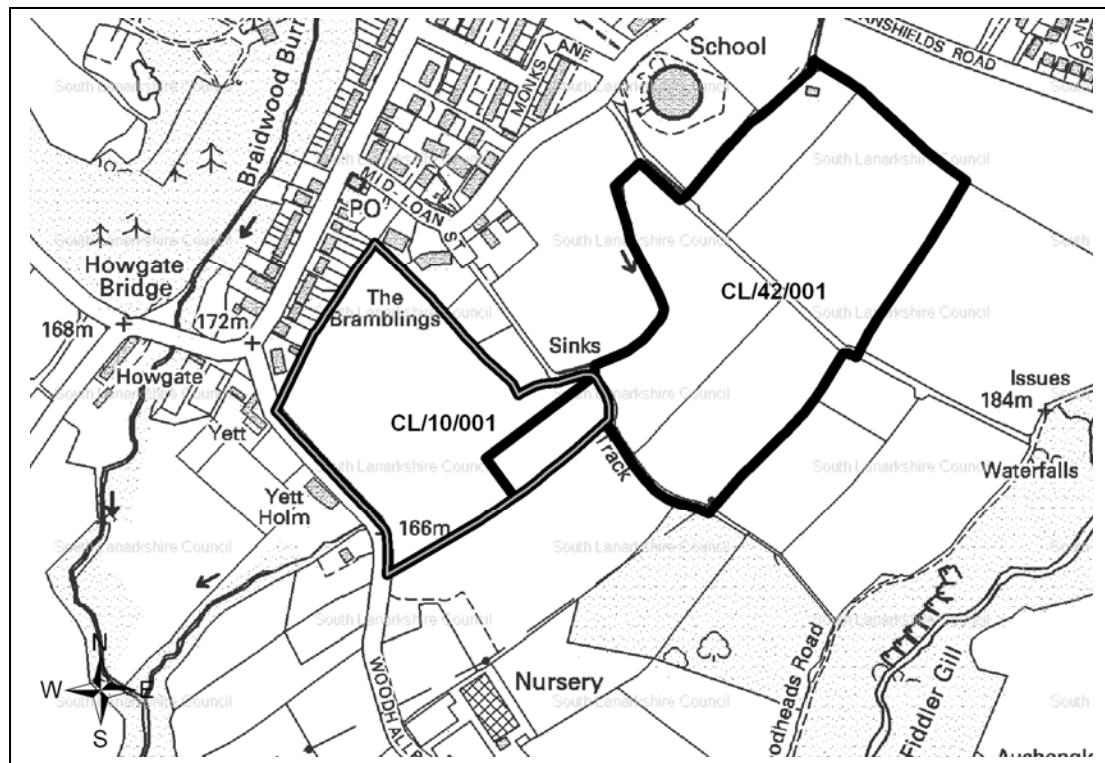
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Braidwood



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/10/001
address	Woodhall Road, Braidwood
Site size Ha	3.64
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP315

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Extension of built development into the Green Belt Site does not offer any opportunity to consolidate or round off settlement boundary

### Environmental factors

landscape	Urban Fringe Farmland. Also within
-----------	------------------------------------

	Clyde Valley Special Landscape Area
Natural heritage	No designations affected
Built heritage	N/A
Open space	N/A
minerals	On the edge of Coal Authority referral area

## SEA

Does the site accord with SEA?	Partly – issues with proximity to SAC and local landscape impacts
--------------------------------	---

## Accessibility

Public access	RoW SL43; Core Path CL/3061/1; Wider Network CL/4418/1. Important component of local access network
Site Access	Would require major upgrade involving third party land
Road network	Issue gaining access to network but good connectivity thereafter
Public transport	Bus stop within 400m. Rail station 3.3km
Access to services	Local shop and school

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. There may be a culverted watercourse within the area identified for development. Possible constraints on Public sewerage system and limited opportunity for private drainage system.
Flood risk	SEPA medium risk Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Site consists of north-southwards moderately sloping agricultural land, prominent when viewed from the southern edge. Site which also slopes relatively steeply towards its southern part is bounded to the north by settlement edge / farm track/open field; to the east by agricultural land; to the south by Woodhall Road and to the west by residential properties. It is presently used for grazing. There is no justification to introduce built development into that part of the Green Belt and Clyde Valley Special Landscape Area.

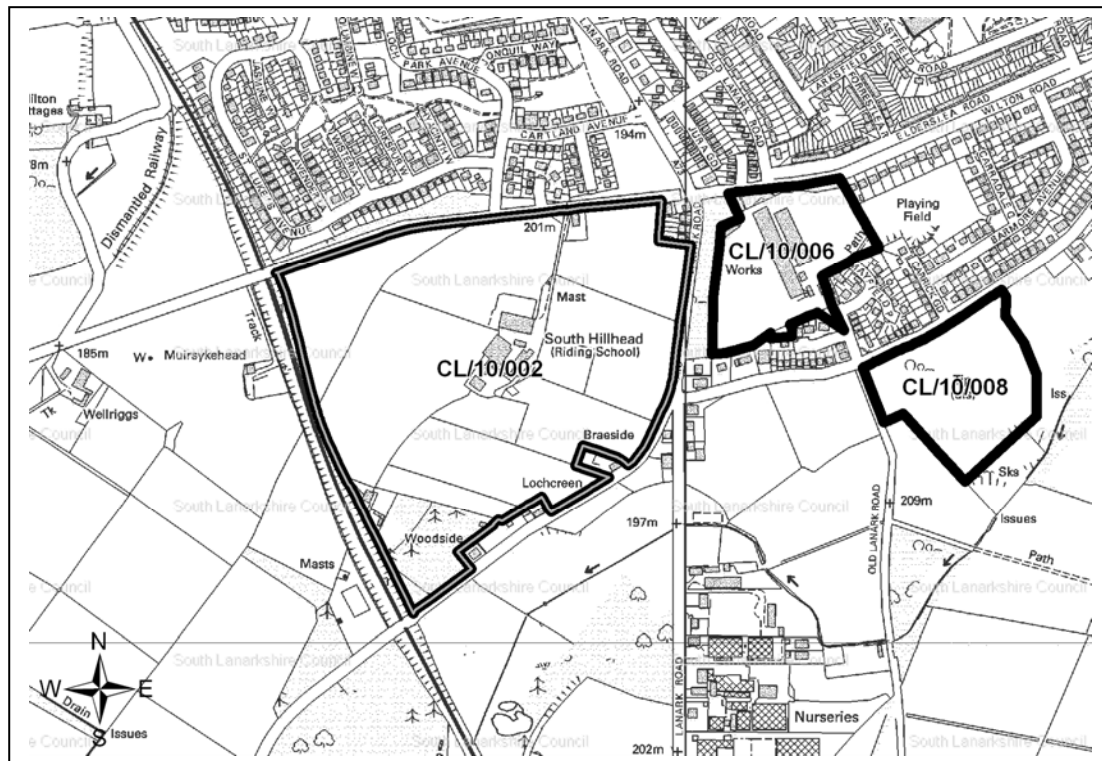
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Carluke



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/10/002
address	Hillhead Farm, Carluke
Site size Ha	20.32
Current use	agriculture
Proposed use	housing
No of units	250
Submitted to previous LP?	Yes – CLP007

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Development of this scale would constitute a significant encroachment into Greenbelt.

### Environmental factors

landscape	Urban Fringe Farmland
-----------	-----------------------

Natural heritage	No designations affected
Built heritage	N/A
Open space	N/A
minerals	northern part of the site is within Coal Authority Planning Referral Area

## SEA

Does the site accord with SEA?	Partly – local landscape issues
--------------------------------	---------------------------------

## Accessibility

Public access	Core path CL/3053/1
Site access	Can achieve access but junction spacing an issue if accessed off A73, may require new roundabout
Road network	Good connectivity with wider network
Public transport	Bus stops within 400m. Rail station 1.7km.
Access to services	Carluke town centre 1.2km

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Hillhead Farm is situated to the south of Carluke. A farm steading is located in the approximate centre of the site and several small groups of buildings are located to the northern and western edges. Site consists of moderately sloping agricultural land, prominent when viewed from the A73 Lanark Road, Bushellhead Road and Milton Road. Site is bounded to the north by Milton Road; to the east by A73 Lanark Road/ residential properties; to the south by Bushellhead Road/ residential properties and to the west by the Glasgow – London Western Railway Line and the Lanark – Glasgow Railway Line.

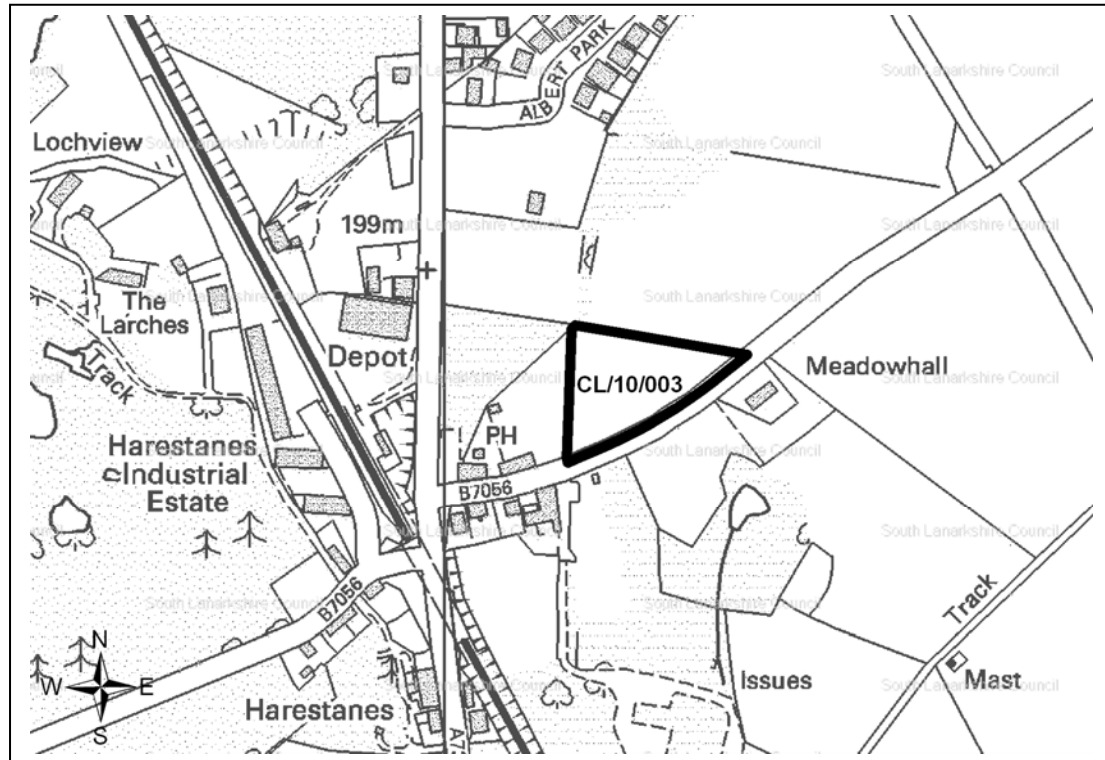
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Braidwood



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/10/003
address	Boghall Road, Braidwood
Site size Ha	0.64
Current use	Garden/woodland
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP055

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would lead to extension of built development into the Green Belt. Site does not offer any opportunity to consolidate or round off settlement boundary

### Environmental factors

landscape	Urban Fringe Farmland.
Natural heritage	No designations affected
Built heritage	N/A
Open space	N/A
minerals	Site is within the Coal Authority Planning Referral Area.

### SEA

Does the site accord with SEA?	yes
--------------------------------	-----

### Accessibility

Site access	Access can be achieved. Localised improvements to Boghall Road required.
Road network	No issues
Public transport	Bus stop within 400m. Rail station 3km
Access to services	Carlisle town centre 2.6km

### Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Unlikely there would be opportunity for development due possible issues with public sewerage system. Also concerns whether area would be able to accommodate a private foul drainage system.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

### Other Comments

Site which is triangular in shape slopes steeply east-westwards off Boghall Road and levels out towards the north-western edge of the settlement boundary. There is no requirement for the extension of the settlement boundary at that part of Braidwood as its inclusion would not offer an opportunity to round off the settlement as such.

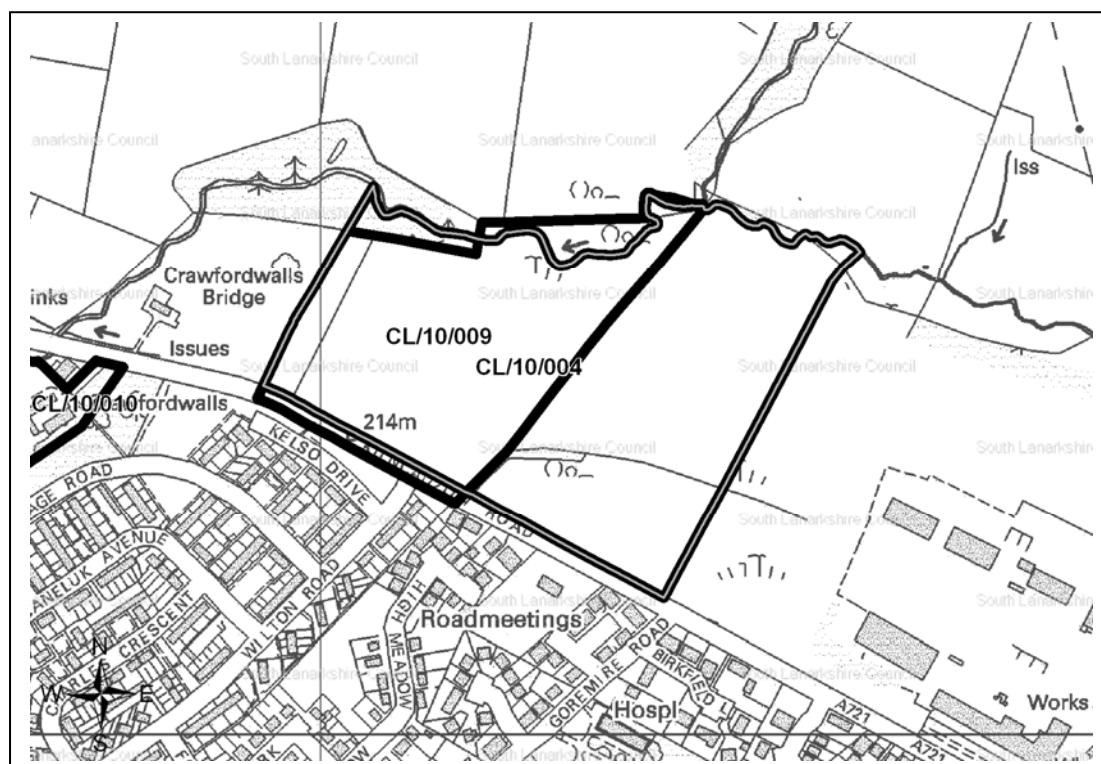
### Outcome

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

# Sites for consideration for development - Assessment form

Clydesdale area

Carluke



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

## Background

Site reference	CL/10/004
address Kilncadzow	Road, Carluke
Site size Ha	9.31
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP004

## Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenbelt	
Settlement pattern/coalescence/ribbon development	Would constitute an encroachment into Greenbelt. Site does not offer any opportunity to either consolidate or round off settlement boundary

## Environmental factors

landscape	Urban Fringe Farmland.
Natural heritage	Biodiversity value along Jock's Burn

	corridor – continuation of local green network. Baseline Waterbody ID No 10079. Currently poor status
Built heritage	N/A
Open space	N/A
minerals	Coal Authority Planning Referral Area within the western half of the site

## SEA

Does the site accord with SEA?	No – significant flooding/climate change issue affects part of site
--------------------------------	---

## Accessibility

Public access	Core path wider network CI/5516/1
Site Access	Junction spacing requirement could not be achieved. Roundabout/signals unlikely due to cost and impact on adjacent property
Road network	TA required
Public transport	Bus stop >400m. No service on A721. Rail station 2.3km
Access to services	Carlisle town centre 1.6km

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. SEPA high risk Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Site consists of northward and southward gently sloping agricultural land, prominent when viewed from A721 Kilncadzow Road. Site is bounded to the north by Jock's Burn; to the east by Roadmeetings Industrial land; to the south by A721 Kilncadzow Road and to the west by agricultural land. A721 Kilncadzow Road forms a defensible settlement boundary, which has been strengthened by the setting back of housing at Kelso Drive and Roadmeetings. Release of this site for housing development would extend beyond this existing boundary and introduce built development into the Jock's Burn gully, a currently undeveloped area.

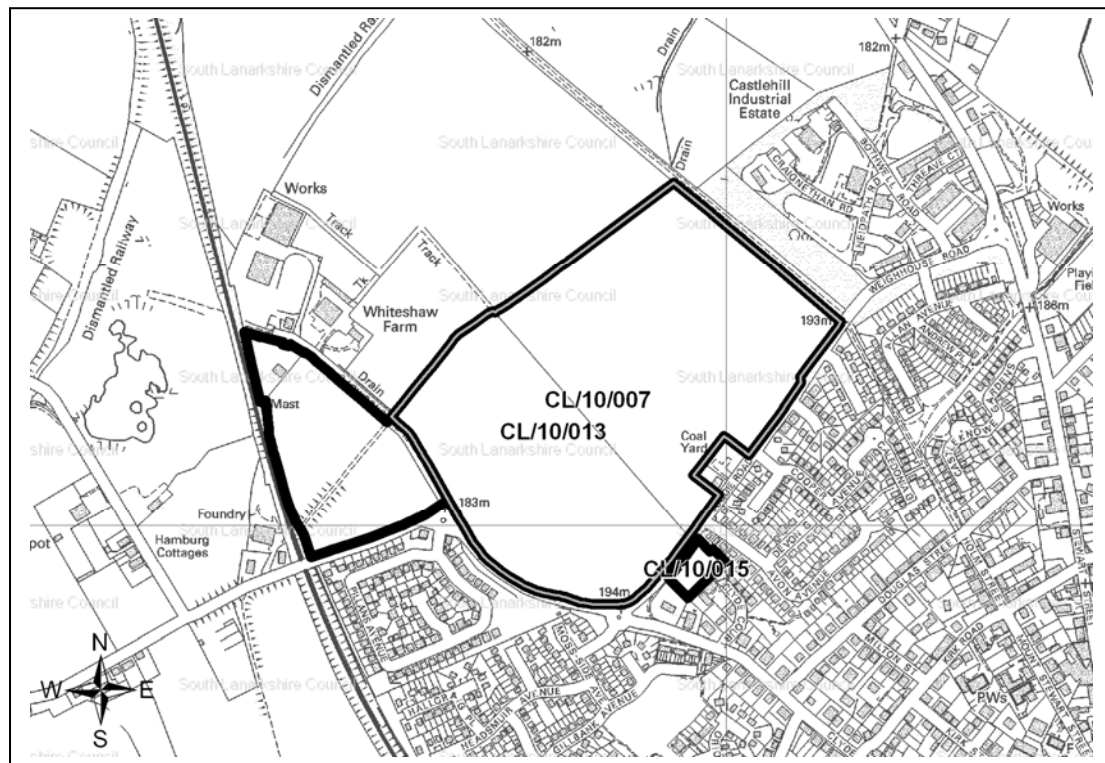
## Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	x

# Sites for consideration for development - Assessment form

Clydesdale area

Carluke



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

## Background

Site reference	CL/10/007
address	Whiteshaw Farm, Carluke
Site size Ha	20.21
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP293

## Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would constitute an encroachment into Greenbelt. Site does not offer any opportunity to create a long term defensible and sustainable settlement boundary.

### Environmental factors

landscape	Urban Fringe Farmland
Natural heritage	No designations affected
Built heritage	N/A
Open space	N/A
minerals	southern edge of the site falls within the Coal Authority Planning Referral Area

### SEA

Does the site accord with SEA?	Partly – local landscape issues
--------------------------------	---------------------------------

### Accessibility

Public access	Core Paths CI/3031/1; 3041/1; RoW SL5; SL12; wider network CI/05501/1; CL5496/1.
Site access	Difficult to achieve satisfactory access
Road network	Network capacity issues
Public transport	Bus stops within 400m. Rail Station 1km
Access to services	Carlisle town centre 900m

### Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	Possible watercourses adjacent to this site. SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

### Other Comments

Site consists of gradually sloping agricultural land, prominent when viewed from Mauldslie Road. Site is bounded to the north by Old Wishaw Road/ mature tree line; to the south and east by Mauldslie Road/ Luggie Road; and to the north-west by agricultural land/ young woodland.

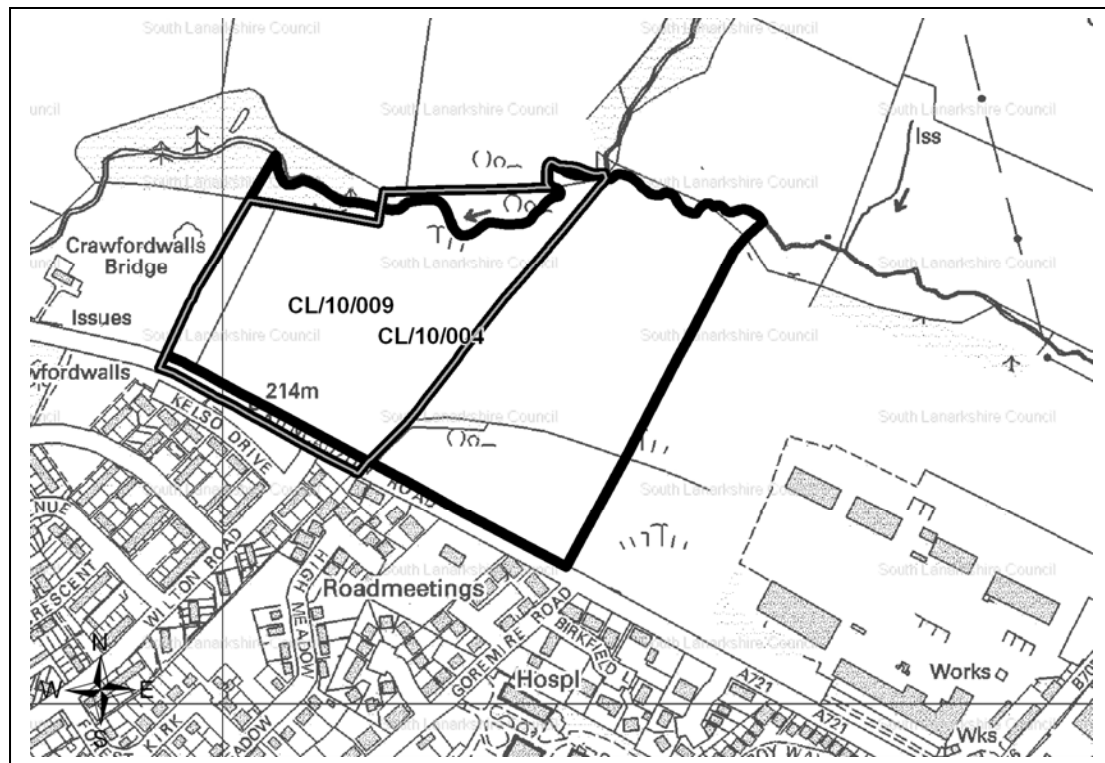
### Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Carluke



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/10/009
address	North of Kilncadzow Road, Carluke
Site size Ha	4.86
Current use	agriculture
Proposed use	Mixed – housing/commercial
No of units	tbc
Submitted to previous LP?	Yes – part of CLP004

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would constitute an encroachment into Greenbelt. Site does not offer any opportunity to either consolidate or round off settlement boundary

### Environmental factors

landscape	Urban Fringe Farmland.
-----------	------------------------

Natural heritage	Biodiversity value along Jock's Burn corridor - continuation of local green network. Baseline waterbody ID No 10079. Currently poor status
Built heritage	N/A
Open space	N/A
minerals	Coal Authority Planning Referral Area runs through the eastern edge of the site.

## SEA

Does the site accord with SEA?	No – significant flooding/climate change issue affects part of site
--------------------------------	---

## Accessibility

Public access	Core path wider network CI/5516/1
Site access	Junction spacing requirement could not be achieved. Roundabout/signals unlikely due to cost and impact on adjacent property
Road network	Good connectivity with wider network
Public transport	Bus stops >400m. No service on A721. Rail station 2.3km
Access to services	Carlisle town centre 1.6km

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. SEPA high risk. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Site consists of northward and southward gradually sloping-steeply sloping agricultural land, prominent when viewed from A721 Kilncadzow Road. Site is bounded to the north by Jock's Burn; to the east by Agricultural land; to the south by A721 Kilncadzow Road and to the west by agricultural land. A721 Kilncadzow Road forms a defensible settlement boundary, which has been strengthened by the setting back of housing at Roadmeetings. Release of this site for housing development would extend beyond this existing boundary and introduce built development into the Jock's Burn gully, a currently undeveloped area.

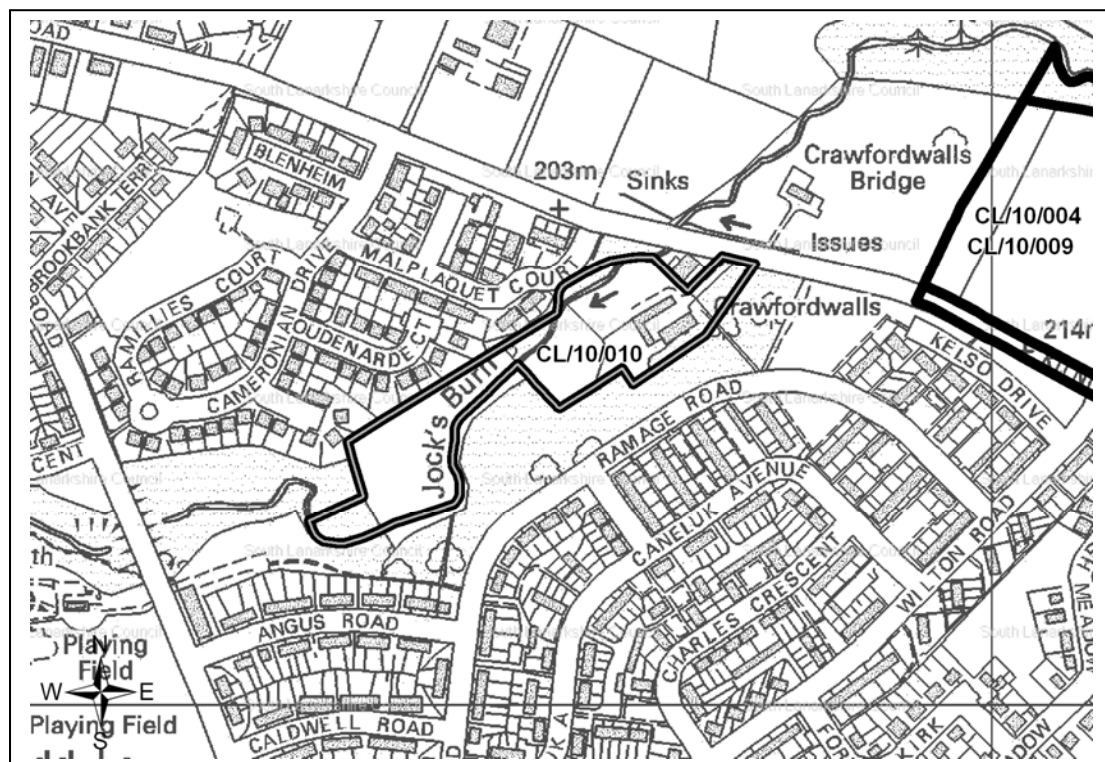
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Carluke



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/10/010
address	Crawfordwalls Farm, Carluke
Site size Ha	1.67
Current use	Woodland/grazing
Proposed use	housing
No of units	tbc
Submitted to previous LP?	no

### Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Part of site is designated as RES 6: Residential Land Use Area whereas the second part forms the grazing around the farm buildings and Jock's Burn flood plain. Development of part 2 of the site would have adverse impact on the priority green space network.

### Environmental factors

landscape	Urban - greenspace
Natural heritage	High biodiversity value for habitat network function. Baseline waterbody ID No 10079. Currently poor status
Built heritage	N/A
Open space	ENV 1 and 2
minerals	Not within referral area

### SEA

Does the site accord with SEA?	No – flooding and biodiversity issues
--------------------------------	---------------------------------------

### Accessibility

Public access	No core path routes
Site access	Unlikely that satisfactory access could be achieved due to topography
Road network	Good connectivity with wider network
Public transport	Bus stops >400m. No service on A721. Rail Station 2.3km
Access to services	Carlisle town centre 1.6km

### Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	A substantial part of the site may lie within the 1 in 200 year floodplain. No development should take place within this area. Flood Risk Assessment required. SEPA high risk. The Jocks Burn watercourse flows through this site.
Education	School capacities to be confirmed.

### Other Comments

Site forms part of the Green Network and is part of wider linked network of sites important for their recreational and environmental value that form linear corridors through Urban Areas. Need to safeguard such areas from any development which would adversely impact on this function

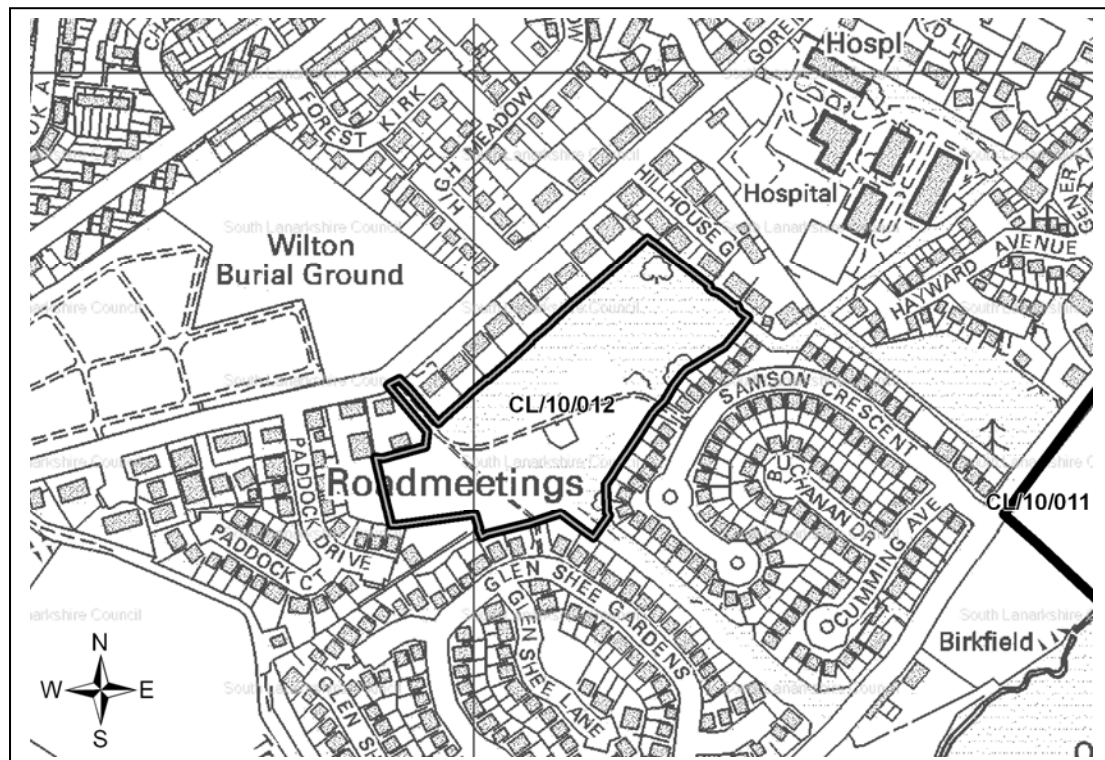
### Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Carluke



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/10/012
address	Samson Crescent, Carluke
Site size Ha	2.47
Current use	Open space
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP275

### Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into an established woodland/ Amenity Green Space/ Green Network.

### Environmental factors

landscape	Urban - greenspace
Natural heritage	No designations affected.
Built heritage	N/A

Open space	ENV 1 and 2
minerals	Coal Authority Referral Area within site

## SEA

Does the site accord with SEA?	Partly – green network issues
--------------------------------	-------------------------------

## Accessibility

Public access	Existing formal recreational access through the site although not currently identified as components of the access network
Site access	Difficult to achieve satisfactory access.
Road network	See above.
Public transport	Bus stop <400m but poor linkage. Rail station 3.4km
Access to services	Carluke town centre 2.4km

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Site consists of 3 areas of established woodland, playground and tarmac footpaths linking Samson Crescent and Glen Shee Gardens onto Goremore Road. Site forms an integral part of previous planning consent requiring the then developer to construct an amenity open space to the western part of site and provide pedestrian access only from the site to Goremore Road. Both the playground and footpath are actively used by members of the public and residents alike.

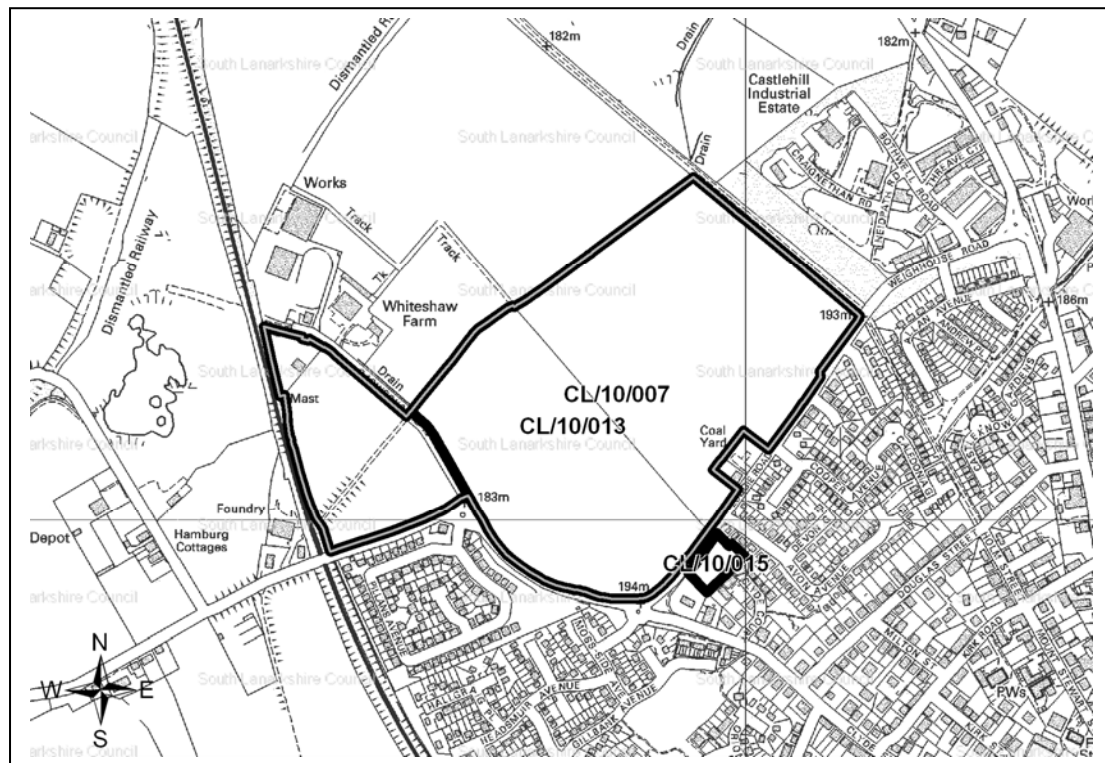
## Outcome

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

# Sites for consideration for development – Assessment form

Clydesdale area

Carluke



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

## Background

Site reference	CL/10/013
address	Whiteshaw Farm, Carluke
Site size Ha	24.74
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP293

## Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would constitute an encroachment into Greenbelt. Site does not offer any opportunity to create a long term defensible and sustainable settlement boundary.

## Environmental factors

landscape	Urban Fringe Farmland
-----------	-----------------------

Natural heritage	No designations affected
Built heritage	N/A
Open space	N/A
minerals	southern edge of the site falls within the Coal Authority Planning Referral Area

## SEA

Does the site accord with SEA?	Partly – local landscape issues
--------------------------------	---------------------------------

## Accessibility

Public access	Core Paths CI/3031/1; 3041/1; RoW SL5; SL12; wider network CI/05501/1; CL5496/1.
Site access	Difficult to achieve satisfactory access
Road network	Network capacity issues
Public transport	Bus stops within 400m. Rail Station 1km
Access to services	Carlisle town centre 900m

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity
Flood risk	Possible watercourses adjacent to this site. SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Site consists of gradually sloping agricultural land, prominent when viewed from Mauldslee Road. Site is bounded to the north by Old Wishaw Road/ mature tree line; to the south and east by Mauldslee Road/ Luggie Road; and to the north-west by agricultural land/ young woodland.

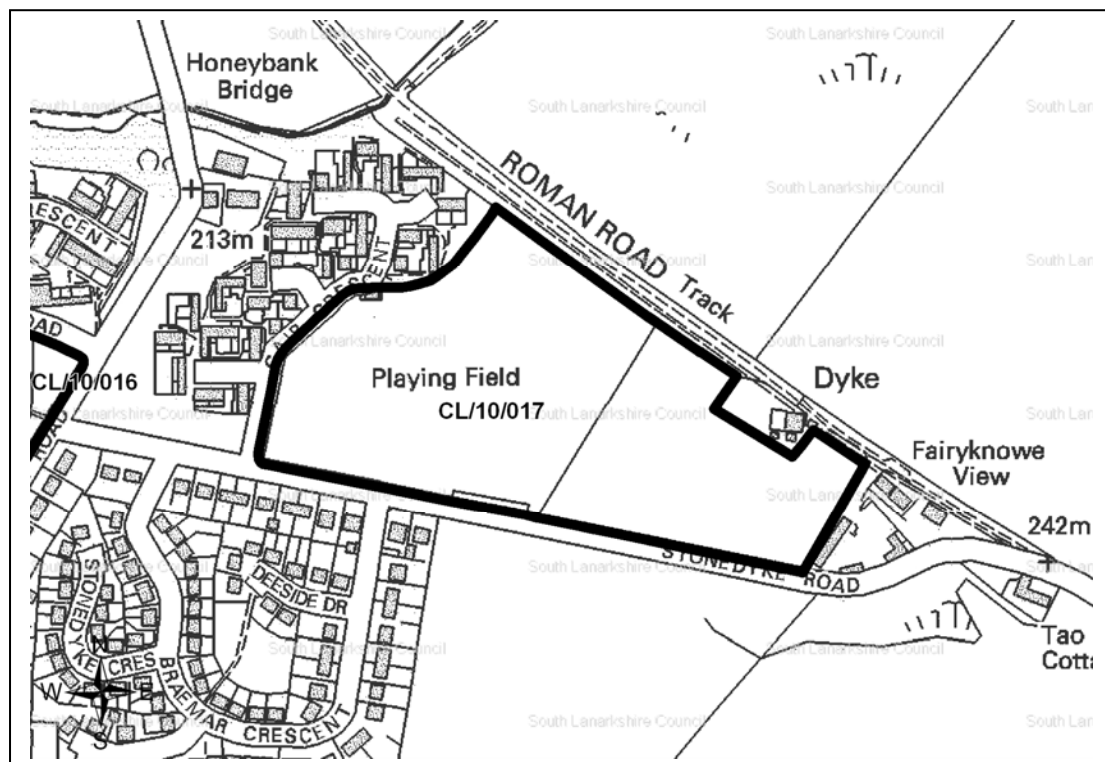
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Carluke



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/10/017
address	Stonedyme Road Carluke
Site size Ha	5.59
Current use	Playing field and grazing
Proposed use	Housing/sports facility
No of units	tbc
Submitted to previous LP?	Part of CLP325

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend the built development into the Green Belt/ playing field. Development of the site would consolidate or round off settlement boundary

### Environmental factors

landscape	Urban Fringe Farmland.
-----------	------------------------

Natural heritage	No designations affected
Built heritage	WOSAS archaeological trigger map – Linear Monument covers over 95% of the entire site.
Open space	ENV 1 and 2 (part of site)
minerals	Site is within the Coal Authority Planning Referral Area.

## SEA

Does the site accord with SEA?	Partly – green network and historic environment issues
--------------------------------	--

## Accessibility

Public access	Aspirational Core path CI/5660/1; RoW SL10
Site access	Access can be achieved.
Road network	Reasonable connectivity to wider network
Public transport	Most of site >400m from bus stop. Rail station 2.3km
Access to services	Carluke town centre 1.6km

## Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with public sewerage system and limited opportunity for a private foul drainage system
Flood risk	There is a watercourse adjacent to this site. SEPA medium risk. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

SLC surplus asset (in part). Site consists of two parts. Part 1 forms part of the Council's Sports Pitches provision, occasionally used during the summer period. Part 2 constitutes a rough grazing ground. Site offers an opportunity to utilize part of the site for housing development and still retain some level of sports facilities in the locality. There is scope to re-define the settlement boundary at that part of Carluke.

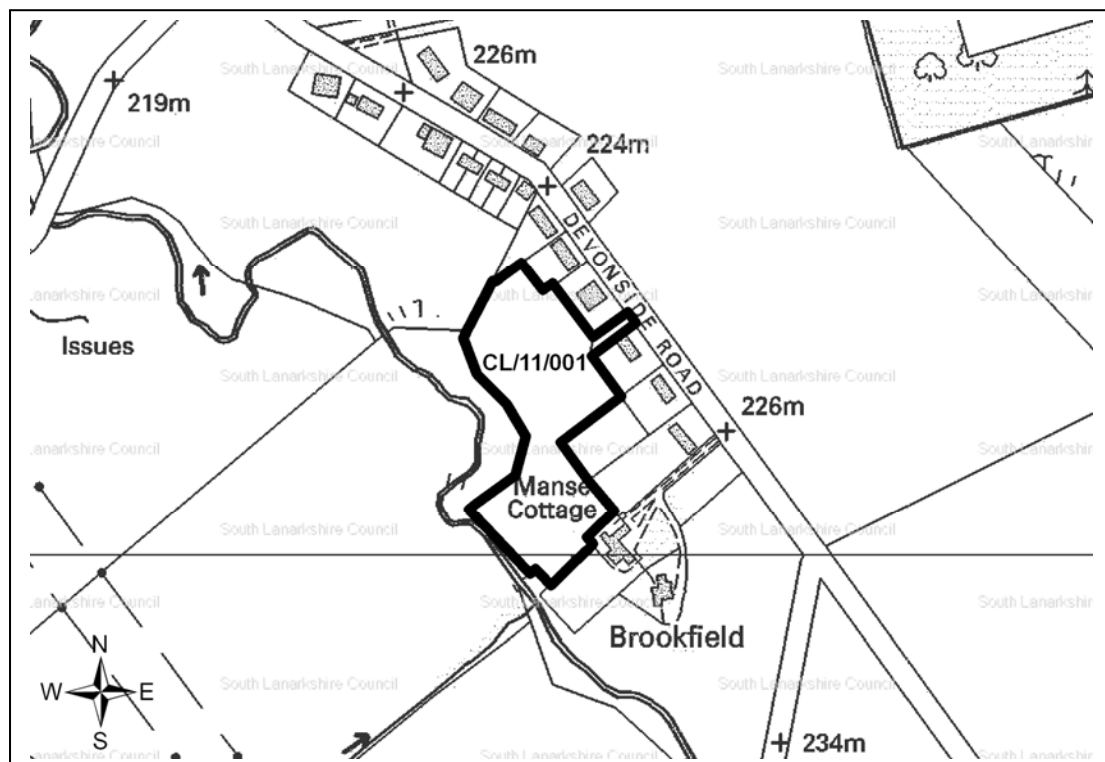
## Outcome

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

## Sites for consideration for development – Assessment form

Clydesdale area

Carmichael



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/11/001
address	Devonshire Road, Carmichael
Site size Ha	1.36
Current use	Vacant agricultural land
Proposed use	housing
No of units	15
Submitted to previous LP?	no

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area.

### Environmental factors

landscape	Foothills designation. Also within Special Landscape Area.
Natural heritage	Burn corridor on western boundary of site
Built heritage	WOSAS archaeological trigger zone.

Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	No – flooding, climate change and landscape issues
--------------------------------	--

## Accessibility

Public access	No core path routes
Site access	May be difficult to achieve required visibility splay
Road network	Reasonable connectivity to classified road network
Public transport	No local bus service. Rail station 8km
Access to services	Lanark town centre 8km

## Infrastructure

Water and sewerage	Small Scottish Water septic tank in village. Possible issues with current sewerage capacity. Any proposal should confirm surface water outfall intentions and future maintenance.
Flood risk	Part of this site lies within the 1 in 200 year flood plain. No development should take place within this area. SEPA high risk. Flood Risk assessment required
Education	School capacities to be confirmed.

## Other Comments

This site consists of generally level grazing land, accessed from Devonside Road via an existing field access track. Modern dwellings adjoin site to the north and east. Traditional dwellings adjoin site to the south. Carmichael Burn adjoins the site to the west. A number of mature trees are also evident within the southern part of the site. One previous planning application approved in 2001 for an area within the western part of the site, permitting retrospective land engineering works (ref:CL/01/0459). There are existing undeveloped residential sites within Carmichael.

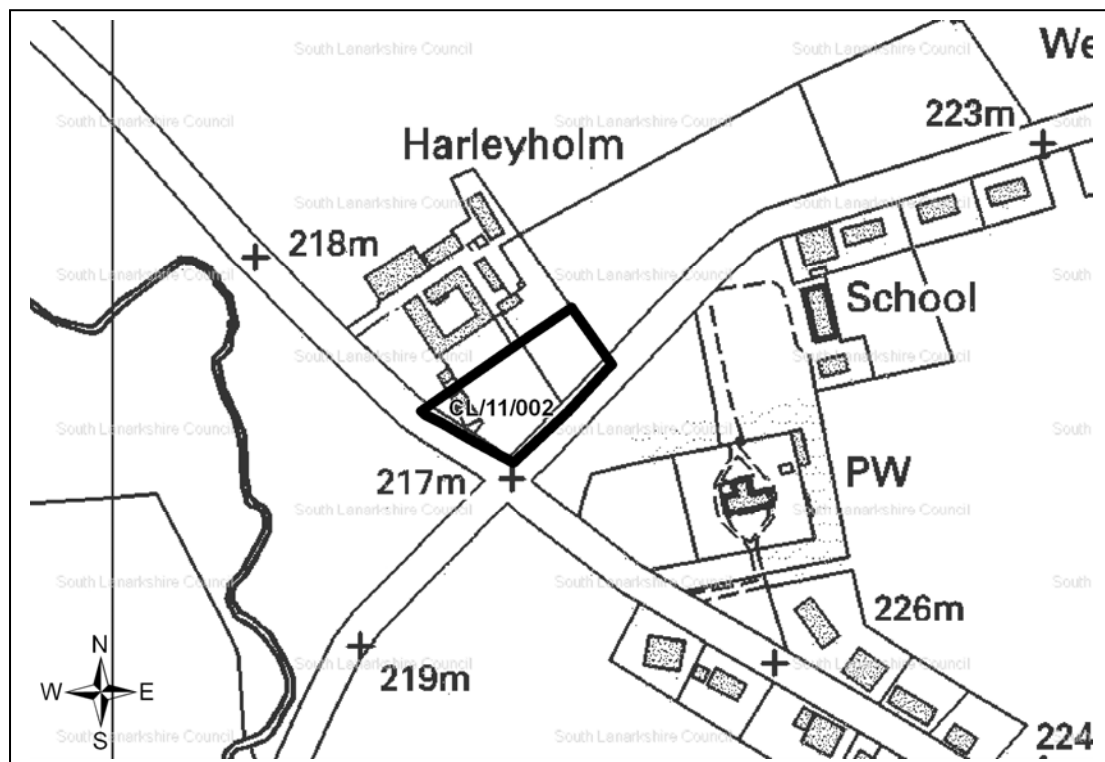
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Carmichael



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/11/002
address Harleyholm,	Carmichael
Site size Ha	0.32
Current use	Garden ground
Proposed use	housing
No of units	2-3
Submitted to previous LP?	no

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off settlement boundary.

### Environmental factors

landscape	Foothills designation. Also within Special Landscape Area.
-----------	--

Natural heritage	No designations affected
Built heritage	N/A
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – climate change and local landscape issues
--------------------------------	--

## Accessibility

Public access	A designated cycle route passes the site to the south.
Site access	Site access can be achieved
Road network	Reasonable connectivity to network
Public transport	No local bus service. Rail station 8km
Access to services	Lanark town centre 8km

## Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Sloping grassland area adjoining vacant farmstead buildings. Bounded by agricultural land to the east and west, by the farm steading to the north and by School Road to the south, with Carmichael Church and graveyard beyond. Mature woodland within the western part of the site. Site forms the garden ground area of a recent approval for the conversion of the farm-steading buildings to the north (ref:CL/10/0345). There are existing undeveloped residential sites within Carmichael.

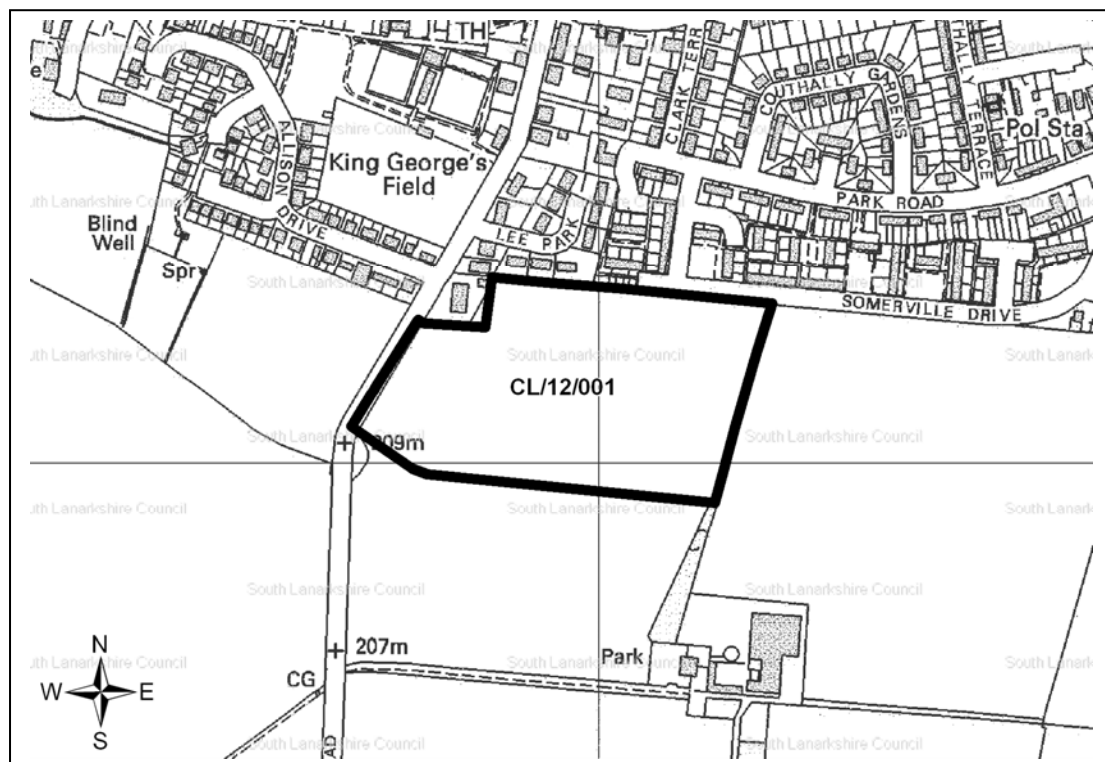
## Outcome

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

# Sites for consideration for development – Assessment form

Clydesdale area

Carnwath



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

## Background

Site reference	CL/12/001
address	Somerville Drive, Carnwath
Site size Ha	4.5
Current use	agriculture
Proposed use	housing
No of units	42
Submitted to previous LP?	Yes – part of CLP101

## Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Inclusion of the northern part of the site would offer an opportunity to consolidate and round off the Carnwath settlement boundary.

## Environmental factors

landscape	Rolling farmland designation.
-----------	-------------------------------

Natural heritage	No designations affected
Built heritage	None
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – possible biodiversity issue – within vicinity of pink footed geese feeding area
--------------------------------	--

## Accessibility

Public access	No core path routes affecting site
Site access	Access can be achieved via Somerville Drive
Road network	Access to classified network via residential streets but should not cause capacity issue
Public transport	Bus stops >400m. Rail station 10km
Access to services	Village centre 400m

## Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Site consists of a visually prominent agricultural field that slopes gently from north to south. No notable landscape features evident. Stob and wire fencing bounds the site along the northern boundary and a traditional stone wall is evident along Biggar Road, to the west.

No previous planning applications.

Inclusion of the most northern part of the site for residential development, accessed from Somerville Drive would appear to be logical provided SEA issues can be mitigated. See Technical Report 1.

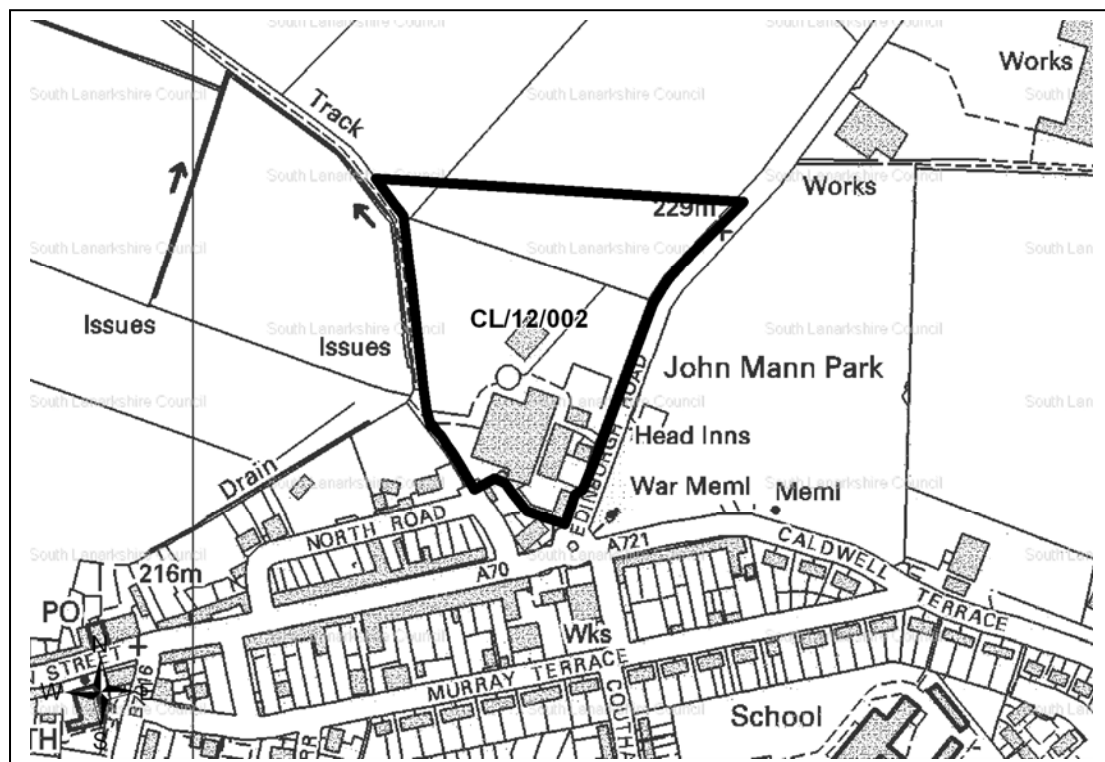
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Carnwath



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/12/002
address	Heads Inn Farm, Carnwath
Site size Ha	3.32
Current use	agriculture
Proposed use	Housing/retail/filling station
No of units	tbc
Submitted to previous LP?	Yes – part of CLP107

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement/partly within settlement
Brownfield/greenfield mixed	
Settlement pattern/coalescence/ribbon development	Development of the full site would extend built development into the adjoining rural area. Inclusion of the southern part of the site would offer an opportunity to consolidate and round off the Carnwath settlement boundary.

### Environmental factors

landscape	Plateau Farmland
Natural heritage	No designations affected
Built heritage	WOSAS archaeological trigger zone and partly within Carnwath Conservation Area.
Open space	N/A
minerals N/A	

### SEA

Does the site accord with SEA?	Partly – historic environment and local landscape issues
--------------------------------	--

### Accessibility

public access	Core Path CL/3185/1
Site access	Access onto Edinburgh Road
Road network	Good connectivity
Public transport	Bus stop <400m. Rail station 10km
Access to services	Village centre 180m

### Infrastructure

Water and sewerage	Appropriate site infrastructure must be considered to ensure no surface water runoff to adjacent field drains/burn. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

### Other Comments

Site comprises of an existing working farm unit with a number of agricultural sheds and associated sloping agricultural land, located on the northern edge of Carnwath. Approximately a third of the site is currently within the settlement boundary of Carnwath. Site adjoined by open agricultural land to the north and west, by John Mann public park to the east, across Edinburgh Road, and by residential properties to the south. A traditional stone wall bounds the site to the east. A settlement boundary amendment to include the southernmost part of the site for residential development, accessed from Edinburgh Road would appear logical. See Technical Report 1.

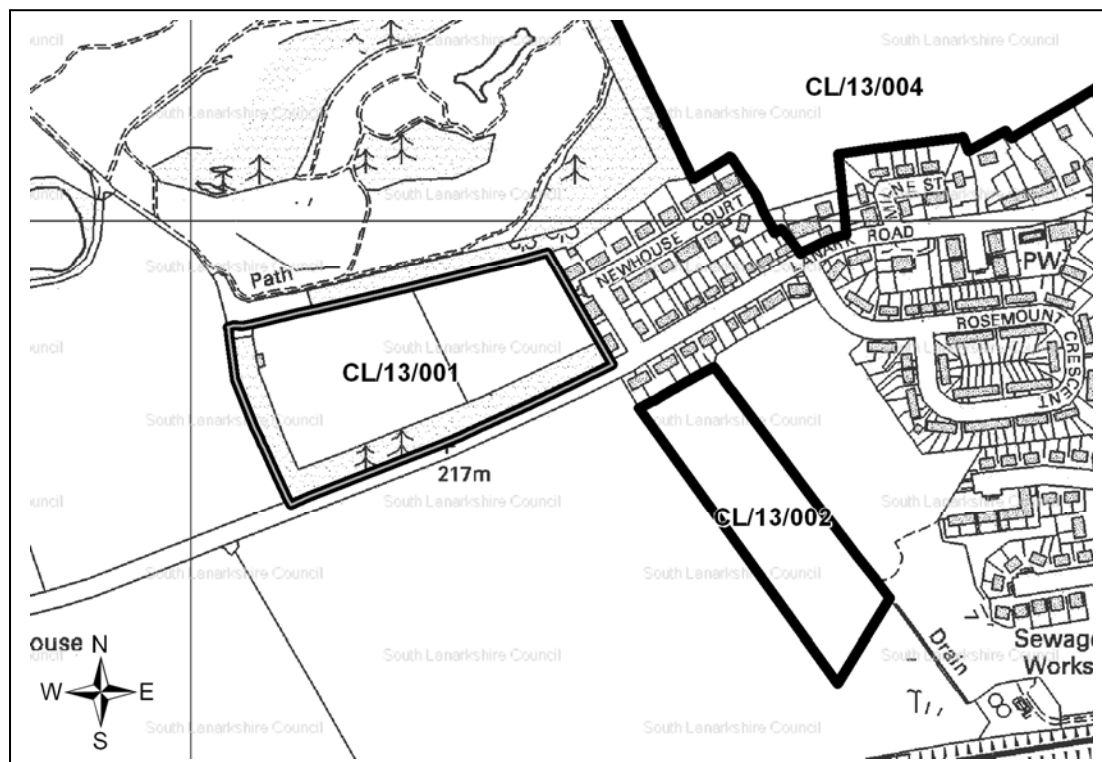
### Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Carstairs



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/13/001
address	West of Newhouse Crescent, Carstairs
Site size Ha	3.78
Current use	Agricultural
Proposed use	Social housing
No of units	tbc
Submitted to previous LP?	Yes – CLP109

### Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off settlement boundary.

### Environmental factors

landscape	Rolling Farmland designation
Natural heritage	No designations affected

Built heritage	N/A
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – local landscape issues
--------------------------------	---------------------------------

## Accessibility

Public access	RoW SL90; wider network CL/4800/1
Site access	Assessment of impact on junction with A70 required
Road network	Good connectivity with classified network
Public transport	Bus stops within 400m. Rail station 5km
Access to services	Village centre (shop/school) 500m. Lanark town centre 5km.

## Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Site consists of level agricultural land, currently utilised for horse grazing. Boundary woodland to the south and west. This structural landscaping along A70 should be protected. Kames golf course adjoins the site to the north. Lower lying agricultural land adjoins the site to the west and to the south, across the A70. Modern dwellings on the edge of Carstairs village adjoin the site to the east.  
A right of way passes along the western boundary of the site.  
No previous planning applications.  
There are a number of existing undeveloped residential sites within Carstairs.

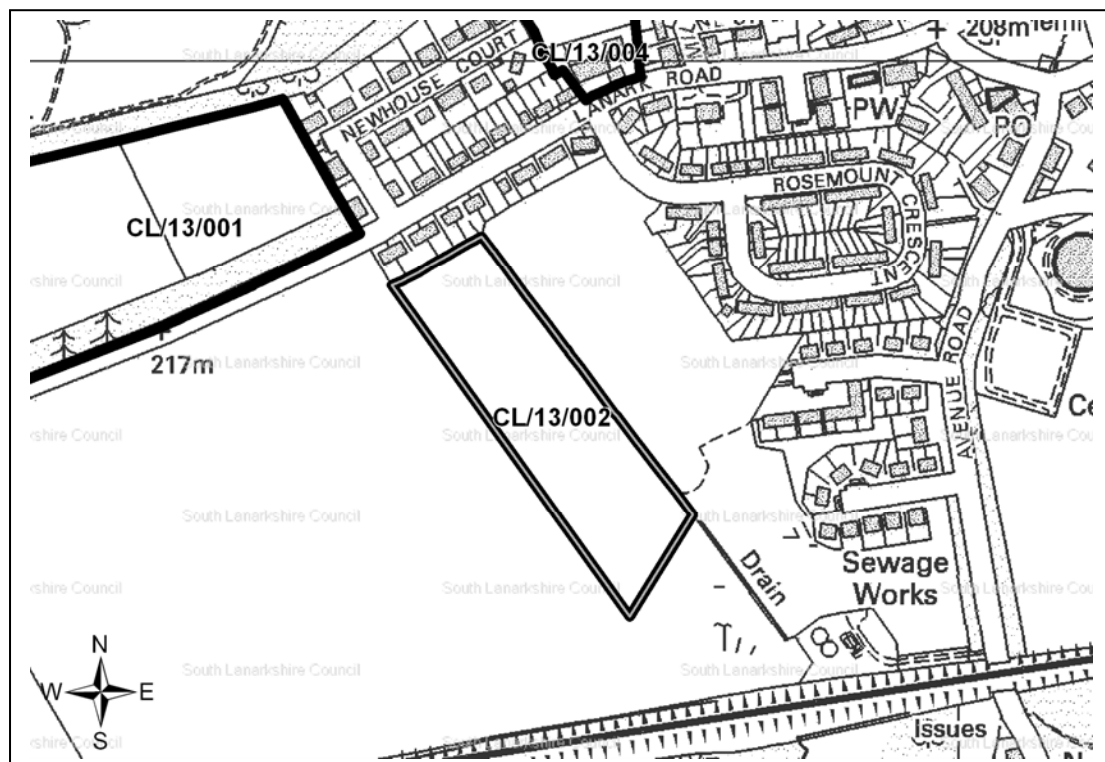
## Outcome

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

# Sites for consideration for development - Assessment form

Clydesdale area

Carstairs



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

## Background

Site reference	CL/13/002
address	South of Lanark Road, Carstairs
Site size Ha	3.72
Current use	agriculture
Proposed use	Social/low cost housing
No of units	20
Submitted to previous LP?	no

## Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off settlement boundary.

## Environmental factors

landscape	Rolling Farmland designation
-----------	------------------------------

Natural heritage	No designations affected
Built heritage	WOSAS archaeological trigger zone on small part of the site.
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – local landscape issues
--------------------------------	---------------------------------

## Accessibility

Public Access	No core path routes affected
Site access	No frontage to public road network
Road network	Good connectivity if an access can be achieved
Public transport	Bus stops within 400m. Rail station 5km
Access to services	Village centre (shop/school) 500m. Lanark town centre 5km

## Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

Sloping agricultural land on western edge of Carstairs village. Existing dwellings adjoin the site to the north and east. Similar agricultural land adjoins the site to the west. The West Coast Main Railway line is located on an elevated embankment to the south of the site. Southernmost part of the site may be liable to localised flooding. Any proposed development would need to incorporate structural landscaping. There are no records of any previous planning applications for the site. There are a number of existing undeveloped residential sites within Carstairs.

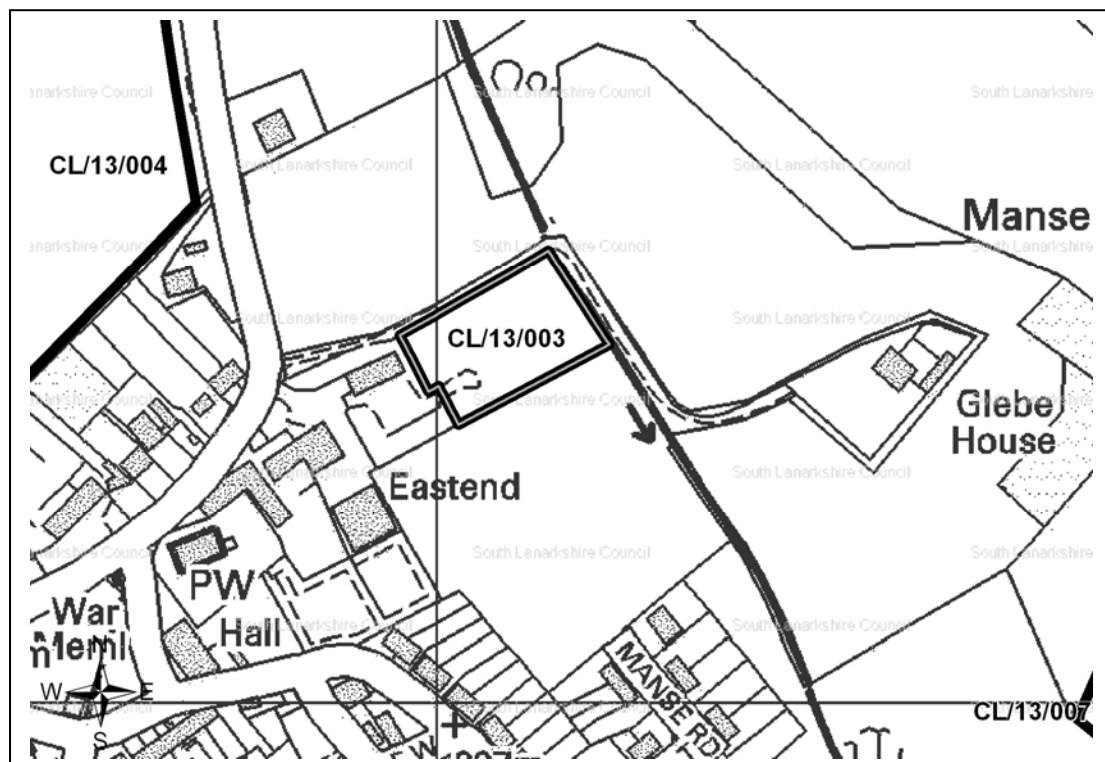
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Carstairs



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/13/003
address	Manse Road, Carstairs
Site size Ha	0.44
Current use	agriculture
Proposed use	housing
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	Development of this site would represent a rounding off of this part of Carstairs village

### Environmental factors

landscape	Rolling Farmland designation
Natural heritage	No designations affected. Flush Burn on western boundary of site – non baseline

	waterbody.
Built heritage	WOSAS archaeological trigger zone covers the entire site
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – possible local landscape issues
--------------------------------	--

## Accessibility

Public access	Potential public access route along northern boundary
Site Access	No frontage/access to public road network at present.
Road network	Good connectivity if a satisfactory site access can be achieved.
Public transport	Bus stop within 400m. Rail station 5km
Access to services	Village centre (shop/school) 250m. Lanark town centre 5km

## Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA medium risk. A minor watercourse flows through site. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

This site consists of vacant land located adjacent to a small industrial site. The western part of the site is currently utilised for storage of building materials/rubble. An as yet undeveloped housing site adjoins the site to the south whilst agricultural land is positioned to the north and east. Industrial/business premises adjoin the site to the west. Mature woodland is evident along the northern and eastern boundary. A small watercourse, the Flush burn, passes along the eastern edge of the site. There are no records of any planning applications covering the site. Its development for residential purposes appears to be logical in terms of the settlement pattern and could be undertaken at the same time as the existing housing site located to the south, allowing a satisfactory site access to be achieved.

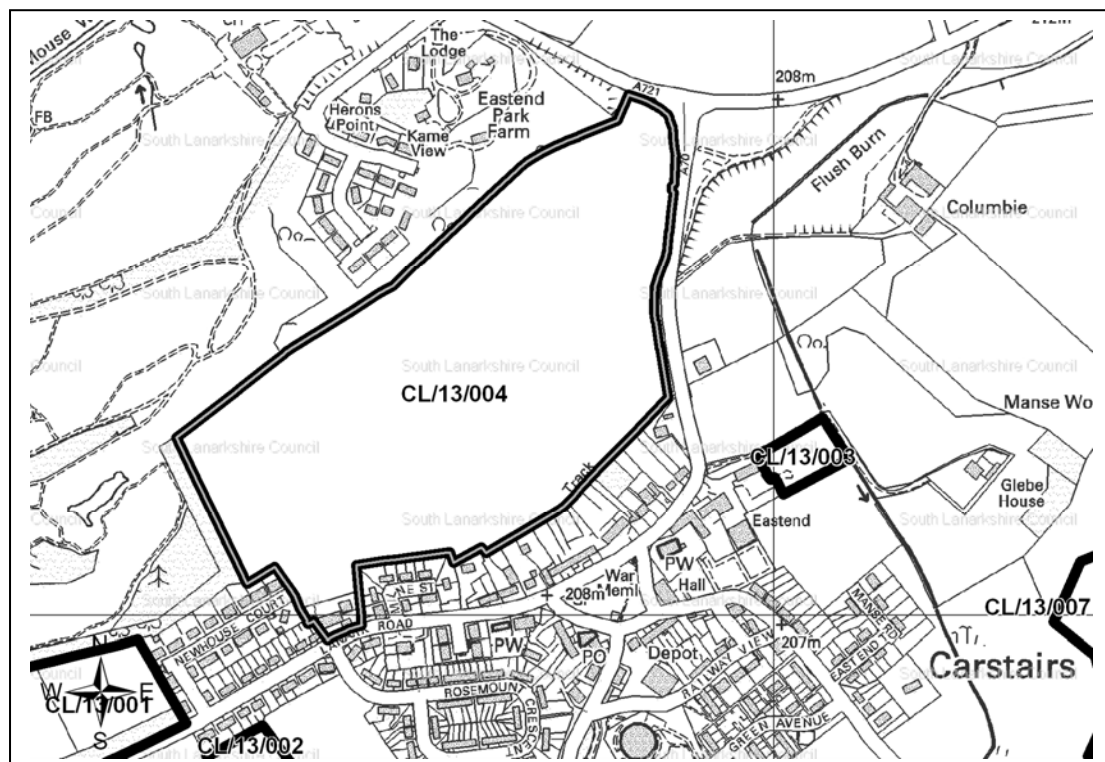
## Outcome

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

# Sites for consideration for development - Assessment form

Clydesdale area

Carstairs



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

## Background

Site reference	CL/13/004
address	West of A70, south east of Eastend Farm, Carstairs
Site size Ha	16.86
Current use	agriculture
Proposed use	Mixed – housing, retail, filling station, school
No of units	100
Submitted to previous LP?	Yes – CLP103

## Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off settlement boundary. A small area within the south west of the site is currently within the settlement boundary.

### Environmental factors

landscape	Rolling Farmland designation
Natural heritage	No designations affected
Built heritage	WOSAS archaeological trigger zone on small part of the site (to the east).
Open space	N/A
minerals N/A	

### SEA

Does the site accord with SEA?	Partly – local landscape issues
--------------------------------	---------------------------------

### Accessibility

Public access	RoW SL94; wider network CL4829/1
Site Access	Access would be via A70 – appropriate junction and speed reduction features required
Road network	Good connectivity. TA required. Upgrade of A721/A70 junction would be required
Public transport	Most of site >400m from bus stop. Rail station 5km.
Access to services	Village centre (shop/school) 500m. Lanark town centre 5km.

### Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

### Other Comments

This site is highly visible from the A70 and consists of generally level agricultural grazing land positioned on the northern edge of Carstairs village. Ground levels rise to the southernmost part of the site. The submission also includes the former petrol filling station, associated buildings and a single dwellinghouse, all within the Carstairs settlement boundary. Existing dwellings and Kames Country Club adjoins the site to the north and the west, with the A70 and agricultural land beyond adjoining the site to the east. There are no records of any previous planning applications for the site but owner has submitted a PAC scheme for the site. Any proposed development would need to include structural landscaping.

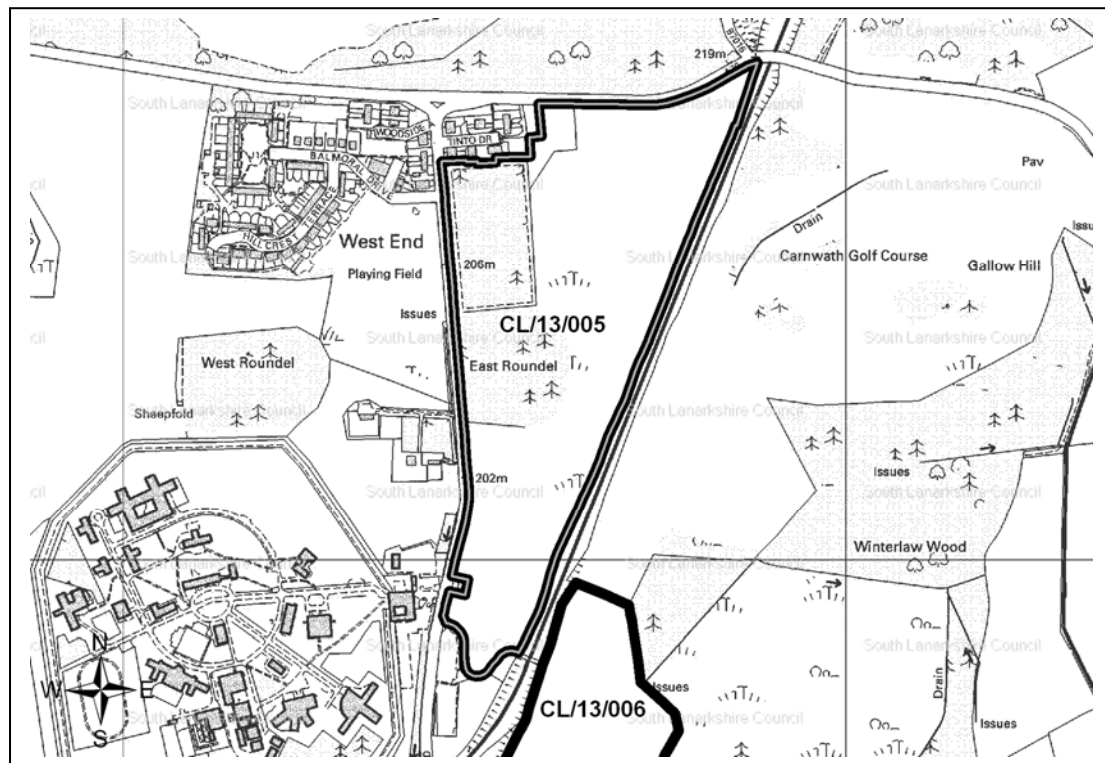
### Outcome

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

# Sites for consideration for development - Assessment form

Clydesdale area

Carstairs Junction



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

## Background

Site reference	CL/13/005
address	State Hospital, Lampits Rd, Carstairs Junction
Site size Ha	18.03
Current use	Agriculture/woodland
Proposed use	Housing
No of units	tbc
Submitted to previous LP?	no

## Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off settlement boundary

## Environmental factors

landscape	Rolling Farmland designation
-----------	------------------------------

Natural heritage	No designations affected. Small watercourse on site boundary at NS 9671 4583
Built heritage	WOSAS archaeological trigger zone on southern part of the site
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – local landscape issues and potential noise impact
--------------------------------	--

## Accessibility

Public access	Core Path CL/3189/1 runs along site boundary
Site Access	Access can be achieved
Road network	Good connectivity to network. TA required
Public transport	Bus stop within 400m. Rail station 9km
Access to services	Carnwath village centre 1.5km

## Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

This visually prominent site consists of undulating grassland and mature woodland. The A70 and woodland beyond adjoins the site to the north and Carnwath Golf Course adjoins to the east, across the Edinburgh/Carstairs railway line. Agricultural land adjoins the site to the south whilst the village of West End and the State Hospital adjoin to the west.

There are no records of any previous planning applications for the site.

A number of existing undeveloped residential sites are evident within the nearby villages of Carnwath and Carstairs Junction.

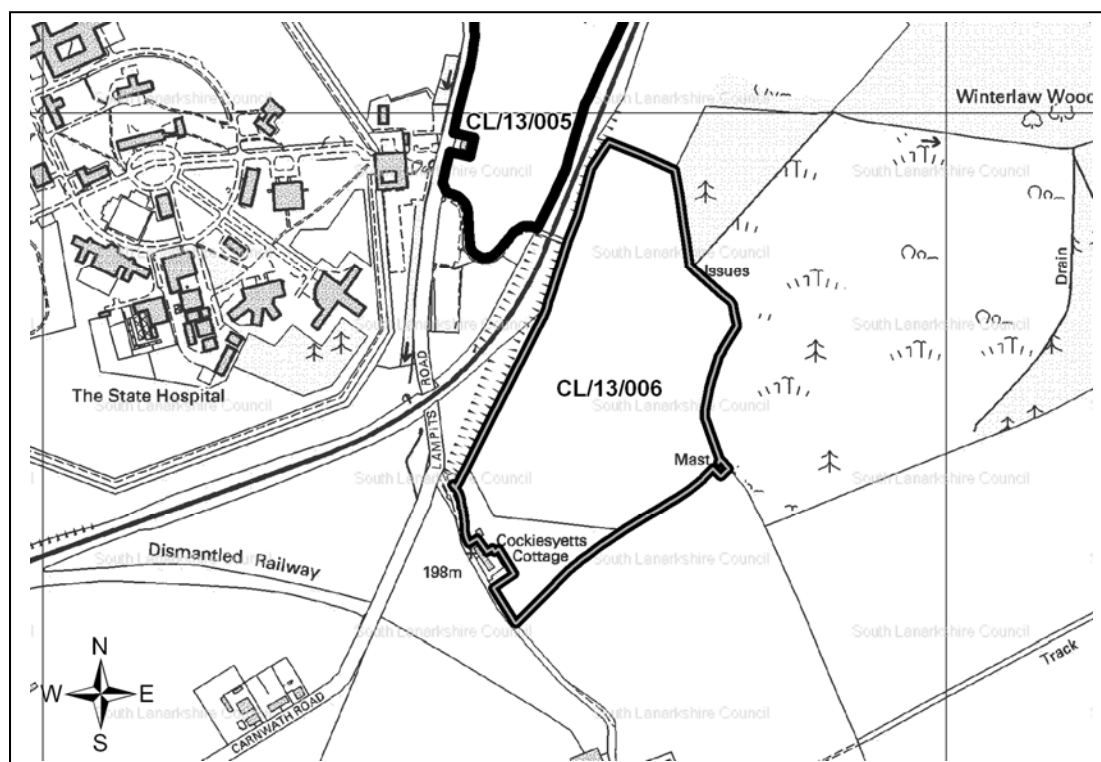
## Outcome

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

## Sites for consideration for development - Assessment form

Clydesdale area

Carstairs Junction



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

### Background

Site reference	CL/13/006
address	State Hospital, Lampits Rd, Carstairs Junction
Site size Ha	8.78
Current use	Agriculture
Proposed use	Housing
No of units	tbc
Submitted to previous LP?	no

### Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the rural area. Does not consolidate or round off any settlement boundary.

### Environmental factors

landscape	Rolling Farmland designation
Natural heritage	No designations affected
Built heritage	WOSAS archaeological trigger zone on

	northern part of the site.
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – local landscape and biodiversity issues. Potential noise impact.
--------------------------------	---

## Accessibility

Public access	Core Path CL/3189/1 to north east.
Site access	No obvious frontage/access to public road network – more details required
Road network	Good connectivity if a satisfactory site access can be achieved
Public transport	Most of site within 400m of bus stop but no pedestrian connections. Rail station 9km
Access to services	Carstairs village centre 2km

## Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required
Education	School capacities to be confirmed.

## Other Comments

This prominent, elevated site consists of sloping agricultural land, currently utilised for grazing. Agricultural land adjoins the site to the south and an area of woodland adjoins to the east. Carnwath Golf Course is positioned to the north and the Edinburgh/Carstairs railway line bounds the site to the west, with the State Hospital car park beyond. A mobile phone mast installation is sited on land adjoining the south west boundary of the site. Additional constraints to the development of this site are the lack of an adequate vehicular access.

There are no records of any previous planning applications for the site.

A number of existing undeveloped residential sites are evident within the nearby villages of Carnwath and Carstairs Junction.

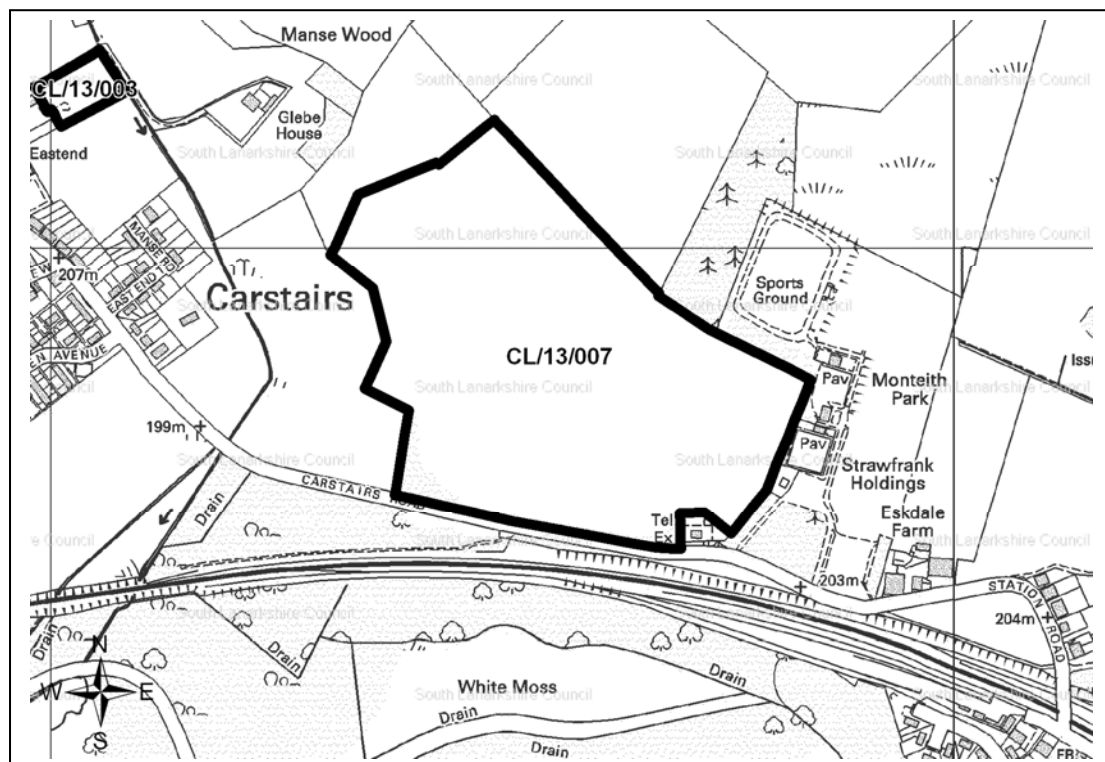
## Outcome

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

# Sites for consideration for development - Assessment form

Clydesdale area

Carstairs Junction



MAP NOT TO SCALE © Crown copyright and database right 2012.  
All rights reserved. Ordnance Survey Licence number 100020730.

## Background

Site reference	CL/13/007
address	Former Coup, east of Carstairs Junction
Site size Ha	14.53
Current use	Restored to rough grazing
Proposed use	Housing
No of units	tbc
Submitted to previous LP?	no

## Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield Rural	brownfield
Settlement pattern/coalescence/ribbon development	Would result in isolated built development within the rural area. Does not consolidate or round off any settlement boundary.

## Environmental factors

landscape Rolling	Farmland
Natural heritage	No designations affected. Peatland to

	south of site
Built heritage	N/A
Open space	N/A
minerals N/A	

## SEA

Does the site accord with SEA?	Partly – local landscape and human health issues
--------------------------------	--

## Accessibility

Public access	No core path routes affected
Site access	Access can be achieved. Speed reducing measures required on Carstairs Rd,
Road network	Poor connection to classified network. Potential congestion in Carstairs village.
Public transport	Bus stop >40m. Rail station 8km.
Access to services	Local services 1km.

## Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

## Other Comments

### SLC Surplus assets.

This site comprises of the former Carstairs Civic Amenity Site, now returned to a grassland condition. Mature woodland and Monteith Park recreation ground adjoin the site to the east and the north-east, whilst agricultural fields adjoin to the north and west. Carstairs Road adjoins the site to the south, with the West Coast Main railway line beyond. A small BT Telephone Exchange building is located to the immediate south-east of the site. An additional constraint to the development of this site may be its former land use, in particular the ground conditions.

There are no records of any previous planning applications covering the site. A number of existing undeveloped residential sites are evident within both of the nearby villages of Carstairs and Carstairs Junction.

## Outcome

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