

Planning and Building Standards Services



Proposed South Lanarkshire
Local Development Plan

Industrial, Commercial and
Retail Development
Technical Report

May 2013



Community and Enterprise Resources

Industrial, Commercial and Retail Development Technical Report

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1.0 Review of Areas currently identified for industrial and business use in adopted Local Plan

Background

- 1.1 There are a wide range of industrial estates and business locations in South Lanarkshire ranging from large modern estates such as Langlands, East Kilbride, to low amenity local yardspace such as Allanshaw, Hamilton. These all play a vital role in providing local employment opportunities. The trend over the last few years has been for increasing vacancy rates and pressure for non-industrial/business in a number of areas. The public engagement events held prior to preparation of the South Lanarkshire Local Development Plan Main Issues Report (MIR) indicated broad public support for considering the relaxation of the types of uses permitted in industrial areas.
- 1.2 This issue was addressed in the MIR and presented its preferred option as follows:
- Allow a wider range of uses in some non strategic economic locations, provided specific criteria are met.
- 1.3 Analysis of consultation responses to the MIR confirmed support for relaxation of the current policy and a number of respondents felt that this should be extended to include the Strategic Employment Investment Locations (SEILs). However, as these are safeguarded by the Glasgow and the Clyde Valley Strategic Development Plan (SDP), a relaxation in these areas would not be appropriate. A minority of respondents considered there should be no relaxation of current policy. The Scottish Government indicated its support for the preferred option stating in their response that 'We also agree with the approach outlined in paragraph 4.4 that allows for flexibility of uses in appropriate industrial areas with the aim to make more efficient use of land and stimulate economic growth'.

Review Considerations

- 1.4 A review of the areas currently designated as ECON 1 - Industrial Land Use in the adopted South Lanarkshire Local Plan (SLLP) was undertaken. This considered a number of factors as follows:

Higher level policies: If an area was identified as a SEIL in the SDP, or formed part of a Development Framework Site or Masterplan Site in the proposed Local Development Plan (LDP) it was excluded from the review.

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Location of Area and Surrounding Uses: The location of the areas was considered and its accessibility to road and public transport. Any areas considered for relaxation had to be in accessible locations. The surrounding uses were also considered relevant, for example, isolated sites in predominantly residential areas could potentially be removed from industrial zoning.

Local distribution of industrial areas: The distribution of other industrial areas in the locality was considered. The case for considering relaxation is strengthened if there is a good range and choice of alternative areas where mainstream industrial use could be accommodated.

Character of Area and Current Uses: This was established through site visits and local knowledge. Relaxation was considered for areas which already had an established level of non industrial uses, which were not causing adverse impacts.

Development Pressure: The volume and nature of planning applications in each ECON1 area was analysed to determine which areas were under pressure for non conforming uses (see SLLP Monitoring Report).

Vacancy levels: The level of vacant floorspace in each ECON 1 area was estimated, using data from the valuation roll. Areas where high levels of vacancy coincided with areas of development pressure were considered for relaxation (see SLLP Monitoring Report).

1.5 Appendix 1 provides a summary of the characteristics of each industrial area.

Employment Land Hierarchy

1.6 As a result of the above assessment an employment land hierarchy has been identified as shown in Table 1. The existing industrial and business locations have been allocated to these categories as listed in Appendix 2. This analysis shows that the majority of industrial and business areas continue to function well and contain a range of industrial and business uses. These areas should be retained as 'core' industrial and business areas. There are a number of areas where the industrial character is changing and there is pressure for non conforming uses. In these areas it is considered a more relaxed approach can be taken, to stimulate economic growth. Finally, there are currently areas in economic use where it is no longer considered necessary to have a specific economic designation as their operation is compatible with surrounding uses.

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Table 1: Hierarchy of Employment Land Use Areas

| Proposed Designation | Status/source | Policy approach |
|---|--|--|
| SEIL (Strategic Economic investment Location) | Strategically important. Identified in SDP. | Promote development of the key sectors identified in SDP. Presumption against non industrial/business developments and change of use. See LDP strategic policy 1 Spatial Strategy and LDP Appendix 3 |
| Development Framework Sites | Currently identified as ECON 1 industrial areas but where other/mixed uses are now proposed and a masterplanning exercise is required | See LDP strategic policy 1 Spatial Strategy and LDP Appendix 3. |
| Core Industrial and business areas. | Currently identified in SLLP for industry/business | Retain for industrial/business use. Class 4/5/6. Non conforming uses must meet specific criteria. |
| Other employment land use areas | Currently identified in SLLP for industry/business but where monitoring has shown development pressure for other uses and high levels of vacancy | Allow a flexible approach to development in these areas with non industrial uses (except residential/retail) considered provided these meet certain criteria. |
| General Urban land use | Existing industrial uses in residential areas | Areas where a specific industrial zoning is not required. If these areas fall out of use, reuse for residential or other development may be more appropriate than industry. |
| New employment land use areas | Currently not designated as industrial business areas | Add to LDP in one of above categories. |

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New Employment Land Use Areas

1.7 There are a number of areas where additional employment land use areas are proposed, to meet local needs:

- **Cathcart Road/Cathcart Place Rutherglen:** This former industrial area started to fall out of use in the 1990s and was rezoned from industrial to general residential land policy in the SLLP. However, there has recently been investment in small industrial and business units in this area and its character has started to change to a mix of industrial and non industrial uses. It would be appropriate for this area to be identified as a core industrial and business area in the LDP.
- **Caldwellside Industrial Estate Lanark Extension:** The existing estate has reached capacity and there is a proposal by the Council to create an extension on adjoining council owned land. Within the existing estate, detailed planning permission was granted in 2011 for the alteration and extension to the existing road network, changes to grounds levels, landscaping, installation of associated service infrastructure and the erection of fencing and gates to form three serviced industrial/business plots. This included an extension to the access road which would enable access in future to the proposed extension area. It is proposed to add the extension area as a core industrial and business area in the LDP.
- **Castlehill Industrial Estate Carluke Extension** – There is little capacity remaining in the existing estate and the Council is considering the extension of the estate to the north. This would require the acquisition of privately owned land currently in agricultural use. Although this proposal is at an early stage it is considered that the Proposed Plan should identify it as a development opportunity. The existing Carluke industrial estate is identified as an ‘other employment land use area’ however the extension is proposed as a core industrial and business area.

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Appendix 1: Industrial Area Character

| Address | Settlement | Description/character |
|------------------------------|----------------------------|--|
| Clydesdale Area | | |
| Off Station Road area | Biggar | Traditional industrial area with a number of Class 5 businesses including JA Cuthbertson, snowplough manufacturers. Areas to the rear of the site appear underused though no evidence of vacant premises. No evidence of pressure for non industrial uses. |
| Off Vere Road | Blackwood/ Kirkmuirhill | Small scale local industrial area mainly class 6 distribution uses (Clydeside Trading Society, Direct Express Parcels). No evidence of vacant premises. No evidence of pressure for non industrial uses. |
| Castlehill industrial area | Carluke | Busy local industrial estate with a range of class 5/6 and some non industrial uses, including waste transfer station. Increasing pressure for non industrial uses. |
| Roadmeetings area | Carluke | Long established industrial area with two major companies - Marshalls Monoblock and PLPC Ltd. |
| Edinburgh Road area | Carnwath | Site occupied by major user - Brian Hewitt Steelwork Fabricators. Premises recently extended. There is an adjacent area of industrial uses on Caldwell Terrace, currently covered by RES 6 policy. The industrial designation could extend to cover this area. |
| Springhill Industrial Estate | Douglas | Obsolete industrial estate. One factory demolished and two large empty units. Poor accessibility. |
| The Glebe Industrial Estate | Douglas | Local industrial estate comprising small industrial and business units. Council ownership. Some vacant units. No pressure for non industrial uses. |
| Climpy Road area | Forth | Local industrial area with a number of businesses, however, appears underused. Also incorporates a potential greenfield expansion site identified in previous local plans. |
| Riverside Road area | Kirkfieldbank | Site occupied by Nicholson Plastics Ltd. Surrounded by residential uses. |

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| Address | Settlement | Description/character |
|--------------------------------------|---------------------|--|
| Caldwellside area (south of railway) | Lanark | Separated from Caldwellside Industrial Area by rail line. Workshop unit in predominantly residential area. |
| Caldwellside Industrial Estate | Lanark | Busy local industrial area with a range of class 5/6 uses. Major occupier Border Biscuits. No evidence of vacant premises or pressure for non industrial uses. Recent new investment and proposal to extend estate to west. |
| Baxter Lane | Lanark | Small industrial area adjacent to Lanark town centre currently occupied by car repair centre and retail warehouse. Adjacent area in Hall Place currently covered by town centre designation has variety of business and other uses. |
| Station Road area | Law | Small area of vacant industrial land adjacent to railway line. Adjacent to derelict freight depot. |
| Birkhill area | Lesmahagow | Industrial area in countryside adjacent to M74 south of Lesmahagow. Major occupier is Strathclyde Nutrition, animal feedstuff manufacturer. Large vacant site to north with consent for class 5/6 units. |
| Gateside Industrial area | Lesmahagow | An area of small industrial units with adjacent undeveloped site recently acquired by Council. No evidence of vacant units or pressure for non industrial uses |
| Lesmahagow Industrial Estate | Lesmahagow | Former Delta factory now occupied by a number of smaller businesses. Appears underused. |
| Mill Road area | Lesmahagow | Small industrial area in centre of Lesmahagow occupied by Gardiners confectionary manufacturers. |
| Milton Industrial Estate | Lesmahagow | Traditional industrial area with a range of class 5 and 6 uses. Northern area of site previously in use for truckstop, now in retail use (Tesco). No evidence of vacant premises. Pressure in past for non industrial uses (housing and retail). |
| Poniel East of M74 | South of Lesmahagow | Large area to east of M74 opposite proposed SEIL. This area has consent for ancillary uses; hotel/retail/class 4 offices, to serve the SEIL. |
| Harestanes Industrial Estate | Upper Braidwood | Local industrial estate with a range of small units. Some vacancy/underuse but little evidence of pressure for non industrial uses. |

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| Address | Settlement | Description/character |
|--|---------------|--|
| Cambuslang/Rutherglen Area | | |
| Cambuslang Investment park area | Cambuslang | Former strategic industrial location, with major class 6 businesses (BOC and Trade Team) and some vacant sites. No vacant premises. No evidence of pressure for non industrial uses. |
| Cathcart Road area | Rutherglen | Former industrial area which was covered by general residential zoning in previous local plan as it was falling out of use. However it has recently been subject to a major investment programme by the Council to provide small industrial units. |
| Hamilton Farm area | Cambuslang | Site occupied by major user - Tata steelworks plant. |
| John Hillhouse IE 211 Cambuslang Road Rutherglen | Rutherglen | Local industrial estate. Various small units with a mix of industrial and non industrial uses. SLC recycling centre also within site. Good accessibility by road/public transport. |
| Former Hoover works | Cambuslang | Former Hoover factory, covered by Development Framework designation in adopted plan. Approved masterplan in place for mixed uses which includes two sites for industrial/business use. |
| Westburn Farm area | Cambuslang | Large industrial area with a mixture of established industries (Vion foods) and new development (Greggs) and an area of new small units at Westburn Drive. Mainly class 5/6 uses but also recently completed regional training facility for Strathclyde Fire and Rescue. Still considerable vacant land in the area. Major public sector investment in infrastructure improvements took place over last decade. No evidence of vacant premises. No evidence of pressure for non industrial uses. |
| East Kilbride Area | | |
| Albion Way, Kelvin | East Kilbride | Area of small industrial and business units. Forms part of Kelvin Industrial area but is self contained with its own access off Singer Road. Various small units with a mix of industrial and non industrial uses and evidence of continuing pressure for non industrial uses. |

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| Address | Settlement | Description/character |
|---|---------------|---|
| Braeview Place area | East Kilbride | Area of mixed uses including a number of car sales franchises. Evidence of vacant units and pressure for non industrial uses. |
| Wilson Place area | East Kilbride | Various small units with a mix of industrial and non industrial uses and evidence of continuing pressure for non industrial uses. Current SLLP includes this area within Development Framework Site. |
| Centre 1 Area | East Kilbride | Government offices. |
| College Milton area | East Kilbride | Large traditional industrial area with a range of uses. Some units are older and appear in poor condition. High vacancy rates and some evidence of pressure for non industrial uses. |
| Glenburn Road (JVC site) College Milton | East Kilbride | Disused large factory unit within College Milton partly converted to non industrial uses. |
| Kelvin Industrial Estate | East Kilbride | Large traditional industrial area with a range of uses. Some units are older and appear in poor condition and there have been significant closures in recent years for example, Motorola and Thomson Litho. Some evidence of pressure for non industrial uses. |
| Langlands Business Park | East Kilbride | Former strategic industrial location, good quality business park environment with a range of class 5/6 uses, including major Sainsbury distribution depot. Some undeveloped plots remain available. No evidence of vacant premises. No evidence of pressure for non industrial uses. |
| Law Place area | East Kilbride | Traditional industrial area with a range of uses. Major users are Wiseman Dairies and Chesapeake packaging. There are also various smaller industrial units. Adjacent to this is the Rolls Royce site which will become vacant in the lifetime of the SLLDP. There has been non industrial development on the periphery of the estate - (housing, leisure and retail warehouses). |
| Linwood Avenue area | East Kilbride | Large traditional industrial area with a range of uses, including some low amenity uses in the Peel Park Place area. Some units are older and appear in poor condition. High vacancy rates and some evidence of pressure for non industrial uses. |

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| Address | Settlement | Description/character |
|---|---------------|---|
| Redwood Avenue area | East Kilbride | Formerly part of the Peel Park Strategic industrial location. Now separated from the remainder of Peel Park due to major retail consent to north. High quality business park environment. |
| St James Avenue area (Abercrombie House) | East Kilbride | Government offices. |
| Stroud Road area (north of Stroud Road) | East Kilbride | Area comprising distribution warehousing and a former factory converted to a business centre which houses a diverse range of small businesses. Located adjacent to an out of centre retail/commercial area. |
| West of Redwood Drive area | East Kilbride | Undeveloped site with industrial designation. Now separated from the remainder of Peel Park due to major retail consent to east. |
| Caledonia Place area | Strathaven | Small industrial area close to Strathaven town centre. Mainly low amenity/yardspace uses |
| Hamilton Road area | Strathaven | Busy local industrial estate with a range of uses, including Council recycling centre and roads depot and a number of vehicle sales/repair businesses. Recent investment in small industrial units. To the east is an undeveloped greenfield area released for industrial use in previous local plan. |
| Hamilton Area | | |
| Bothwell Park Industrial Estate | Uddingston | Area in transition. Southern part of site still in active industrial use with a number of successful class 5/6 businesses such as Dawn Fresh and evidence of recent take up. On the periphery of the site there has been pressure for housing for example Hernal Road. There is significant vacancy in the northern part of the site fronting onto Bellshill Road, with the empty Alexandra Workwear building. This has been subject to development pressure for non industrial uses, including retail (application refused in 2010) and residential. |
| Fallside Road/ Ashley Road area | Uddingston | Busy local industrial area with high proportion of class 6 distribution uses. Some vacant units in Coalburn Rd area. No evidence of pressure for non industrial uses. |

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| Address | Settlement | Description/character |
|---------------------------------------|------------|--|
| Grays Road area | Uddingston | Busy local industrial area with a number of low amenity uses (concrete batching plant, vehicle storage/breaking). No evidence of vacant premises. No evidence of pressure for non industrial uses. |
| Allanshaw Industrial Estate | Hamilton | Busy local industrial area with a number of low amenity uses and yardspace. No evidence of vacant premises though some vacant/underused yards. No evidence of pressure for non industrial uses in main industrial area. Area at front of estate has a number of non industrial uses. |
| Auchinraith Road Industrial area | Blantyre | Local industrial area with a range of occupiers (JR Reid Printers and various small units). Some evidence of vacant units and non industrial uses. |
| Bertram Street | Blantyre | Former factory converted into small business centre. Mainly class 4 and non industrial uses. Some vacant units and continued pressure for non industrial uses. |
| Blantyre Industrial Estate | Blantyre | Large traditional industrial area with a range of uses. Some units are older and appear in poor condition. Evidence of vacant and under occupied units and evidence of pressure for non industrial uses. |
| Bothwell Road Industrial Estate North | Hamilton | Main occupiers are Bothwell Bridge Business Park and Fire and Rescue Headquarters. Evidence of pressure for non industrial uses. |
| Bothwell Road Industrial Estate South | Hamilton | Busy local industrial area with good occupancy. Main occupier is Lightbody Bakers. Mixture of class 4, 5 and 6 uses. Some pressure for non industrial uses. |
| Peacock Cross Industrial Estate | Hamilton | Area of small industrial and business units. Various small units with a mix of industrial and non industrial uses and evidence of continuing pressure for non industrial use. |
| Cadzow Industrial Estate | Hamilton | Small traditional industrial area with a range of occupiers. Two major occupiers are Oticon Ltd and Sunvic Controls. Also some smaller units. High vacancy levels and evidence of pressure for non industrial uses. |
| Craighead School | Blantyre | Site of former school, designated for industrial use in Adopted local plan. Has consent for a mixed use development (business and commercial units, hotel and leisure). |

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| Address | Settlement | Description/character |
|---|-----------------------|--|
| Forrest Street area | Blantyre | Busy local industrial area with a number of low amenity uses and yardspace. Some evidence of vacant premises and vacant/underused yards. |
| Fullwood Park area | Hamilton | Busy area of small industrial and business units. Various small units with a mix of industrial and non industrial uses and evidence of continuing pressure for non industrial use. |
| Glasgow Road area (bus depot) | Blantyre | Former industrial site now in use for bus depot. |
| Hillhouse area | Hamilton | Busy area of small industrial and business units. Various small units with a mix of industrial and non industrial uses and evidence of continuing pressure for non industrial use |
| Off A725 Area (North of Whistleberry Road) | Blantyre | Traditional industrial area with a number of Class 5 and 6 businesses including Ireland Alloys and Peter Lawless Road Planning. No evidence of pressure for non industrial uses. |
| Park Burn Industrial Estate | Blantyre | Busy area of small industrial and business units - Various small units with a mix of industrial and non industrial uses. Also includes Komatsu Construction Machinery depot. |
| Glasgow Road area | Blantyre | Mix of uses including Dunns wholesale depot and Charles Tennant and Co. Also low amenity yardspace uses. No evidence of vacancy or pressure for non industrial uses although parts of site appear underused. |
| Wellhall Road/ Phillips Wynd area | Hamilton | Site occupied by Phillips Ltd. Surrounding area now predominantly residential. |
| Whistleberry Industrial Park | Hamilton/ Blantyre | Traditional industrial estate with various class 5 and 6 businesses. Finning Ltd and Paton Plant have large sites facing on to Whistleberry Road. No evidence of pressure for non industrial uses although there is a car sales complex within the area. |
| Whitehill Road area (railway sidings) | Hamilton/ Blantyre | Occupied by EG Steele and Co (railway wagon repair and parts) with direct access to rail network. |
| Larkhall – Dunedin Road | Larkhall | Local industrial area with a mix of industrial and non industrial uses. Ashgill Electronics has a medium sized unit. There are other engineering operations but also a number of non industrial uses. Some evidence of vacant premises. |

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| Address | Settlement | Description/character |
|-------------------------------------|------------|---|
| Larkhall (Strutherhill, Shaws Road) | Larkhall | Main industrial estate in Larkhall is becoming increasingly run down with unmaintained vacant plots and poor road surfaces. Range of class 4 and 5 uses in Middleton Ave/Baird Ave area (Norfolk Line distribution, Rosti) with low amenity uses in Shaws Rd area. Evidence of vacant sites/premises, including former nursing home site. |
| Larkhall South area Canderside | Larkhall | Area released from green belt in 1990s - former strategic industrial location. Comprises major distribution warehouse accessed from Canderside Toll, and areas of undeveloped land to north which currently are unserviced. Also includes recently built SLC Roads depot. |

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Appendix 2: Employment Land Locations by Category

| Proposed Designation in LDP | District | Address | Settlement |
|-----------------------------------|-----------------------|--|-------------------------|
| SEIL | Clydesdale | Poniel West of M74 | South of Lesmahagow |
| | Cambuslang Rutherglen | Clyde Gateway (Shawfield) | Rutherglen |
| | East Kilbride | East Kilbride Technology Park | East Kilbride |
| | East Kilbride | Redwood Crescent area (Peel Park North) | East Kilbride |
| | East Kilbride | GSO Business Park Area | East Kilbride |
| | Hamilton | Hamilton International Technology Park | Blantyre |
| Development Framework Site | Clydesdale | Market Road | Biggar |
| | Clydesdale | Wellburn Farm | Lesmahagow |
| | East Kilbride | Rolls Royce | East Kilbride |
| | East Kilbride | Langlands West | East Kilbride |
| | Hamilton | Craighead Retreat | Blantyre |
| | Hamilton | Larkhall Daks | Larkhall |
| | Hamilton | Bothwell Park Industrial Estate (Gas Works site) | Uddingston |
| | Cambuslang Rutherglen | Clyde Gateway | Rutherglen |
| Residential Masterplan site | Hamilton | Bothwell Park Industrial Estate (Bellshill Road) | Uddingston |
| Core Industrial and Business Area | Clydesdale | Off Station Road Area | Biggar |
| | Clydesdale | Off Vere Road | Blackwood/ Kirkmuirhill |
| | Clydesdale | Roadmeetings area | Carluke |
| | Clydesdale | Edinburgh Road | Carnwath |
| | Clydesdale | The Glebe Industrial Estate | Douglas |
| | Clydesdale | Climpy Road area | Forth |
| | Clydesdale | Caldwellside Industrial Estate | Lanark |
| | Clydesdale | Gateside Industrial Estate | Lesmahagow |
| | Clydesdale | Lesmahagow Industrial Estate | Lesmahagow |
| | Clydesdale | Birkhill Area | Lesmahagow |

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| Proposed Designation in LDP | District | Address | Settlement |
|-----------------------------|-----------------------|--|---------------------|
| | Clydesdale | Poniel East of M74 | South of Lesmahagow |
| | Clydesdale | Smyllum area (Caldwellside Ext) | Lanark |
| | Clydesdale | Station Road area | Law |
| | Clydesdale | Milton Industrial Estate | Lesmahagow |
| | Clydesdale | Edinburgh Road area | Carnwath |
| | Cambuslang Rutherglen | Hamilton Farm area | Cambuslang |
| | Cambuslang Rutherglen | Cambuslang Investment Park area | Cambuslang |
| | Cambuslang Rutherglen | Westburn Farm area | Cambuslang |
| | Cambuslang Rutherglen | Former Hoover area (2 sites) | Cambuslang |
| | East Kilbride | Law Place Area | East Kilbride |
| | East Kilbride | Howard Court | East Kilbride |
| | East Kilbride | Redwood Avenue area | East Kilbride |
| | East Kilbride | Linwood Avenue area | East Kilbride |
| | East Kilbride | College Milton area | East Kilbride |
| | East Kilbride | Kelvin and Langlands Industrial Estate | East Kilbride |
| | East Kilbride | West of Redwood Drive area | East Kilbride |
| | East Kilbride | Hamilton Road area | Strathaven |
| | East Kilbride | Caledonia Place area | Strathaven |
| | Hamilton | Off A725 area (North of Whistleberry Road) | Blantyre |
| | Hamilton | Forrest Street area | Blantyre |
| | Hamilton | Auchinraith Road area | Blantyre |
| | Hamilton | Whistleberry Industrial Park | Blantyre |
| | Hamilton | Glasgow Road area | Blantyre |
| | Hamilton | Park Burn Industrial Estate | Blantyre |
| | Hamilton | Allanshaw Industrial Estate | Hamilton |
| | Hamilton | Whitehill Road area (railway sidings) | Hamilton |
| | Hamilton | Bothwell Road Industrial Estate South | Hamilton |

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| Proposed Designation in LDP | District | Address | Settlement |
|--------------------------------|-----------------------|--|-----------------|
| | Hamilton | Cadzow Industrial Estate | Hamilton |
| | Hamilton | Larkhall South area - Canderside | Larkhall |
| | Hamilton | Larkhall (Strutherhill, Shaws Roadd) | Larkhall |
| | Hamilton | Grays Road Area | Uddingston |
| | Hamilton | Fallside Road area | Uddingston |
| | Hamilton | Bothwell Park Industrial Estate | Uddingston |
| Other Employment Land Use area | Cambuslang Rutherglen | John Hillhouse IE Rutherglen | Rutherglen |
| | Cambuslang Rutherglen | Cathcart Road area | Rutherglen |
| | Clydesdale | Castlehill Industrial Estate | Carluke |
| | Clydesdale | Baxter Lane area | Lanark |
| | Clydesdale | Harestanes Industrial Estate | Upper Braidwood |
| | East Kilbride | Stroud Road area (North of Stroud Road) | East Kilbride |
| | East Kilbride | Glenburn Road (JVC site) College Milton | East Kilbride |
| | East Kilbride | Albion Way Kelvin | East Kilbride |
| | East Kilbride | Braeview Place area | East Kilbride |
| | Hamilton | Blantyre Industrial Estate | Blantyre |
| | Hamilton | Allanshaw Industrial Estate (Peacock Drive area) | Hamilton |
| | Hamilton | Fullwood Park area | Hamilton |
| | Hamilton | Peacock Cross Road area | Hamilton |
| | Hamilton | Hillhouse area | Hamilton |
| | Hamilton | Bothwell Road Industrial Estate North | Hamilton |
| | Craighead School | Blantyre | Hamilton |
| | Hamilton | Larkhall – Dunedin Road | Larkhall |
| General Urban policy | Clydesdale | Riverside Road area | Kirkfieldbank |
| | Clydesdale | Caldwellside area (South of railway) | Lanark |
| | Clydesdale | Mill Road area | Lesmahagow |
| | Clydesdale | Springhill Industrial Estate | Douglas |

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| Proposed Designation in LDP | District | Address | Settlement |
|------------------------------------|-----------------|--|-------------------|
| | East Kilbride | St James Avenue area (Abercrombie House) | East Kilbride |
| | East Kilbride | Centre 1 Area | East Kilbride |
| | Hamilton | Glasgow Road area (bus depot) | Blantyre |
| | Hamilton | Bertram Street | Blantyre |
| | Hamilton | Wellhall Road/Phillips Wynd area | Hamilton |

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2.0 Industrial and Business Supply and Demand Assessment

- 2.1 This section considers the supply and demand for industrial and business land across the four sub areas of South Lanarkshire.
- 2.2 The Council carries out an annual monitoring survey of the industrial land supply in South Lanarkshire. This involves the removal of sites that have been developed, the addition of new sites which have become available and an annual reassessment of site categories. See Appendix 3 for current Industrial Land definitions.
- 2.3 A comparison of the industrial land supply as identified in 2008 and 2012 is shown in Table 2.

Table 2: Industrial Supply and Demand 2008 and 2012

| Category | Hamilton | | East Kilbride | | Cambuslang/Rutherglen | | Clydesdale | |
|-------------------------------|----------|--------------|---------------|--------------|-----------------------|--------------|------------|--------------|
| | 2008 | 2012 | 2008 | 2012 | 2008 | 2012 | 2008 | 2012 |
| Marketable supply | 39.9 | 24.98 | 58.34 | 45.67 | 54.23 | 36.03 | 48.83 | 49.14 |
| Other industrial land | 16.02 | 21.17 | 6.6 | 6.27 | 9.63 | 7.96 | 115.27 | 15.78 |
| Specialised sites | 69 | 69 | 86 | 86 | - | - | - | - |
| Annual average take up* | 2.9 | 1.94 | 3.1 | 1.4 | 1.8 | 0.77 | 1.4 | 3.35^ |
| Years supply of marketable ** | 13.8 | 13 | 18.8 | 33 | 30.1 | 47 | 34.9 | 15 |

*average over previous 5 years (including survey year) ** marketable supply divided by annual average take up. ^ excludes take up at Poniel

- 2.4 Monitoring shows that the marketable land supply has fallen slightly in Hamilton, East Kilbride and Cambuslang. Take up rates have also dropped, resulting in the ten year supply requirement being maintained in all areas. In Clydesdale, one large take up at Carnwath has doubled the average take up rate but there is still more than ten years marketable supply remaining. There has also been ongoing take up at the bonded warehouse site at Poniel but this is excluded from the average take up figures due to the distorting effect a development of this scale would have on the results. For the same reason, the marketable supply in Clydesdale does not include the 74 hectares of land at Poniel which has planning permission in principle.

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2.5 The industrial and business land supply and demand assessment requires to be updated for the proposed LDP to take account of a number of factors:-

- A number of the marketable sites have been vacant for many years, with no market interest. The MIR identified a number of sites which potentially could be reviewed. These would be removed from the marketable supply but remain covered by a general industrial designation. One site identified in the MIR as potential re-designation from marketable industrial to general residential use now has a development proposal for a truck stop. Therefore, it is appropriate for this site to retain its industrial designation.
- In addition, some sites previously counted as part of the marketable supply are now included in Development Framework Sites. However, it is unclear at this stage what proportion of the remaining sites would be retained for industrial/business use. An exception to this is Clyde Gateway where the economic uses are already identified in a Masterplan.
- Also, the category of specialised sites is no longer relevant as the Scottish Government and SDP no longer require single user sites for inward investment to be identified in the LDP. Therefore, the site at Raith will remain in the Green Belt and the site at Langlands West is now a proposed Development Framework Site.

2.6 Table 3 below shows the supply and demand assessment for 2012 adjusted to take account of these proposed changes.

Table 3: Supply and Demand 2012

| | Hamilton | East Kilbride | Cambuslang/ Rutherglen | Clydesdale |
|---|----------|---------------|---------------------------|------------|
| Marketable supply | 15.56 | 43.55 | 16.36 | 34.13 |
| Marketable land now Development Framework | 9.13 | - | 6.86 | 12.93 |
| Other industrial land | 21.3 | 8.39 | 20.77 | 17.86 |
| Specialised sites | - | - | - | - |
| Annual average take up* | 1.94 | 1.4 | 0.77 | 3.35^ |
| Years supply of marketable ** | 8 | 31 | 21 | 10 |

*average over previous 5 years (including survey year) ** marketable supply divided by annual average take up ^ excludes take up at Poniel

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- 2.7 The overall findings indicate that there continues to be sufficient industrial/business land in South Lanarkshire to meet demand. However at the local level the supply in the Hamilton sub area has fallen below 10 years. Given the current trend of very low take up rates this is not likely to present an issue during the lifespan of the LDP, however, in the longer term further loss of marketable land in this area should be discouraged.

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Appendix 3: Industrial and Business Land Supply Categories

Within the SDP area there are agreed definitions of the industrial and business land categories and what comprises the marketable industrial and business land supply. The industrial and business land supply is recorded in 15 categories.

- Category 1: **Confirmed Marketable Sites.** Sites with no servicing problems, in good locations and considered marketable by all parties.
- Category 2: **Potential Marketable Sites.** Sites which could be marketed but which require some improvements in terms of promotion, appearance or servicing.
- Category 3: **Remain in Industry Sites.** Additional sites in predominantly older industrial areas.
- Category 4: **Reserved Sites.** Sites held by firms for their own expansion and therefore not part of the general industrial land supply.
- Category 5: **Review to Agricultural/Other Use.** Sites that could be re-allocated from industry and business.
- Category 6: **Review to Environmental Improvement.** Sites with little potential for industry or other urban uses but which if improved could aid amenity or open space aspects of surrounding areas.
- Category 7: **Review to Housing Potential.** Sites which are surplus to requirements for industry, but which might form a useful addition to the stock of infill housing sites.
- Category 8: **Marketable Sites in Rural Investment Areas. (no longer used)**
- Category 9: **Review Sites in Rural Investment Areas. (no longer used)**
- Category 10: **Specialised Sites.** Sites which are required by SPP2 Economic Development i.e. Nationally Safeguarded Single User sites or Regionally Important sites. **(no longer used)**
- Category 11}
- Category 12} Take up categories (not used)
- Category 13}

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Category 14: **Land in use for industrial/business purposes, including storage use, but where no physical development has taken place.**

Category 15: **Airport related use which includes the option of industrial use.**

The **Marketable Supply** comprises sites in Categories 1 and 2 above

Other Industrial land includes sites in categories 3, 4 and 14

Category 15 does not apply in South Lanarkshire.

The Marketable Land Supply is defined as follows:

1. Designated for industrial, business and storage and distribution purposes in a development plan (including sites agreed in principle but not yet allocated in a development plan); and
- 2 (i) fully serviced or where site servicing could be provided at short notice and where there is no significant obstacle to development. Such land should be available within one year; or
- 2 (ii) not yet serviced but where there is no insurmountable constraint on servicing capability or other obstacle to development (i.e. potentially marketable). Such land will be available within 1-5 years or could be made available within 1-5 years; and
3. connected to the motorway and trunk road/rail network with access existing or easy to arrange, in a location which allows for good access by sustainable modes of transport; and,
4. will normally be capable of accommodating a broad range of development without significant adverse environmental impact.

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Appendix 4: Schedule of Marketable Industrial Land by Area (proposed)

Clydesdale

| Reference | Address | Town | Site Area (Ha) | Category |
|--------------------------|-----------------|------------|----------------|----------|
| CL/0001/07 | Castlehill | Carluke | 0.29 | 1 |
| CL/0001/05 | Castlehill | Carluke | 0.5 | 1 |
| CL/0006/04 | Caldwellside IE | Lanark | 0.79 | 1 |
| CL/0006/01 | Caldwellside IE | Lanark | 1.73 | 1 |
| CL/0053/01 | Birkhill | Lesmahagow | 28.8 | 1 |
| CL/0007/01 | Milton | Lesmahagow | 1.34 | 2 |
| CL/0016/03 | Gateside | Lesmahagow | 0.68 | 2 |
| Marketable supply | | | 34.13 | |

Cambuslang/Rutherglen

| Reference | Address | Town | Site Area (Ha) | Category |
|--------------------------|------------------------------------|------------|----------------|----------|
| CR/0065/05 | Cambuslang Investment Park | Cambuslang | 0.38 | 1 |
| CR/0065/02 | Cambuslang Investment Park | Cambuslang | 1.76 | 1 |
| CR/0068/03 | Westburn Drive 2 | Westburn | 0.29 | 1 |
| CR/0074/03 | Bridge Street (Hoover site east) | Cambuslang | 1.74 | 2 |
| CR/0074/03 | Hoover site west | Cambuslang | 3.19 | 2 |
| CR/0067/02 | Cambuslang Investment Park Site 22 | Cambuslang | 9 | 2 |
| Marketable Supply | | | 16.36 | |

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East Kilbride

| Reference | Address | Town | Site Area (ha) | Category |
|--------------------------|--------------------------------------|---------------|----------------|----------|
| EK/0017/10 | Redwood Drive | East Kilbride | 7.1 | 1 |
| EK/0028/01 | Stroud Road | East Kilbride | 0.62 | 1 |
| EK/0031/01 | Bessemer Drive | East Kilbride | 1.74 | 1 |
| EK/0035/01 | Singer Road, Kelvin IE | East Kilbride | 4 | 1 |
| EK/0039/01 | Kelvin South Plot 1 | East Kilbride | 4.2 | 1 |
| EK/0042/03 | Langlands Park Plot 2 | East Kilbride | 0.96 | 1 |
| EK/0042/05 | Langlands Park Plot 4 | East Kilbride | 1.64 | 1 |
| EK/0042/06 | Langlands Park Plot 5 | East Kilbride | 3.4 | 1 |
| EK/0042/08 | Langlands Park Plot 7 | East Kilbride | 0.67 | 1 |
| EK/0042/10 | Langlands Square | East Kilbride | 0.19 | 1 |
| EK/0051/02 | Peel Park Plot 12, Redwood Avenue | East Kilbride | 0.56 | 1 |
| EK/0058/01 | Young Place, Kelvin IE | East Kilbride | 0.5 | 1 |
| EK/0062/01 | GSO Business Park | East Kilbride | 5.3 | 1 |
| EK/0063/03 | SE Technology Park Plot 1 | East Kilbride | 0.45 | 1 |
| EK/0063/05 | SE Technology Park Plot 12 | East Kilbride | 0.85 | 1 |
| EK/0063/06 | SE Technology Park Plot 21 | East Kilbride | 0.6 | 1 |
| EK/0063/09 | SE Technology Park Reynolds Avenue | East Kilbride | 1.04 | 1 |
| EK/0063/10 | SE Technology Park James Watt Avenue | East Kilbride | 0.57 | 1 |
| EK/0063/11 | SE Technology Park Edison Site | East Kilbride | 0.33 | 1 |
| EK/0063/12 | SE Technology Park Fairbairn Site | East Kilbride | 0.59 | 1 |
| EK/0063/13 | SE Technology Park Maudslay Site | East Kilbride | 0.35 | 1 |
| EK/0063/14 | SE Technology Park Fleming site | East Kilbride | 0.43 | 1 |
| EK/0067/02 | Glenburn Road College Milton | East Kilbride | 1.09 | 1 |
| EK/0068/01 | West Mains Road | East Kilbride | 2.3 | 1 |
| EK/0066/01 | Hamilton Road Extension | Strathaven | 4.07 | 2 |
| Marketable Supply | | | 43.55 | |

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Hamilton

| Reference | Address | Town | Site Area (ha) | Category |
|--------------------------|----------------------------------|------------|----------------|----------|
| HM/0007/07 | Hillhouse IE | Hamilton | 0.3 | 1 |
| HM/0025/03 | Plot 1 Strutherhill IE | Larkhall | 0.81 | 1 |
| HM/0004/04 | Strutherhill IE Middleton Avenue | Larkhall | 0.5 | 1 |
| HM/0004/02 | Strutherhill IE Middleton Avenue | Larkhall | 2.68 | 1 |
| HM/0004/01 | Strutherhill IE Telford Avenue | Larkhall | 1.8 | 1 |
| HM/0083/03 | Yard 1 Baird Avenue | Larkhall | 0.3 | 1 |
| HM/0083/04 | Baird Avenue | Larkhall | 0.22 | 1 |
| HM/83/002 | Baird Avenue (rear) | Larkhall | 0.45 | 2 |
| HM/0091/01 | South Larkhall Canderside | Larkhall | 6.8 | 2 |
| HM/0028/01 | Goldie Road, Bothwellpark IE | Uddingston | 1.7 | 2 |
| Marketable Supply | | | 15.56 | |

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3.0 Retail Area Boundary Changes

3.1 Background

3.2 There is a range of retail locations in South Lanarkshire from the strategic centres of Hamilton, East Kilbride and Lanark to small neighbourhood shopping areas such as High Blantyre and Law. The smaller centres provide an important service to the local communities, whilst the larger centres provide a retail focus for the wider community.

3.3 With the changing trends in shopping patterns, particularly the decline of the traditional 'high street' many of the retail areas identified in SLLP have contracted. In other locations there has been an increase in retailing but this has taken place beyond the boundaries of town or village centres identified in the SLLP. The proposed plan considers what changes should be made to town, village and neighbourhood centres. Table 4 contains details on the centres where and why changes are being proposed.

Table 4: Proposed Changes to Retail Areas

Clydesdale

| Retail Area | Proposed Change | Reason |
|-------------------------------|--|--|
| Lanark Town Centre | Additions and a deletion to the town centre. This includes incorporating the Braidfute Retail Park into the town centre. | To reflect current position and extent of retail area. |
| Carluke Town Centre | Additions to the north and south of town centre. | To reflect current position and extent of retail area. |
| Biggar Town Centre | Additions and deletions to the town centre. Includes extension to west to include existing shops. | To reflect current position and extent of retail area. |
| Carnwath Neighbourhood Centre | Addition and deletion to the local neighbourhood centre. | To reflect current position and extent of retail area. |
| Douglas Neighbourhood Centre | Deletions from neighbourhood centre. | To reflect current position and extent of retail area |
| Law Neighbourhood Centre | Deletions from neighbourhood centre | To reflect current position and extent of retail area. |

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Cambuslang Rutherglen

| Retail Area | Proposed Change | Reason |
|-------------------------------|---|--|
| Rutherglen Town Centre | Addition and deletion to the town centre. Deletes areas of residential use currently in town centre | To reflect current position and extent of retail area. |
| Cambuslang Town Centre | Addition to town centre. | to reflect proposed supermarket location in approved masterplan for former Hoover site |
| Fernhill Neighbourhood Centre | Relocation of area identified as neighbourhood centre from south to north of Fernhill Rd. | To reflect masterplan proposals. |

East Kilbride

| Retail Area | Proposed Change | Reason |
|-------------------------------|--|--|
| East Kilbride Town Centre | Boundary changes to incorporate the development framework site included in the adopted local plan within the town centre | To reflect the adopted local plan |
| Strathaven Town Centre | Additions and a deletion to the town centre. | To reflect current position and extent of retail area. |
| St James Centre, Eaglesham Rd | Changed from out-of-centre retail/commercial location to neighbourhood centre | To reflect the role and function of the centre. |

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Hamilton

| Retail Area | Proposed Change | Reason |
|---------------------------------|---|--|
| Hamilton Town Centre | Deletions from town centre including removal of the Palace Grounds sports facilities from within town centre. | to reflect current position and extent of retail area |
| Larkhall Town Centre | Addition to town centre to include retail masterplan site at Raploch Street identified in adopted local plan which now has consent. | To reflect current consent |
| Bothwell Neighbourhood Centre | Deletions from neighbourhood centre. | To reflect current position and extent of retail area. |
| Stonehouse Neighbourhood Centre | Deletions from neighbourhood centre. | To reflect current position and extent of retail area. |
| Low Waters Neighbourhood Centre | Deletion from neighbourhood centre. | To reflect current position and extent of retail area. |
| Hillhouse Neighbourhood Centre | Additions and a deletion from neighbourhood centre. Area identified as retail masterplan site in adopted local plan (now consented) included in neighbourhood centre. Additional retail/community facilities off Clarkwell Rd now identified as neighbourhood centre. | To reflect current position and extent of retail area. |

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4.0 Out of Centre retail locations

4.1 A number of changes to the existing schedule of out of centre retail/commercial locations identified in the adopted local plan are proposed. This is to reflect consents granted in the period since the local plan was adopted. Only developments with a gross floorspace of over 15,000 sq m are identified in this category and shown on the proposals map. There are also out of centre retail/commercial developments which have a current consent but which have not yet been implemented. These are shown as out of centre retail/commercial proposals on the proposals map. Table 5 sets out the changes to the out of centre locations and the reason for these changes

Table 5 Changes to Out-of-Centre Retail/Commercial locations

| Location | Proposed Change | Reason |
|-----------------------------------|--|---|
| Former auction market, Strathaven | Formerly retail masterplan site in adopted plan – change to out-of-centre retail/commercial location | Development now implemented for retail superstore |
| Loch Park, Carluke | Formerly retail masterplan site in adopted plan – change to out-of-centre retail/commercial location | Development now implemented for retail superstore |
| Teiglum Road Lesmahagow | Change from industrial and business land use to out-of-centre retail/commercial location | Development now implemented for retail superstore |
| Cherryhill, Larkhall | Change from proposed housing site to out-of-centre retail/commercial location | Development now implemented for retail superstore |
| Peel Park/Redwood Crescent | Change from industrial and business land use to out-of-centre retail/commercial proposal | To reflect current consents for retail uses – not yet implemented |

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5.0 Clyde Gateway

5.1 The Clyde Gateway is a national and strategic regeneration priority and as such has a number of designations and development opportunities associated with it. The Council has therefore identified the whole of the Clyde Gateway project area as a development framework site. This extensive area comprises a variety of land uses and a number of key projects are located within the area. These projects are identified on the proposals map and are listed in table 5 below.

Table 5 – Clyde Gateway key projects

| Project | description | Status February 2012 |
|----------------------------|---|---|
| Shawfield | Creation of 'national business district'. Infrastructure improvements, remediation of contamination and creation of development platforms for class 4 (Business), class 5 (industrial), class 6 (storage/distribution) and office uses along with ancillary commercial, leisure and retail uses with selective demolition of existing buildings and associated works. Strategic Development Plan Strategic Economic Investment Location. | Planning permission in principle granted December 2012 |
| Rutherglen Low Carbon Zone | Infrastructure works required to facilitate future plot development, to include roads, footpaths, retaining structures, verges, primary service routes and site levelling. Class 4/5/6 development. | Detailed consent for infrastructure works, planning permission in principle for proposed uses, granted December 2012. |
| Cambuslang Road (Two 74) | Demolition of existing buildings and redevelopment of site to provide a mixed use development comprising employment units, hotel, cinema, food retail, non food retail and restaurant units | Outline planning consent. Decision issued March 2011 |
| Cuningar Loop North West | Formation of woodland park incorporating open space, path network, woodland planting, land | Application received January 2013. |

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| | | |
|--------------------------|---|--|
| | regrading, street furniture and associated works. Formation of pedestrian bridge across River Clyde to allow access to the proposed park from the north and west. | |
| Cuningar Loop South East | Proposed for development of a leisure/visitor attraction which would <ul style="list-style-type: none">- complement the existing leisure/visitor product in Glasgow,- provide significant capital investment in to the Clyde Gateway area,- create sustainable long term jobs,- operate at a national /international level,- be capable of generating and sustaining significant visitor numbers- such a facility could include complementary retail, hotel and/or bar/restaurant uses | Tender issued November 2012 by Clyde Gateway URC |

**South Lanarkshire
Local Development Plan**

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