

South Lanarkshire Local Development Plan Main Issues Report



2017



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Introduction

Introduction

1.1 South Lanarkshire Council has a statutory requirement to produce and keep up-to-date its Local Development Plan (LDP). The first stage in the process is the production of a Main Issues Report (MIR). The purpose is to consider any changes that the Council is proposing to make to the current local development plan and to address any issues that were highlighted during the consultation and engagement with local communities, consultees and stakeholders. A separate Consultation and Engagement document has been produced alongside the MIR which highlights the extent of consultation that has taken place.

1.2 The MIR is not a draft local development plan and as such does not discuss policies and proposals in any detail, unless these are subject to change since the previous LDP was adopted. The existing South Lanarkshire Local Development Plan (SLLDP) was adopted in 2015 and it is considered many of the policies contained within the document remain relevant and will therefore be retained in their current form.

1.3 The performance of the policies and proposals contained in the SLLDP is considered in the Monitoring Statement that accompanies this MIR. For the purposes of completeness monitoring of the plan has been carried out from 2012 which was the date that the proposed plan was prepared. This gives four years monitoring data to assess the effectiveness of the plan.

1.4 Alongside the MIR there are a number of supporting documents:

- Technical Report 1 – Potential Changes to Designations and Settlement Boundaries. This contains details of sites where amendments are required to reflect updated information or where the land use designation within the adopted LDP is no longer relevant.
- Technical Report 2 – Call for Change Site Assessments. This document contains all the stage 1 site assessments for sites put forward for consideration for development under the 'Call for Sites' exercise carried out as part of the pre-MIR consultation process.
- Technical Report 3 – Transport Appraisal. This provides an analysis of transportation issues in relation to the development opportunities presented in the MIR and summarises the assessment of the sites submitted for the LDP's 'call for sites' exercise in terms of their potential impacts on the transport network.
- Monitoring Statement – Contains details on how well the policies contained within the SLLDP have performed since the proposed plan was produced in 2012.
- Minerals Monitoring Statement - this contains details on how well the policies contained within the Minerals Local Development Plan (MLDP) have performed since it was adopted in 2012.
- Consultation and Engagement Report – this report includes all the consultation events that were carried out between April and September 2016 and the results of the online questionnaire.
- Place Standards - this includes analysis of Place Standards Tool which was used at various consultation events.
- Environment Report – this documents the Strategic Environmental Assessment (SEA) of the MIR required by the Environmental Assessment (Scotland) Act 2005.
- Habitats Regulation Appraisal (HRA) – this is a screening exercise which has been prepared to comply with the EC Habitats Directive (Council Directive 92/43/EEC) for the MIR.

1.5 A full Equalities Impact Assessment (EqIA) will be carried out at the proposed plan stage once detailed policies and proposals are prepared.

Timetable for Preparation of SLLDP2

1.6 The Scottish Government requires authorities to keep their Local Development Plans up-to-date and relevant. Plans should also be reviewed and adopted two years at most after approval of the Strategic Development Plan (SDP) for the area. Currently the revised SDP (Clydeplan) is at Examination stage and is timetabled to be adopted in late 2017, early 2018. This means that LDP2 should be adopted by early 2020 at the latest.

1.7 The Development Plan Scheme for South Lanarkshire is produced annually and updated during February/March. This outlines a full timetable of the development plan activity. Table 1.1 includes an indicative timescale of key stages in the LDP process.

Table 1.1 Timetable for Production of LDP2

Stage	Key components	Timescale
Preparation	Area wide survey	Mar 2016 - Feb 2017
	Invitation to Submit Call for Sites for Development	
	Monitoring of the adopted SLLP	
	Consultation with Community Councils, schools, general public, stakeholders, Disability Partnership and Seniors Together	
	Prepare and seek Committee approval of MIR	
Main Issues Report	Publish and consult on MIR and SEA	WE ARE HERE
Evaluation	Consider responses to MIR and SEA	May - Sep 2017
	Prepare and seek Committee approval of Proposed Plan	
Proposed Plan	Publish and deposit period of LDP - representations on the plan, either in support or in objection, can be made within the deposit period.	Oct - Dec 2017
Prepare for examination	Assessment of representations. Prepare reports on unresolved representations. Submit proposed plan and Report of Conformity to Scottish Ministers	Jan - Apr 2018
Examination	Reporter(s) appointed. Examination timetable.	May - Dec 2018
	Reporters report and recommendations.	
Adoption of South Lanarkshire Local Development Plan.	Committee approval to adopt local development plan.	Jan - Jun 2019
	Post adoption SEA statement.	

1.8 Following the deposit period of the Proposed Plan an examination of any representations received but unresolved will be held by Scottish Ministers if required. The timescale for this is dependant on both the number and nature of representations received. This part of the process is administered by the Directorate for Planning and Environmental Appeals rather than the Council.

Using this document

1.9 This document sets out changes that the Council are considering to the adopted LDP. Where possible a preferred and alternative option has been included. The document also contains a series of questions which those wishing to comment on the MIR can use to help with their responses.

Introduction

Comments, however, can be made on any part of the text or maps. It should be noted that the maps contained in this document show the current LDP land uses, with the area proposed for change highlighted. The document is available online on the Council's consultation portal which can be found at <http://consult.southlanarkshire.gov.uk> This is the Council's preferred method of consultation since it gives the opportunity to comment directly into the consultation system. Alternatively the MIR is available to inspect on the Council's website or at libraries across South Lanarkshire. For those wishing to submit their comments in writing please contact localplan@southlanarkshire.gov.uk .

The closing date for submissions to us on the Main Issues Report is 4pm on Friday 12th May 2017.

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Plan preparation and context

Context

Legislation

2.1 This MIR has been prepared taking full cognisance of current legislation, national and strategic planning policies, current Council policies including the Council Plan (Connect), Economic Strategy (Promote), the Local Housing Strategy (currently in the process of being updated), the Local Transport Strategy and the Sustainable Development Strategy. Planning and Economic Development have worked together with other Council services such as Housing and Technical Resources with the aim of aligning the Local Development Plan with other plans and strategies. It also considers other factors such as City Deal, policies and strategies of key agencies and other partners, and the outcomes of the extensive consultation and engagement process that took place during 2016. The outcomes of the SEA and the HRA have also been considered in preparation of the MIR and these will be taken forward as the proposed plan emerges.

2.2 LDP's must reflect legislation set out by the European Parliament, UK and Scottish Governments. At the national level the Scottish Government aims to make Scotland a successful country through the promotion of sustainable economic growth. This is highlighted in National Planning Framework 3, Scotland's Economic Strategy and in Scottish Planning Policy (SPP).

2.3 At strategic level the Glasgow and the Clyde Valley Strategic Development Plan (SDP) 2012 and the emerging Clydeplan (SDP2) provide the context for development planning within South Lanarkshire. The SDP sets out the expectations of the eight constituent authorities to ensure that the Glasgow and the Clyde Valley SDP focuses on regeneration of the city region, whilst aiming for a sustainable low carbon economy and protecting and enhancing the natural environment of the entire Clydeplan area.

2.4 South Lanarkshire Community Planning Partnership produces its Community Plan 'Stronger Together' which is reflected in the Single Outcome Agreement and the Councils Plan 'Connect'. This confirms the overall vision of South Lanarkshire to "Work together to improve the quality of life for everyone in South Lanarkshire". SLLDP2 takes account of all the national, strategic and local policy documents. In addition the South Lanarkshire Health and Social Care Partnership (HSCP) Strategic Commissioning Plan (2016-19) highlights the need for suitable and sustainable housing particularly to meet the needs of an increasingly elderly and frail population.

Current Development Plan

2.5 At present the development plan for South Lanarkshire consists of the Glasgow and the Clyde Valley Strategic Development Plan 2012 (and the emerging Clydeplan SDP2), the South Lanarkshire Minerals Local Development Plan 2012 and the South Lanarkshire Local Development Plan and Associated Statutory Supplementary Guidance 2015.

2.6 The South Lanarkshire Minerals Local Development Plan was produced at a time when the extraction of coal was important within South Lanarkshire and the plan included detailed policies on coal, sand and gravel and hard rock production. With the current decline of the coal industry in South Lanarkshire it has been decided that instead of producing a separate Minerals Local Development Plan appropriate policies will be included within LDP2 and a separate Statutory Supplementary Guidance document will be produced dealing with all aspects of mineral development that remain relevant within South Lanarkshire.

Plan preparation and context

SLC profile

2.7 With 315,360 residents (2014 mid year estimates) and 142,286 households (2014 National Records of Scotland estimate), the population of South Lanarkshire (SL) continues to grow. In terms of population, it is Scotland's fifth largest local authority - after Glasgow, Edinburgh, Fife and North Lanarkshire. It covers an area of 1,772 km², from Rutherglen and Cambuslang, on the boundary with Glasgow, to the Southern Uplands at Leadhills, east to Forth and Dolphinton and west to Thorntonhall and Drumclog. Within its boundaries there are 30 Conservation Areas, around 1,100 Listed Buildings and an extensive rural area which includes the Clyde and Avon Valleys and parts of the Southern Uplands and the Pentland Hills.

2.8 The M74 running north to south through South Lanarkshire and the A725, A71, A70 and A702, all running east to west, provide effective road links between the towns, villages and communities. These are complemented by an extensive rail network, with services from Glasgow to Hamilton, East Kilbride, Rutherglen, Cambuslang and Lanark town centres, which are a focus of retail, leisure, commercial, civic, educational and health facilities.

2.9 The construction of private sector new houses has continued with 3175 built between 2011 and 2015 (financial years). In addition 756 social rented houses were built across South Lanarkshire during the same time period. This house building activity has been complemented by private sector investment in new commercial and industrial development and by Council investment in community infrastructure. The latter includes the schools modernisation programme, roads and transportation infrastructure and housing investment programmes. The schools modernisation programme alone has already delivered 17 new or refurbished secondary schools and will see 124 new or refurbished primary schools completed by 2018. In addition, new commercial and industrial investment has taken place in strategic industrial and business locations such as Clyde Gateway (Shawfield national business district and Rutherglen Links) plus new retail developments in Strathaven, Larkhall, Lesmahagow and Carluke.

2.10 In common with other areas there have been significant job losses in South Lanarkshire in recent years. However, it is anticipated the number of jobs will grow by 7,400 by 2025. A focus for some of the investment needed to generate these jobs will be in Clyde Gateway, Hamilton International Technology Park and Peel Park, East Kilbride.

2.11 The Council recognises that it has to respond to the challenges presented by its ageing population, the growing number of households requiring accommodation, and the need to stimulate economic activity and create employment. At the same time, it is necessary to consider the impact of climate change and the need to protect and enhance the area's natural and historic environment.

City Deal

2.12 Glasgow Region City Deal will bring over £1 billion investment for the area which covers eight council areas, including South Lanarkshire. This will:

- fund major infrastructure projects
- create thousands of new jobs and help thousands of unemployed people back to work
- improve public transport and connectivity
- drive business innovation and growth and generate billions of pounds of private sector investment

2.13 South Lanarkshire's share of the City Deal programme comprises of four infrastructure projects representing £168 million of investment. The projects are as follows:

Plan preparation and context

- **Cathkin Relief Road** - This project will deliver a new £21m single-carriageway road which will run for a mile between Mill Street and Burnside Road. Several road junctions will also be upgraded and existing woodland areas will be enhanced by extensive new areas of tree and shrub planting.
- **Stewartfield Way** - The entire length of Stewartfield Way will undergo a £62m upgrade, becoming a dual carriageway. As well as improving traffic flow, the project will include enhanced pedestrian crossings and improved public transport infrastructure.
- **Greenhills Road** - The widening of Greenhills Road/A726 is a £23m project which will see two sections of road transformed into dual carriageways. Existing junctions will also be improved along with bus infrastructure. An on-road cycle lane will enhance active travel options.
- **Community Growth Areas** - Four community growth areas have been identified in Newton, Hamilton, Larkhall and East Kilbride. This £62m scheme will deliver a number of individual education, transport and community infrastructure projects which will not only contribute to unlocking the full development potential of these sites but also enhance the lives of the people living in each of the four areas and beyond.

Environment

2.14 The Council recognises the importance of a high quality environment both in terms of quality of life for local residents and in attracting investors. Monitoring has shown that the key environmental assets identified in the LDP continue to be protected from development. In addition, projects such as the Clyde Gateway and the Clyde and Avon Valleys Partnership have contributed to significant environmental enhancement.

Consultation

2.15 Before the MIR could be produced the Council undertook an extensive Consultation and Engagement process. This included sessions with internal departments, stakeholders such as SEPA, SNH and Scottish Water as well as with local communities, Community Councils, the Disability Partnership, Seniors Together and Young People. Planning officers held a series of drop-in sessions in local communities throughout South Lanarkshire. A questionnaire was also produced which was available on the Council website and placed in various locations across South Lanarkshire.

2.16 The Scottish Government actively encouraged local authorities to use their Place Standard Tool in the consultation and engagement process. This was done in South Lanarkshire particularly during engagement with the young people and the community councils. The place standard tool was also made available at the drop-in sessions carried out across South Lanarkshire and officers actively encouraged residents to submit their completed 'maps' to the Council. These were then analysed and the findings included with the Place Standard Technical Report that accompanies the MIR.

Call for Sites

2.17 The Council also carried out a 'Call for Sites' exercise during 2016 which invited landowners and agents to bring forward any sites that they thought would be appropriate for inclusion within the proposed plan. However the Council has made it clear from the outset that there is currently no requirement to provide further land for residential development across South Lanarkshire. (See

Plan preparation and context

Section 4 Housing Land) It was also pointed out that any sites put forward should broadly conform to the strategic direction currently outlined in the adopted South Lanarkshire Local Development plan.

2.18 All sites received were assessed against a number of different criteria including transport impact and accessibility, flooding and water quality, landscape impact and settlement pattern and other locational and environmental constraints. It was considered that due to their scale and location a number of the sites would be more appropriately dealt with as planning applications. These are listed in technical report 2. The detailed site assessments and location maps for the remainder of the sites are set out in technical report 2. The stage 1 assessment process allowed a limited number of sites to be identified which could potentially be released through the LDP. These stage 2 sites will be subject to further technical analysis to assess their effectiveness and deliverability (including infrastructure).

2.19 In total 118 sites were submitted of which 14 were thought more appropriate to be dealt with as a planning application, 2 were withdrawn, and 90 were rejected after stage 1. This means that 12 sites are being presented within the MIR as potential additions to the land supply for residential development or for industrial development. It is also suggested that the designation of one site could be changed.

Monitoring

2.20 The Monitoring Statement looks at the performance of policies against applications for development. The results of the monitoring statement have been used to identify areas where change may be required but also to look at the policies that have worked well. In addition, a monitoring statement has been prepared for the Minerals Local Development Plan. This accompanies the MIR since it has been used to inform the direction that minerals policy should be taking and will subsequently allow the development of appropriate Supplementary Guidance.

Transport Appraisal

2.21 In accordance with SPP, a preliminary Transport Appraisal has been carried out on the MIR. This considers the transport implications of the proposed changes to the LDP strategy and policies, and the potential new development sites included in the MIR. It also contains an assessment of the call for sites submitted during the pre MIR consultation exercise.

Strategic Environmental Assessment

2.22 Strategic Environmental Assessment is required as part of the plan process. It looks at the likely environmental impact of the plan, its vision, objectives and policies. SEA has been undertaken for the MIR.

Habitats Regulations Appraisal

2.23 A Habitats Regulations Appraisal has been carried out to assess the likely impact the MIR would have on any Natura 2000 sites within or which have ecological connectivity to South Lanarkshire.

Supplementary Guidance

2.24 As part of the production and adoption of SLLDP the Council produced a number of statutory Supplementary Guidance documents. These are:

Plan preparation and context

- SG1 – Sustainable Development and Climate Change
- SG2 - Green Belt and Rural Area
- SG3 – Development Management, Placemaking and Design
- SG4 – Community Infrastructure Assessment
- SG5 – Industrial and Commercial Development
- SG6 – Town Centres and Retailing
- SG7 – Affordable Housing and Housing Choice
- SG8 – Green Network and Greenspace
- SG9 – Natural and Historic Environment
- SG10 – Renewable Energy

2.25 These documents were all approved by the Scottish Ministers and form part of the adopted local development plan. In preparation of LDP2 it is intended to review these SG's and update them as necessary. In addition the new Minerals SG, an updated Development Management, Placemaking and Design SG and updated Renewable Energy SG will be placed on deposit and open to consultation alongside the proposed LDP2. The others will be subject to consultation as and when they become available.

Spatial strategy and objectives

Spatial strategy and objectives

3.1 A local development plan must include a vision that provides an overarching context which outlines clearly the plans spatial strategy and linked objectives. The vision included in LDP1 is clear and unambiguous. Therefore it is proposed that no change should be made to this vision.

South Lanarkshire Local Development Plan vision

'To promote the continued growth and regeneration of South Lanarkshire by seeking sustainable economic and social development within a low carbon economy whilst protecting and enhancing the environment'.

3.2 The spatial strategy follows on from this vision and is used to direct the right quality of development to the right place at the right time. The spatial strategy can then be used as a basis for constructing the plan's themes and objectives which in turn allow detailed policies to be identified and included in the plan; and whose implementation can secure the realisation of the plan's vision.

3.3 The SLLDP included four themes within its spatial strategy

- Economy and Regeneration
- People and Places
- Environment
- Infrastructure

3.4 It is considered these themes and their related objectives remain relevant and appropriate and should be taken forward into LDP2. Legacy items which continue to reflect the previous Plan's vision will be brought forward into the spatial strategy. These are reflected in Table 3.1. They include the community growth areas, development framework sites and residential masterplan sites. Proposed additions and deletions to these designations are listed in the table.

3.5 In addition, because minerals are now being incorporated into the LDP2 the spatial strategy will require to be amended to include the approach taken by the Council regarding mineral development. Similarly, other items, such as the City Deal project, have been added to the table since this is a major investment priority aimed at unlocking the development potential and opportunities offered by sites both in South Lanarkshire and across the Glasgow and the Clyde Valley area.

Table 3.1 Spatial Strategy

Category	Area	Location	Change
Strategic Economic Investment Locations (SEILs)	Cambuslang/Rutherglen	Clyde Gateway (Shawfield)	No change
	Hamilton	Hamilton International Technology Park	No change
	East Kilbride	Peel Park North	No change
		Scottish Enterprise Technology Park	No change
	Clydesdale	Poneil	No change

Spatial strategy and objectives

Network of Strategic Centres	Hamilton	Hamilton	No change
	East Kilbride	East Kilbride	No change
	Clydesdale	Lanark	No change
Community Growth Areas	Hamilton	Hamilton West	No change
		Ferniegair	No change
		Larkhall	No change
	East Kilbride	East Kilbride	No change
	Cambuslang/ Rutherglen	Newton	No change
	Clydesdale	Carluke SE	No change
		Carluke Moor Park	No change
Development Framework Sites	Hamilton	Craighead, Blantyre	Remove - new consent granted subject to Section 75
		Bothwell Road, Uddingston	Remove – under construction
		Former DAKS factory, Carlisle Rd Larkhall	Move to Residential masterplan site
		Carlisle Rd/Borland Dr Larkhall	New DFS
		University of West of Scotland Almada Street Barrack Street Hamilton	New DFS
		University of West of Scotland Hamilton International Technology Park	New DFS
	East Kilbride	East Kilbride Town Centre	No change
		Former Rolls Royce Works	No change
		Mavor Avenue East	Remove – under construction
		Langlands West	No change
		Hurlawcrook Rd	New DFS
		Redwood Crescent	New DFS
		St James Centre extension	New DFS
	Cambuslang/ Rutherglen	Clyde Gateway	No change
		Bridge St/Somervell St	New DFS
		Blairbeth Golf Course	New DFS
	Clydesdale	Market Road, Biggar	No change
		Wellburn Farm, Lesmahagow	No change

Spatial strategy and objectives

		Bellfield Coalburn	No change
Residential Masterplan Sites	Hamilton	Bellshill Road South, Uddingston	Remove – under construction
		Bothwellbank Farm, Bothwell	No change
		Shott Farm, Blantyre	Delete - now has consent
	East Kilbride	Strathaven West	Remove – under construction
		Westpark, Strathaven	No change
		Peel Road Thorntonhall	Remove – under construction
		Peel Road East Thorntonhall	New RMS
		East Overton Strathaven extension	New RMS
		Glassford Road, Strathaven	New RMS
	Cambuslang/ Rutherglen	Gilbertfield, Cambuslang	No change
		Lightburn Road, Cambuslang	Remove – under construction
		East Whitlawburn Cambuslang	New RMS
	Clydesdale	Edinburgh Road, Biggar	Remove – under construction
		Upper Braidwood	No change
		Braidwood House	No change
		Birkwood Hospital, Lesmahagow	No change
		James Street, Carluke	Delete - not likely to be developed
		Manse Road, Forth	No change
		Angus Terrace Douglas	No change
	Primary Schools Modernisation programme		Primary schools across South Lanarkshire.
City Deal	South Lanarkshire	Cathkin Relief Road Stewartfield Way East Kilbride Greenhills Road East Kilbride Community Growth Areas – Hamilton, East Kilbride, Larkhall and Newton	

Policy options and alternatives

Policy options and alternatives

4.1 The SLLDP has performed well and it is proposed that only those policies or proposals that require significant amendment will be included within this MIR as required in Circular 6/2013 Development Planning paragraph 67. Table 4.1 considers the policies in the adopted LDP and indicates those where amendments are being proposed. Other policies may be subject to minor wording changes to improve their clarity; such changes are not considered to be main issues and will be included at the proposed plan stage. Appendix 1 includes minor wording amendments to policies and tables. Further minor changes may be required following consultation on the MIR.

Table 4.1 Amendments to Policies in LDP

Policy No	Policy Name	Description
Policy 1	Spatial Strategy	Requires to be amended to take account of Minerals and new Development Framework Sites, Residential Masterplan Sites and City Deal.
Policy 2	Climate Change	No change proposed
Policy 3	Green Belt and Rural Area	No policy change proposed – but new settlement boundaries and amendments included.
Policy 4	Development Management and Placemaking	No major change proposed – add additional criterion to protect mineral resources.
Policy 5	Community Infrastructure Assessment	No change proposed
Policy 6	General urban area/settlements	No change proposed
Policy 7	Employment	No change proposed to policy – however there are changes to criteria and some boundary/designation changes to be considered
Policy 8	Strategic and Town Centres	No change proposed
Policy 9	Neighbourhood Centres	No change proposed to policy - however there are some boundary/designation changes to be considered and addition of 'village' to policy title.
Policy 10	New Retail/Commercial Proposals	No change proposed
Policy 11	Economic Development and Regeneration	No change proposed
Policy 12	Housing Land	No change proposed to policy – very limited additional sites proposed which will be added to the Housing Land Audit when appropriate.
Policy 13	Affordable Housing and Housing Choice	No change proposed
Policy 14	Green Network and Greenspace	Minor change to policy proposed to clarify requirements with regard to compensatory planting. Amendments to the green network and priority greenspace areas are proposed to take account of sites where an application has been approved and implemented. There are some additions to the green network in Technical Report 1.

Policy options and alternatives

Policy 15	Natural and Historic Environment	Policy wording to be revised to make clearer reference to the need to protect local biodiversity and the potential for future identification of Local Nature Conservation Sites. Potential new local nature reserve boundaries are included.
Policy 16	Travel and Transport	No change proposed however there are two sites which are to be reserved for train stations.
Policy 17	Water Environment and Flooding	No change proposed
Policy 18	Waste	No change proposed
Policy 19	Renewable Energy	The spatial framework for windfarms which is currently included within the renewable energy SG will be included in an amended renewable energy policy.
Policy 20	Minerals	New Policy and link to new Supplementary Guidance

Vision and Strategy

Policy 1 – Spatial Strategy

4.2 This policy and its accompanying text requires to be amended to include minerals within the spatial strategy and set a context for including a minerals policy within the LDP2.

Preferred option – Spatial Strategy

The spatial strategy of the SLLDP2 should encourage sustainable economic growth and regeneration, move towards a low carbon economy and protect the natural and historic environment. This approach will ensure that any changes in legislation, government policy or environmental and climate change impacts will be taken into account. In addition the strategy should direct development to the most sustainable locations or to areas where regeneration would be beneficial. The strategy should also consider development proposals for minerals and balance the economic benefits of such development against any potential impacts on the environment or local communities. This will be achieved by:

- Directing development to sustainable locations, with major developments directed to the main urban settlements of East Kilbride, Hamilton/Blantyre, Larkhall, Cambuslang, Rutherglen, Carluke and Lanark. In particular retaining legacy items including community growth areas, development framework and masterplan sites.
- Supporting urban and rural regeneration including Clyde Gateway.
- Provide regeneration and development opportunities through revision of settlement boundaries and, where appropriate, the consolidation of small groups of houses into defined settlement areas.
- Continued support and safeguarding of town, neighbourhood and village centres and the identification of appropriate development opportunities, in accordance with town centres first principle.
- Supporting rural business opportunities and redevelopment of appropriate brownfield sites.
- Ensuring an adequate and flexible supply of land for housing, industry and business in appropriate locations.
- Ensuring an adequate and steady supply of minerals and maintaining a land bank for aggregates with at least 10 years extraction.

Policy options and alternatives

- Protecting and enhancing the natural and historic environment including the green network.
- Promoting the provision and improvement of strategic transport infrastructure and realising the potential of the Community Growth Areas through the 'City Deal' initiative.

4.3 The spatial strategy highlights the important role the Local Development Plan plays in delivering opportunities for economic development and regeneration. The Council's Economic Strategy (Promote) also has a role to play in delivering these outcomes. It may therefore be appropriate for the Local Development Plan to take account of and reflect the themes and priorities included in the Economic Strategy.

Question 1

Preferred option – Spatial Strategy

- Do you think that this spatial strategy forms a sound basis on which to prepare the policies and proposals of SLLDP2?
- Is the balance between sustainable economic development and environmental issues correct?
- Are there any other factors that should be taken into account?

4.4 There are two alternative options which could be considered: restricting development to support the move towards a zero carbon economy or aiming to achieve full economic development.

Alternative options

1. Restrict the amount of new development across South Lanarkshire to move towards a zero carbon economy. This may have a detrimental effect on the economy but could benefit environmental protection.
2. Encourage all types of development across South Lanarkshire to fully exploit the economic development potential of the area. This could have a detrimental effect on achieving a low carbon economy, may impact on infrastructure and would undermine regeneration priorities and have adverse impact on the environment.

Question 2

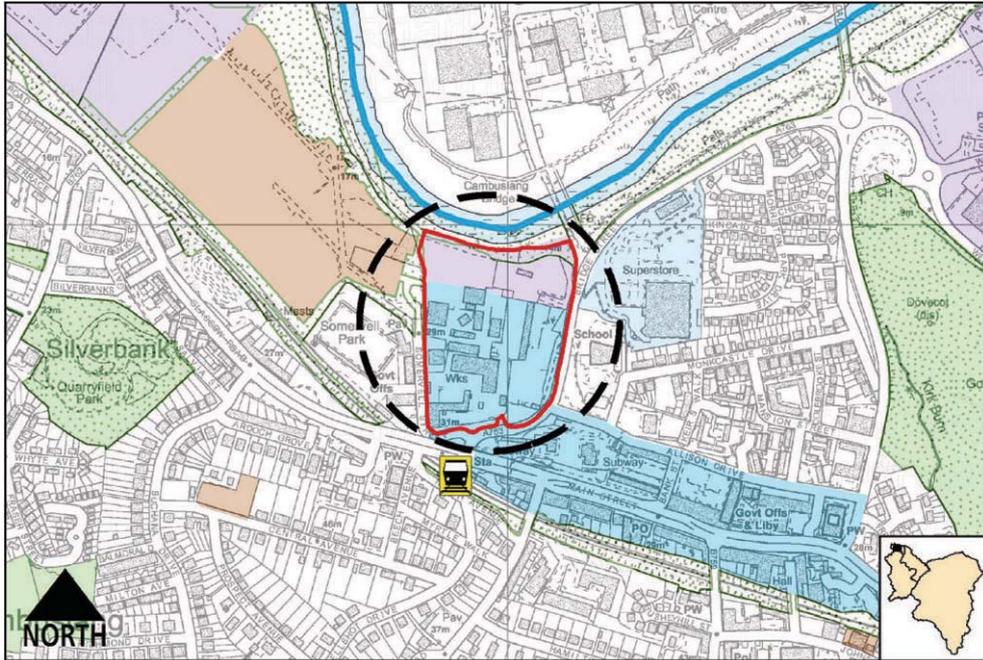
Alternative options – Spatial Strategy

- Do you think any of the alternatives are more appropriate than the preferred option?
- If so which one, and why?
- Are there any other alternatives that should be considered?

Policy options and alternatives

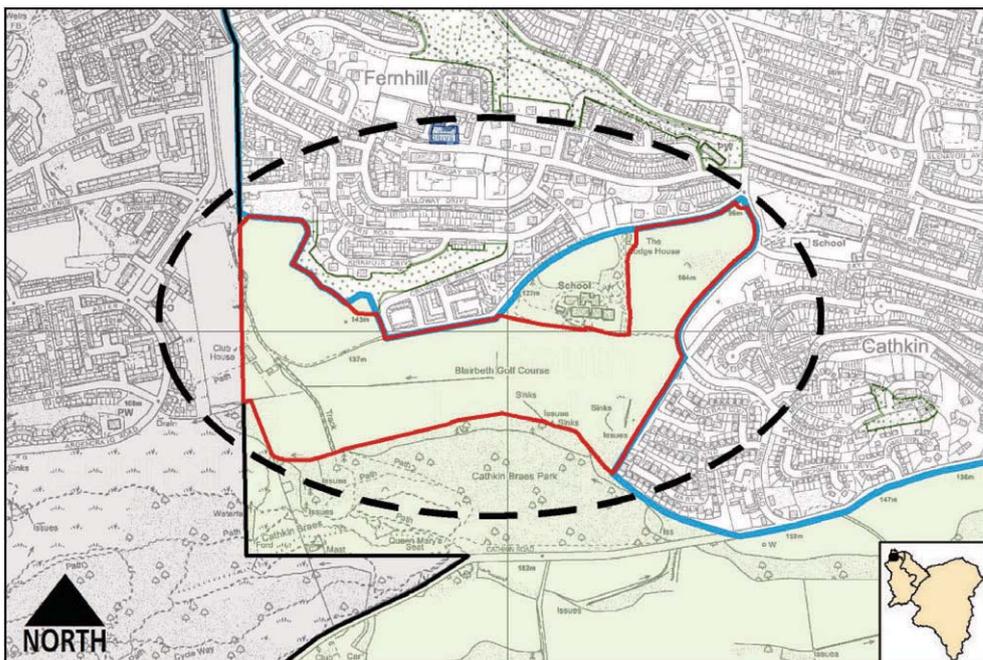
4.5 Development framework sites are areas with potential for a range of different but complementary uses, often requiring new infrastructure provision and require a co-ordinated approach to masterplanning to secure their delivery. A summary of the requirements for these sites is included in Appendix 2. There is an opportunity to designate further development framework sites as follows:

- Bridge Street/Somervell Street, Cambuslang



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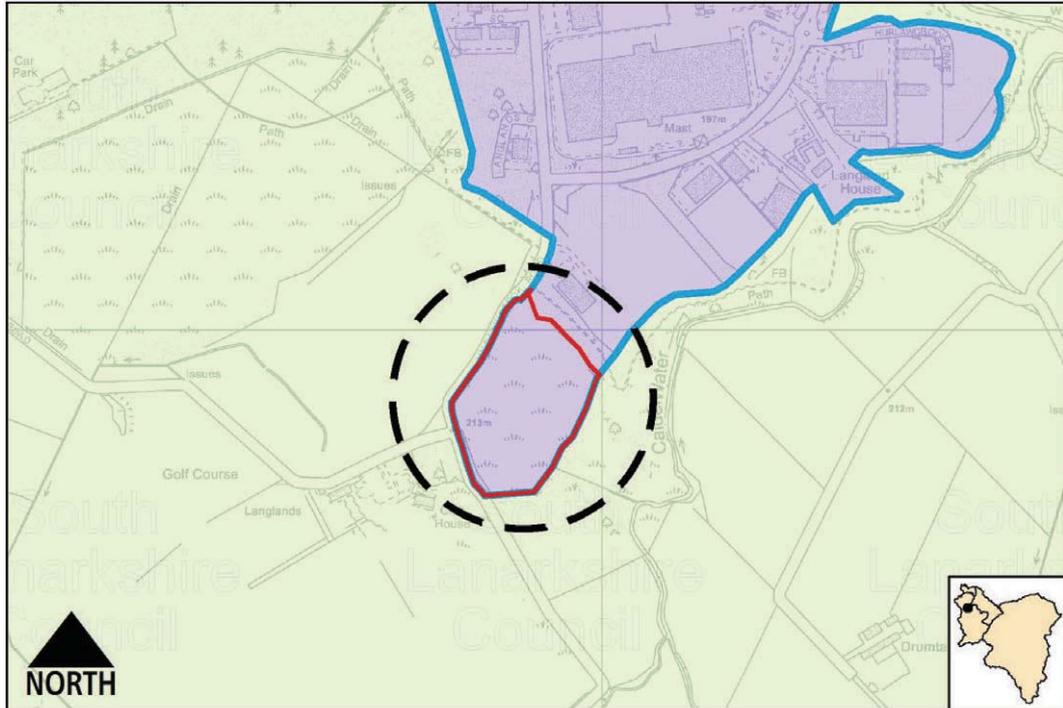
- Blairbeth Golf Course, Rutherglen



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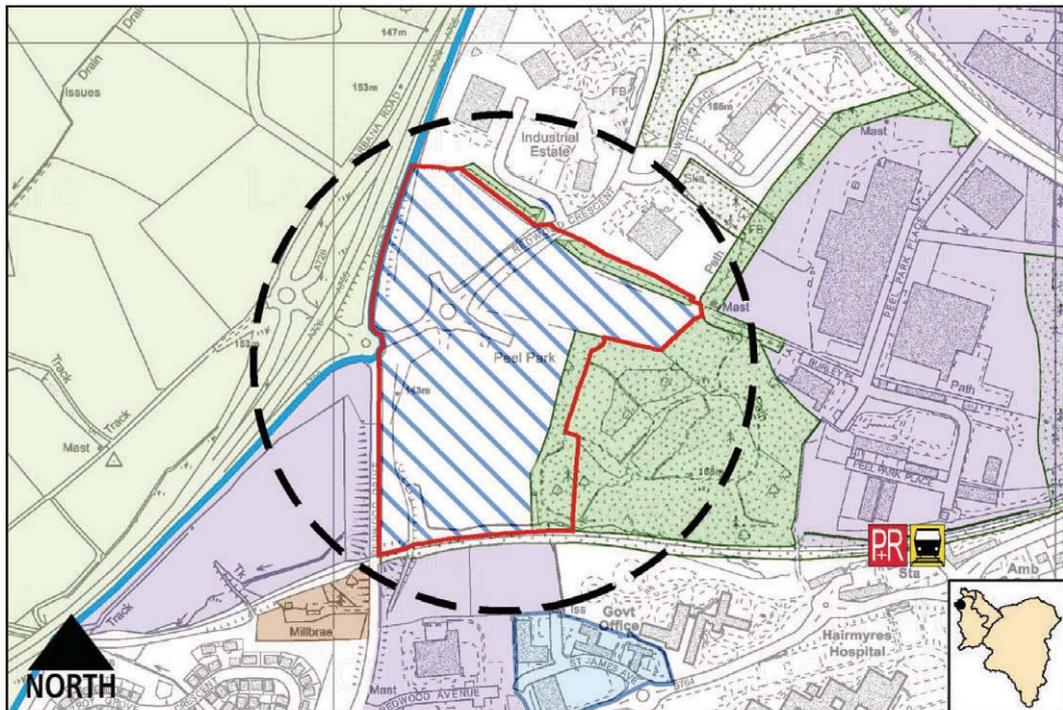
Policy options and alternatives

- Hurlawcrook Road, East Kilbride



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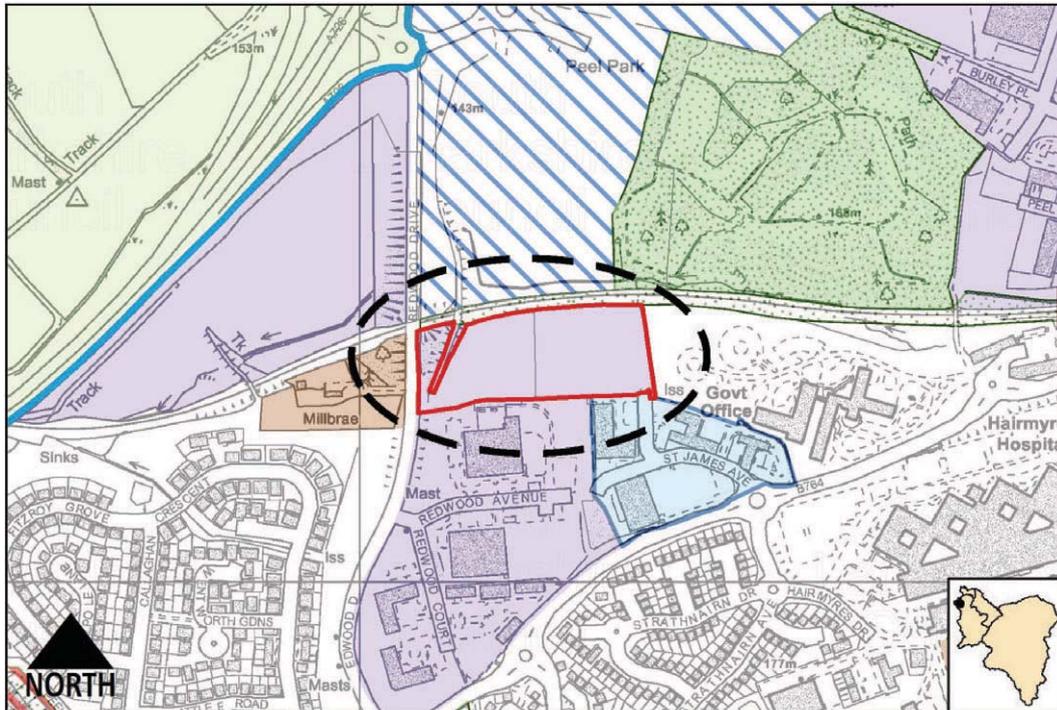
- Redwood Crescent, East Kilbride



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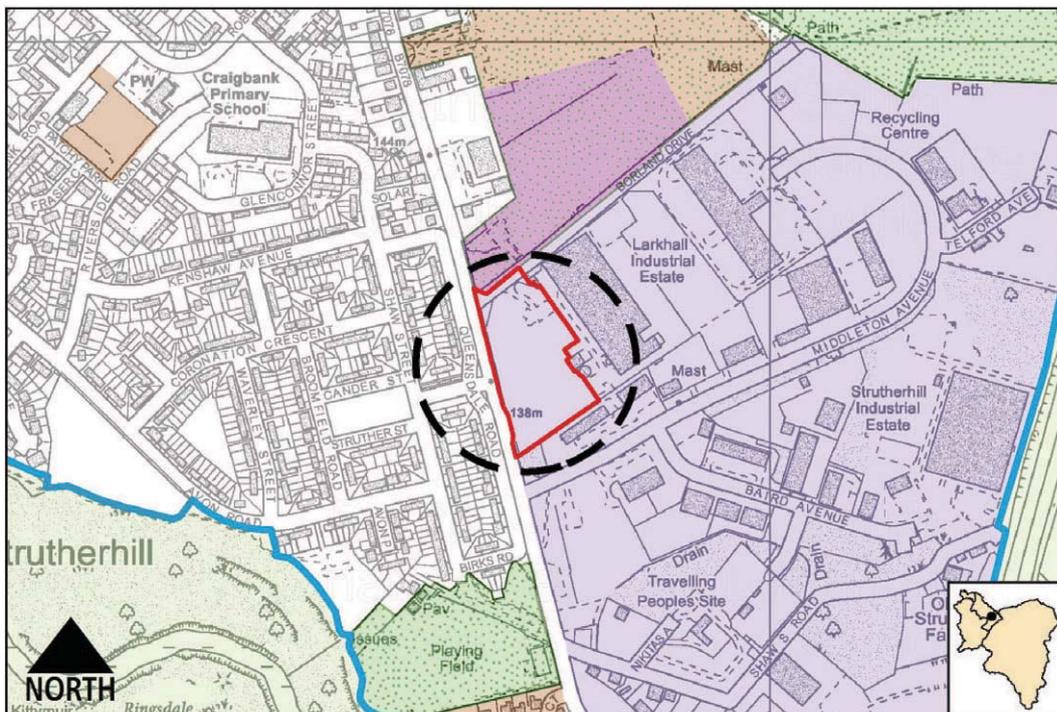
Policy options and alternatives

- St. James Centre, East Kilbride



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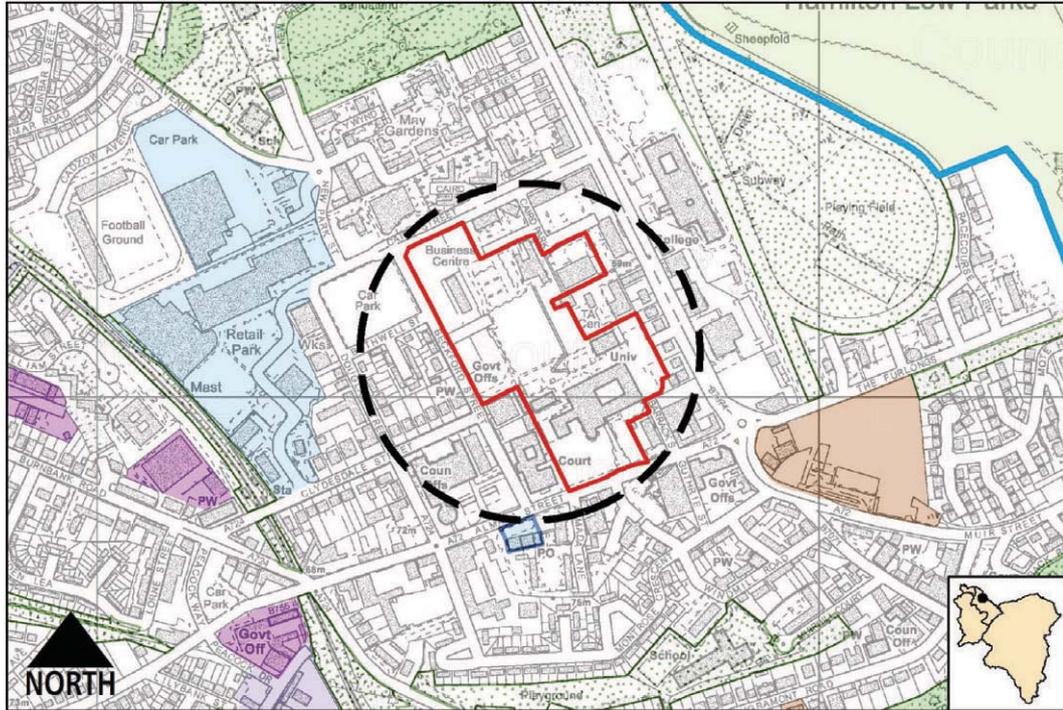
- Carlisle Road/Borland Drive, Larkhall



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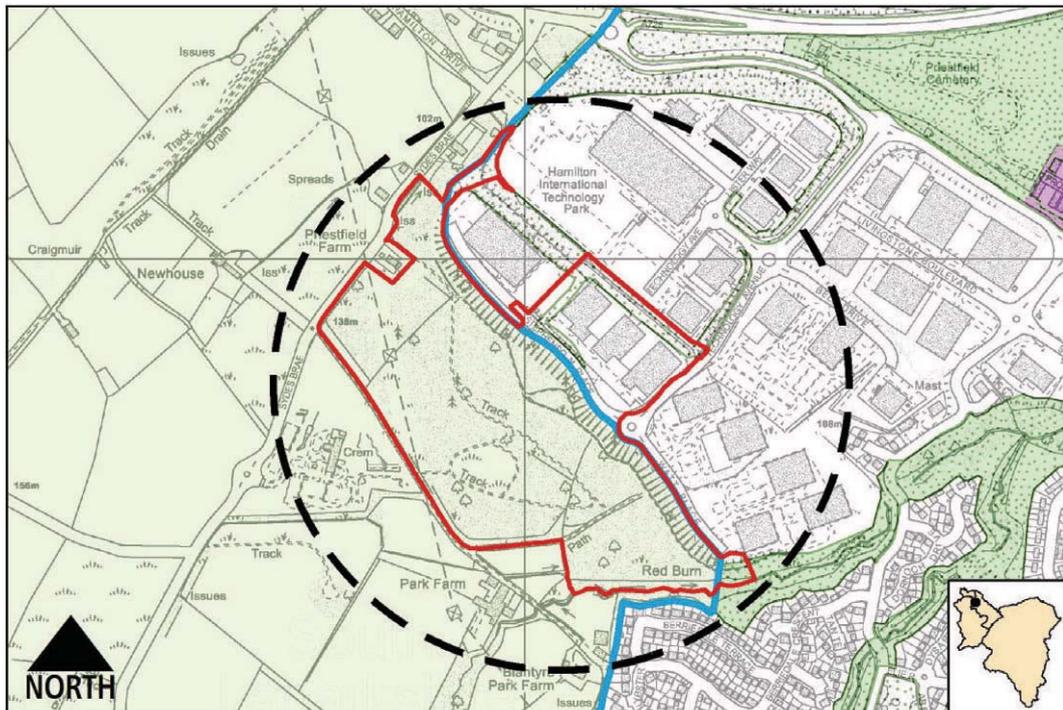
Policy options and alternatives

- University of West of Scotland, Almada Street/Barrack Street, Hamilton



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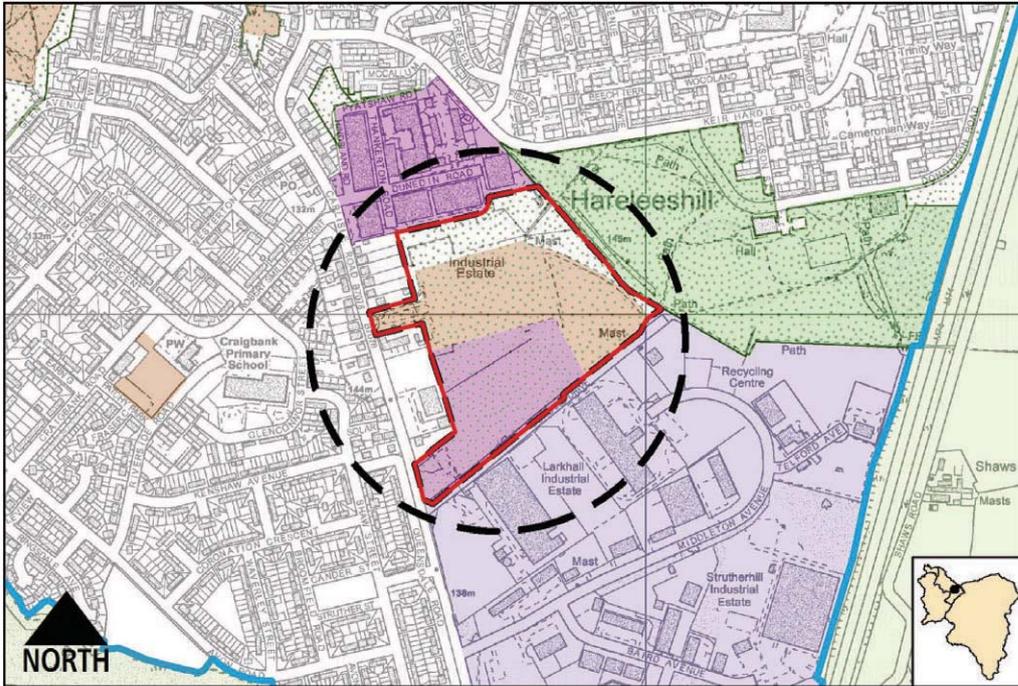
- University of West of Scotland, Hamilton International Technology Park



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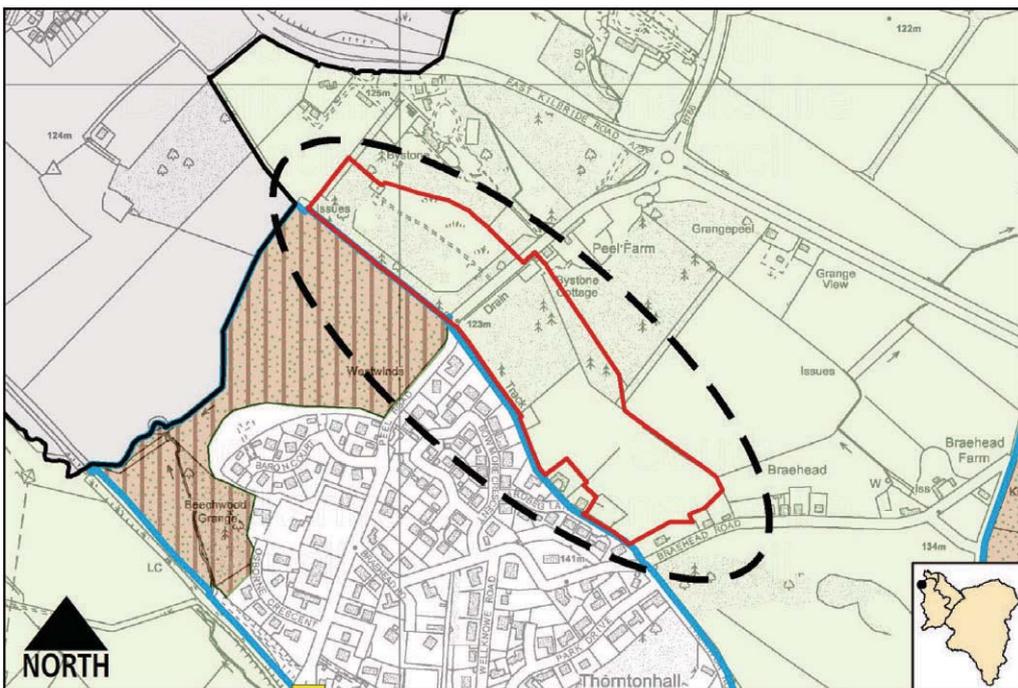
Policy options and alternatives

4.6 In addition some of the development frameworks sites have changed during the lifetime of the plan and are now proposed for purely residential development. This includes the Development Framework site at the former DAKS works in Larkhall which is now proposed as a Residential Masterplan site.



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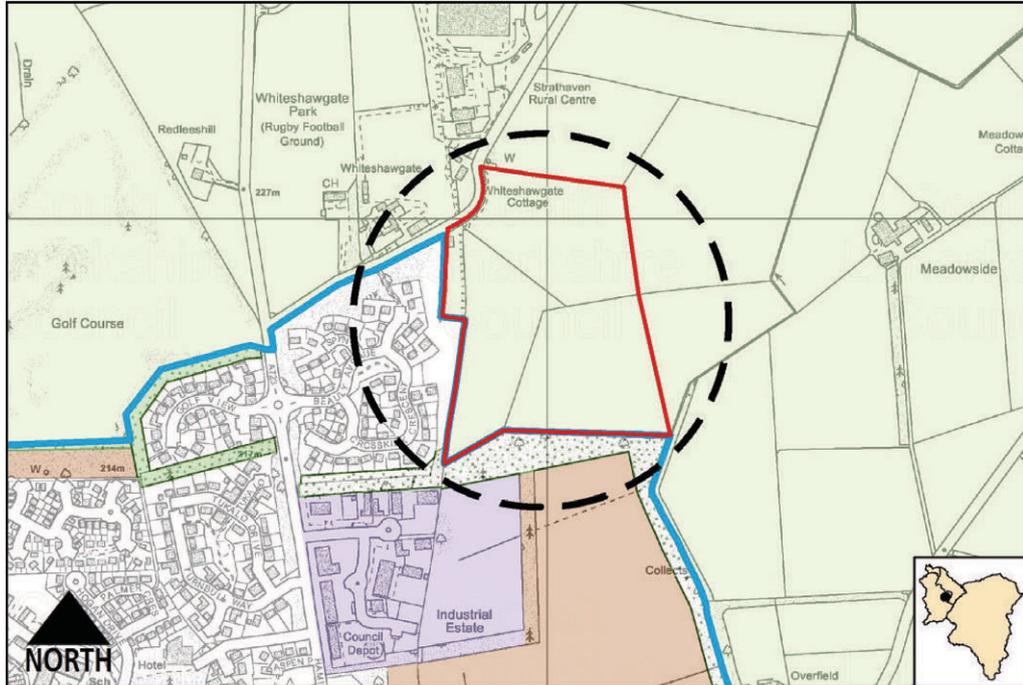
4.7 Other additional residential masterplan sites are proposed for Peel Road, Thorntonhall, East Overton and Glassford Road, Strathaven and East Whitlawburn, Cambuslang.



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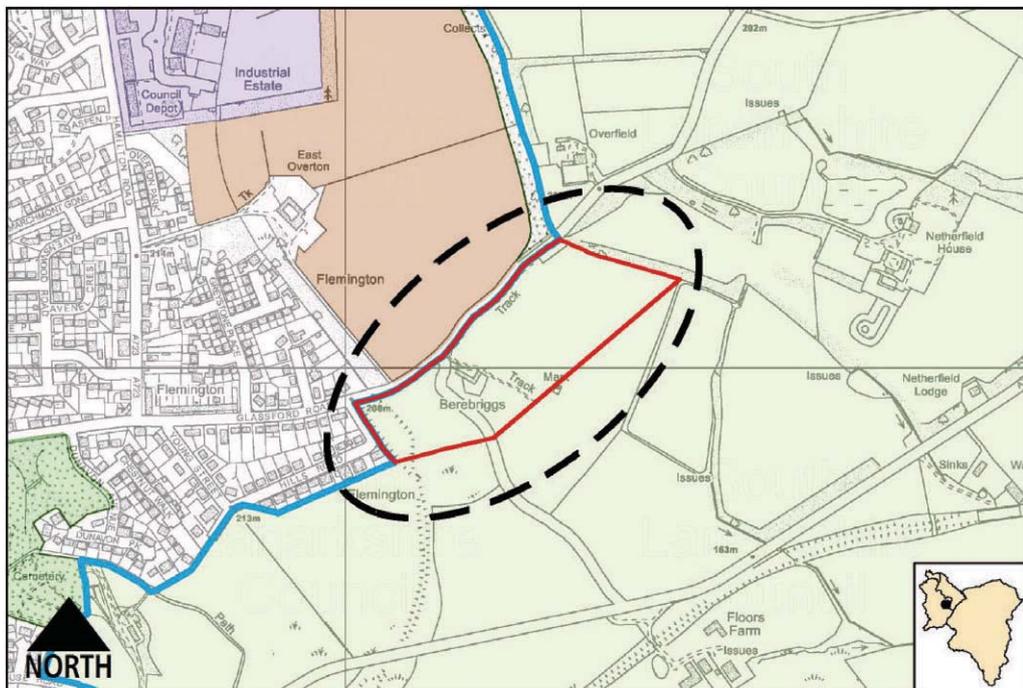
Policy options and alternatives

- East Overton (extension), Strathaven



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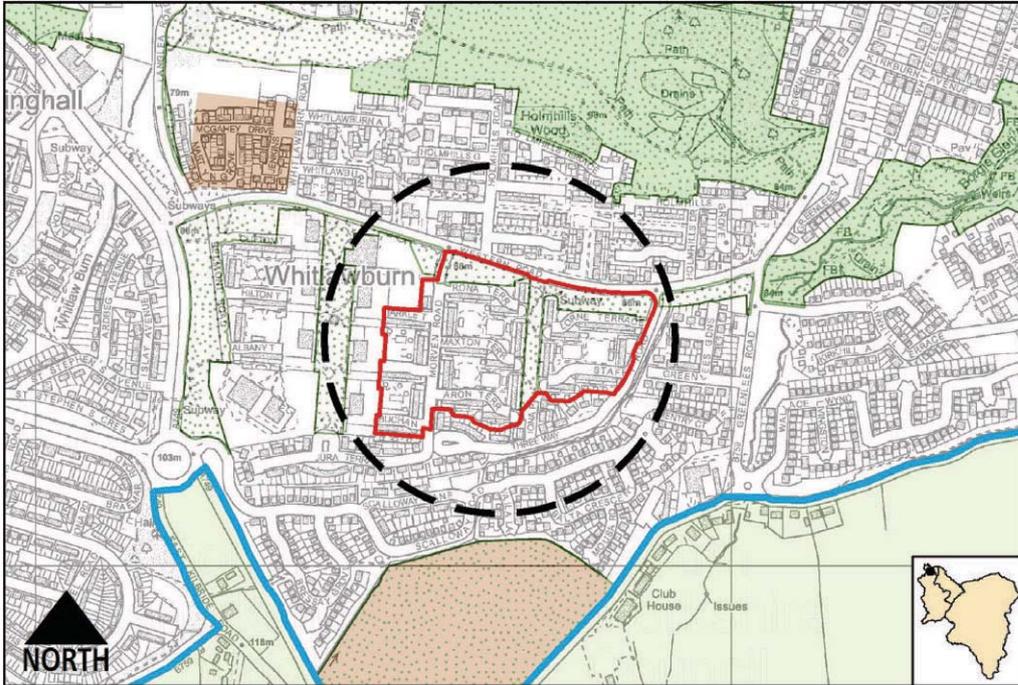
- Glassford Road, Strathaven



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Policy options and alternatives

- East Whitlawburn, Cambuslang



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Preferred option – Development Framework Sites and Residential Masterplan Sites

- Modify the Spatial Strategy projects as shown on Table 3.1 and introduce the new Development Framework Sites and Residential Masterplan Sites shown on the maps above.

Question 5

Preferred option – Development Framework Sites and Residential Masterplan Sites

- Do you agree with the development framework sites and residential masterplan sites as proposed?
- If not, why?
- Are there any other development framework sites and residential masterplan sites we should be considering?

4.8 The alternative option is not to identify any further development framework or residential masterplan sites.

Alternative option – Development Framework Sites and Residential Masterplan Sites

No additional development framework sites or residential masterplan sites should be identified.

Policy options and alternatives

Question 6

Alternative option – Development Framework Sites and Residential Masterplan Sites

- Do you agree with any of the alternative option proposed?
- If so, why?
- Are there any other options that should be considered?

The three technical reports which accompany this document



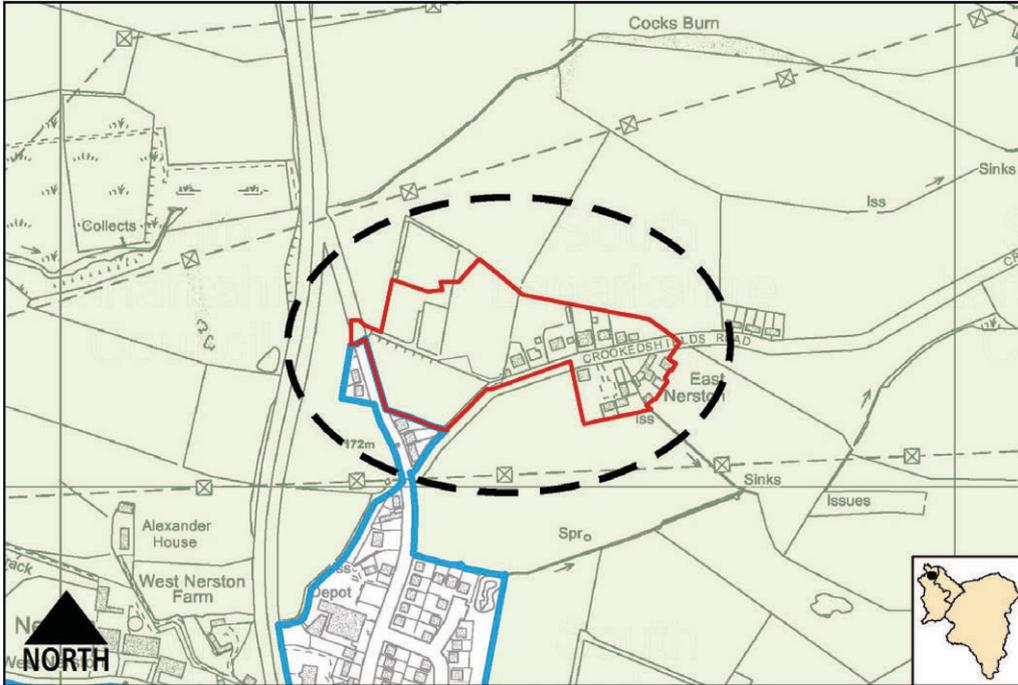
Policy 3 – Green Belt and Rural Area

4.9 Policy 3 does not require to be amended, however, in both the green belt and the rural area there are settlement boundary changes which need to be considered. Where a boundary amendment is required as a result of granting planning permission this has been taken as a technical amendment and a full list of these is included in Technical Report 1.

4.10 At Nerston, East Kilbride a recent consent for housing provides an opportunity to significantly extend the existing settlement boundary. This extended area includes the consented housing site, an area of existing housing at east Nerston and an area of potential priority greenspace.

Policy options and alternatives

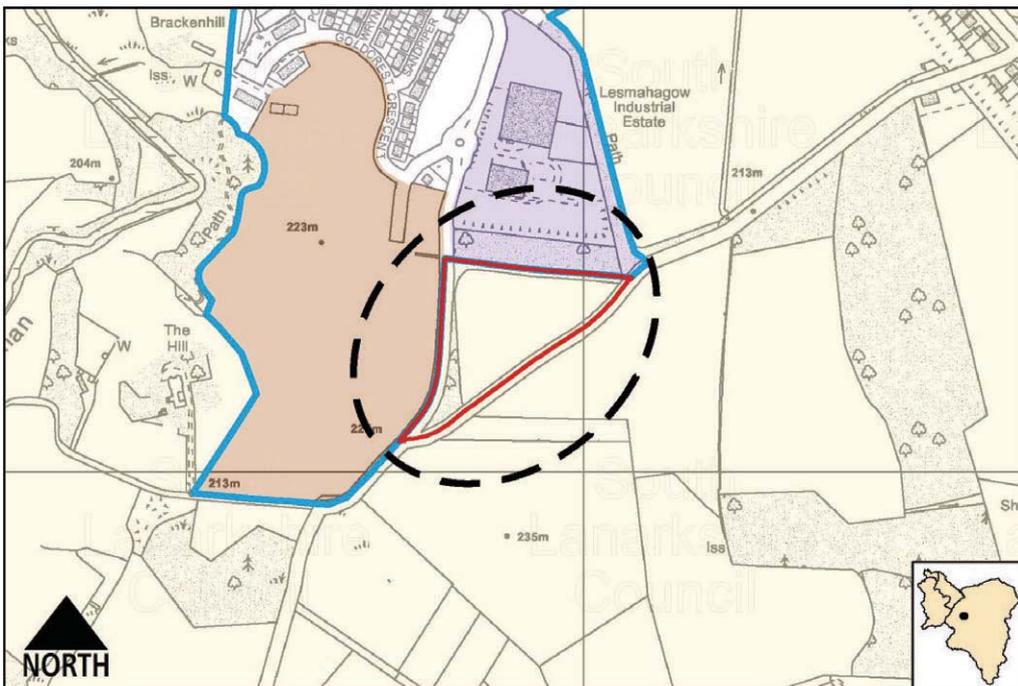
- Nerston, East Kilbride



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4.11 There is also potential to round off the southern boundary of Lesmahagow with the inclusion of a 2.05 ha site currently in the rural area adjacent to Lesmahagow industrial estate within the settlement boundary. The use for this site would be industry and business.

- Balgray Road, Lesmahagow



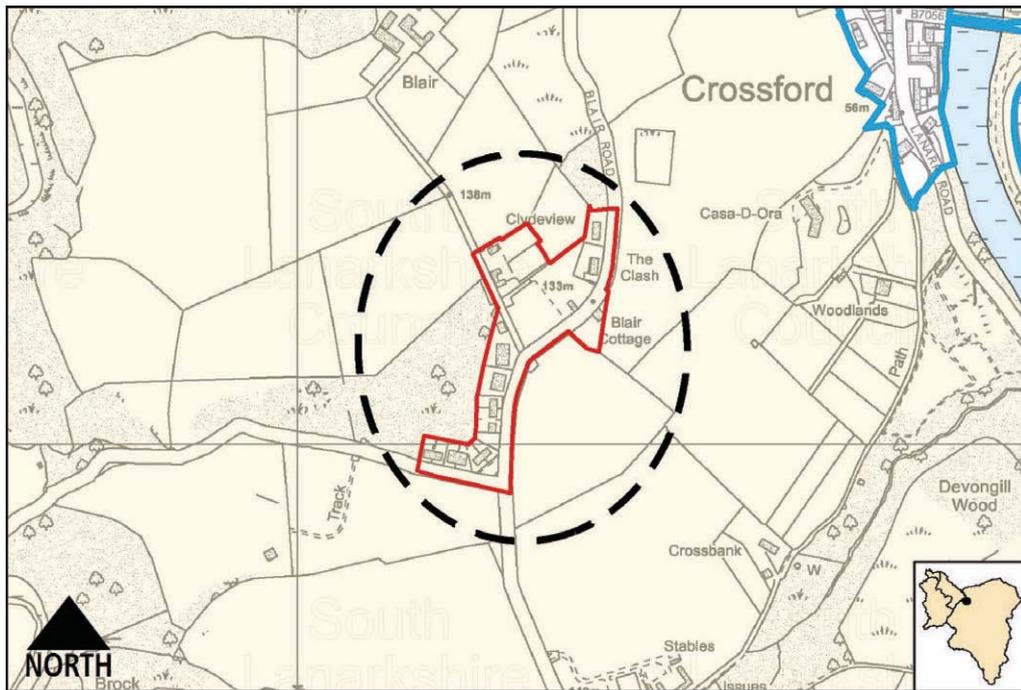
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Policy options and alternatives

4.12 There are also a number of areas across South Lanarkshire where the pattern of housing and other uses would make it appropriate to designate it as a settlement. These are as follows:

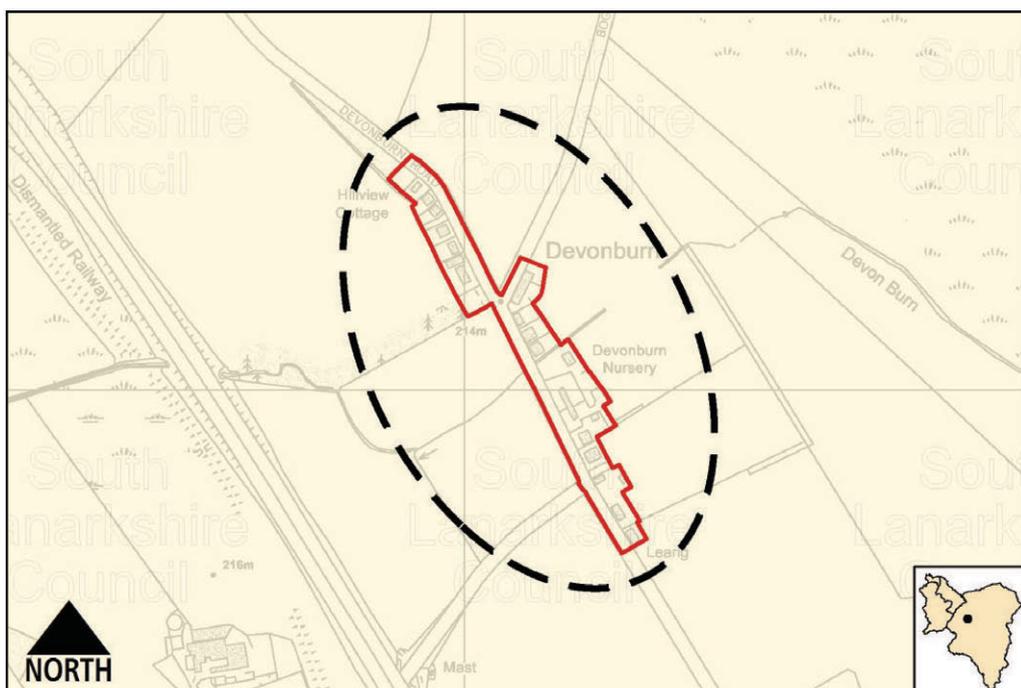
Clydesdale Area:

- Blaircross



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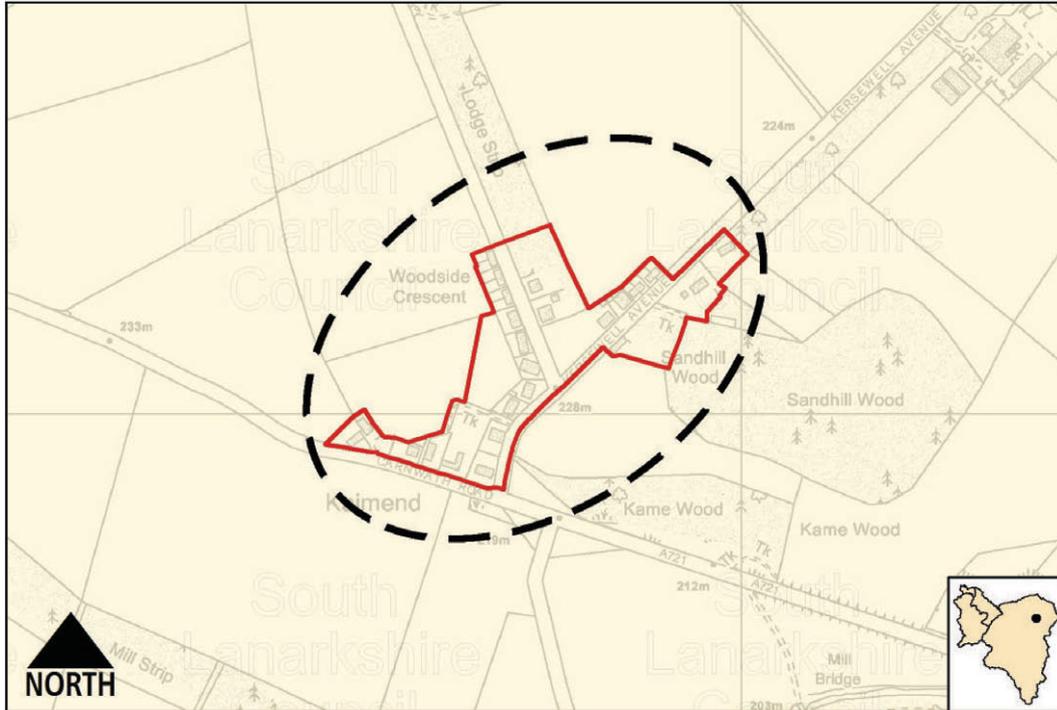
- Devonburn



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Policy options and alternatives

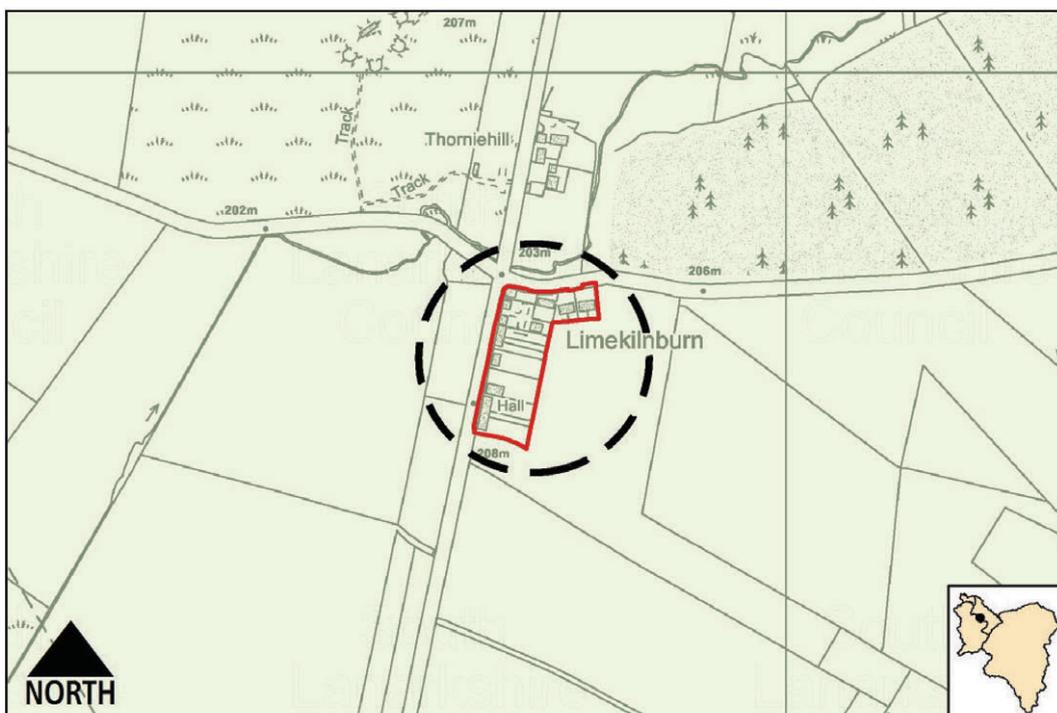
- Kaimend



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Hamilton Area:

- Limekilnburn



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Policy options and alternatives

Preferred option – Settlement Boundaries

- Modify the settlement boundaries as shown in Technical Report 1 to reflect physical changes to the built environment since 2012.
- Identification of extensions to two settlements at Nerston and Lesmahagow.
- Identification of settlement boundaries for Blaircross, Devonburn, Kaimend and Limekilnburn.

Question 7

Preferred option – Settlement Boundaries

- Do you agree with the changes to settlement boundaries as proposed?
- If not, why?
- Are there any other settlement boundary changes we should be considering?
- Do you agree with the new settlement boundaries proposed?
- If not why?
- Are there any other areas we should consider designating as settlements?

4.13 The alternative option is not to make any changes to the settlement boundaries or designate any new settlements. This would mean that some development which has been carried out or consented and therefore extends beyond the existing settlement boundaries may be subject to a different set of criteria than the part of the development that remains within the designated settlement.

Alternative option – Settlement boundaries

No modifications should be made to settlement boundaries and no new settlement boundaries proposed.

Question 8

Alternative option – Settlement boundaries

- Do you agree with any of the alternative option proposed?
- If so, why?
- Are there any other options that should be considered?

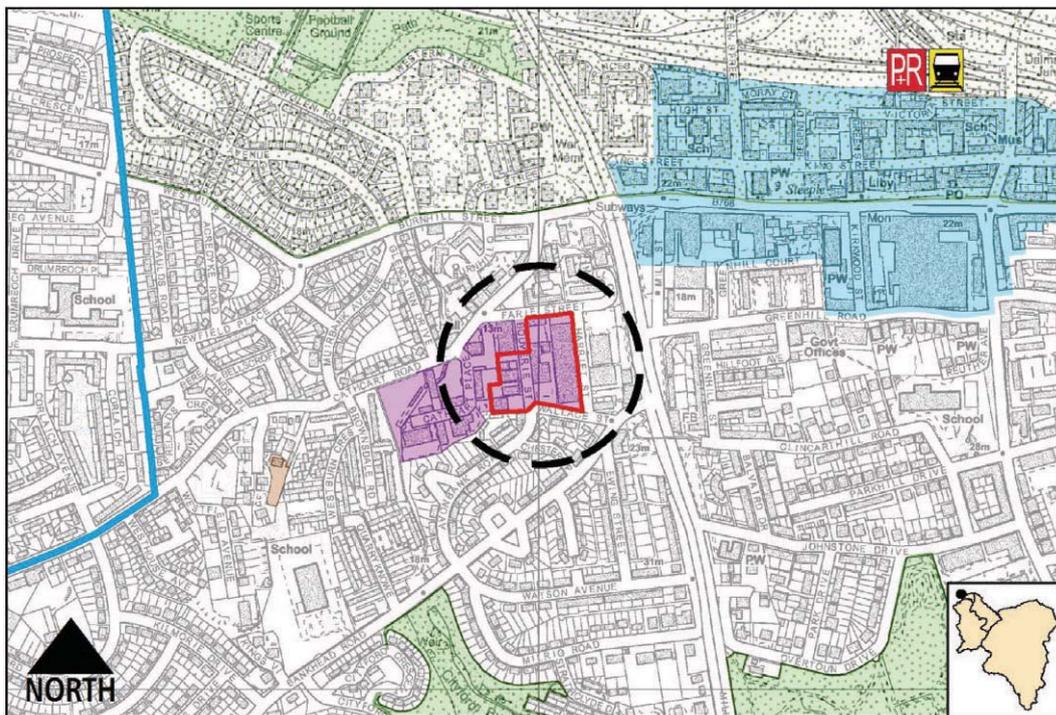
Policy 7 - Employment

4.14 There is no requirement for any change to LDP Policy 7 Employment. Some minor changes to the wording of Table 4.1 (of the adopted LDP) Schedule of Employment Land Categories will be made to reflect the current SDP in relation to Strategic Economic Investment Locations (SEILs).

Policy options and alternatives

It is proposed to redesignate some areas of land currently shown as employment land to reflect planning consents. These are included in Technical Report 1. In addition the following changes to industrial designations are being considered:

- **Balgray Road Lesmahagow** – extension to existing core industrial and business area including settlement boundary amendment. (See paragraph 4.11 and associated map) This provides an opportunity to round off the settlement boundary of Lesmahagow, and provide a small site to meet local employment needs.
- **Bouverie Street, Rutherglen** – redesignation of other employment land use to general urban. The industrial buildings on the site are in poor condition and underused, and there is potential given the location of the site close to Rutherglen town centre, for redevelopment for alternative uses such as affordable housing. A general urban designation will give more flexibility to support such uses.
- Bouverie Street, Rutherglen



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Preferred option - Employment Land

The sites at Balgray Road Lesmahagow and at Bouverie Street Rutherglen should be redesignated as proposed.

Policy options and alternatives

Question 9

Preferred option – Employment Land

- Do you think these sites should be redesignated as proposed?
- Are there any alternative sites that should be considered?

4.15 The alternative is to reject the sites that have been put forward for redesignation.

Alternative option

The sites brought forward should be rejected and no further changes made.

Question 10

Alternative option - Employment Land

- Do you prefer the alternative option? If so why?
- Are there any other options or sites that you would like to consider?

Land and Business Property Review

4.16 The Council has recently commissioned a review of land and business property across South Lanarkshire. The conclusions from this report will be considered and where appropriate any policy amendments will be included within the proposed plan and Supplementary Guidance on Industrial and Commercial Development.

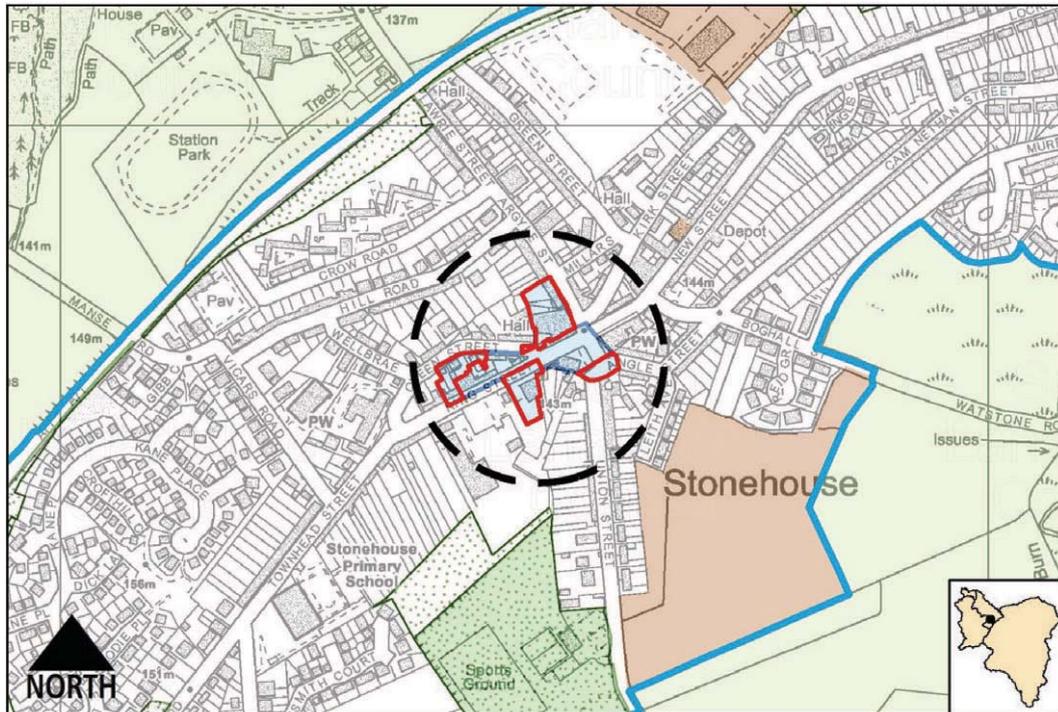
Policy 9 - Neighbourhood Centres

4.17 There is no major change required to Policy 9 Neighbourhood Centres. It is proposed to add the word 'village' to the policy title. This was highlighted during the consultation process when some residents of villages noted that they that they had village rather than neighbourhood centres. Neighbourhood centres were considered as groups of local shops and services within bigger settlements such as East Kilbride or Hamilton. Village centres related to specific settlements for example Stonehouse, Forth and Lesmahagow. However the same policy will continue to apply to both categories.

4.18 In addition minor amendments are required to the boundaries of two of the centres.

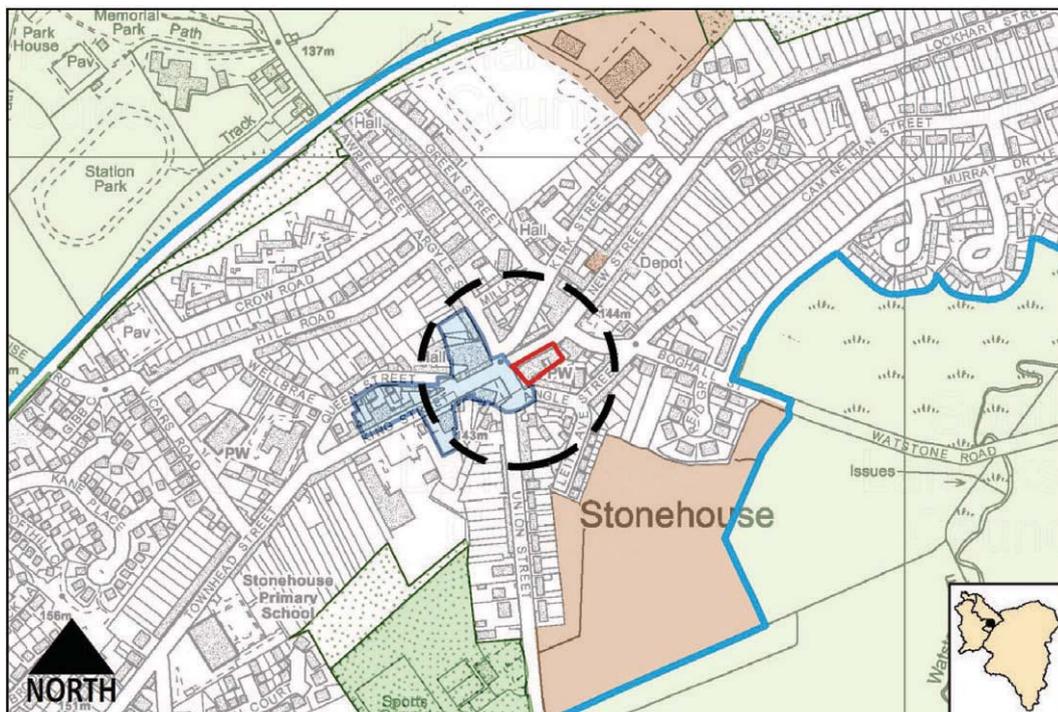
Policy options and alternatives

- Stonehouse - Amendments to boundary of village centre to reflect the current location of shops and commercial premises. The maps below show
- i) four proposed deletions from the current settlement boundary



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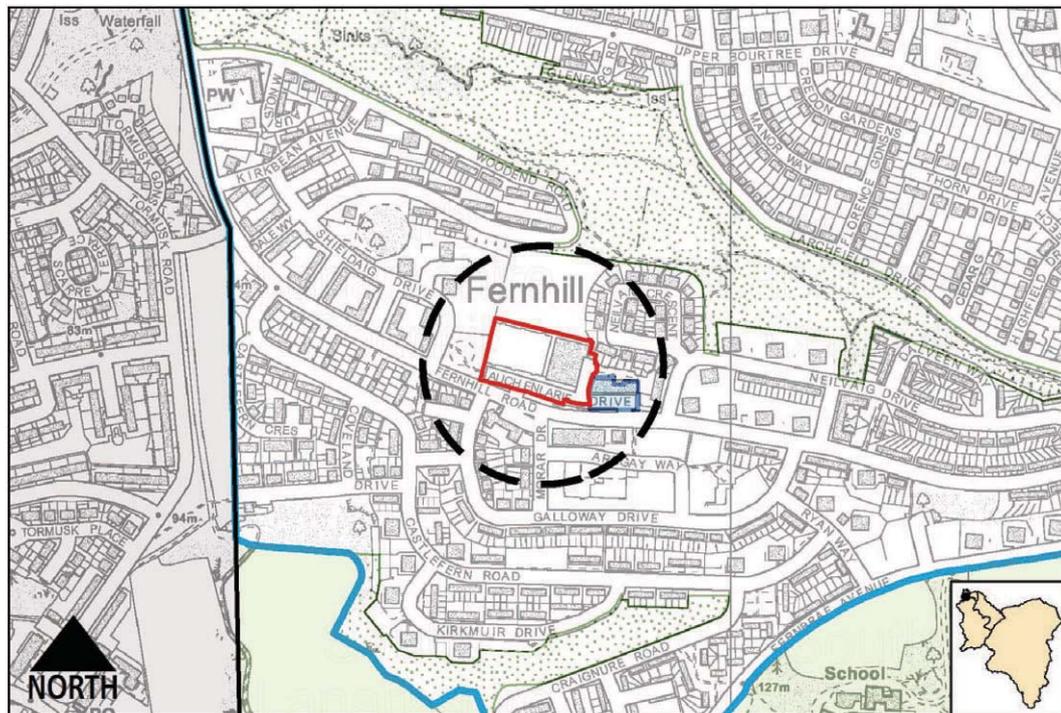
- ii) one proposed addition to the current settlement boundary.



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Policy options and alternatives

- Fernhill – Amendment to boundary of local neighbourhood centre to include the community centre. This is consistent with the approach taken across South Lanarkshire.



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Preferred option - Village/Neighbourhood Centres

The boundaries of the Stonehouse and Fernhill centres should be redesignated as proposed.

Question 11

Preferred option – Village/Neighbourhood Centres

- Do you think the boundaries of these centres should be redesignated as proposed?
- Are there any alternative boundaries that should be considered?

Alternative option

The alternative is to reject the proposed changes to the centres.

Policy options and alternatives

Question 12

Alternative option - Village/Neighbourhood Centres

- Do you prefer the alternative option? If so why?
- Are there any other options that you would like to consider?

Policy 12 – Housing Land

4.19 It is not proposed to make any changes to the housing land policy since there has been a continuous five year effective land supply since the plan was adopted and this is the main aim of the policy. However, one of the main objectives of the MIR is to consider the current position regarding housing land and to assess whether further land is required to meet the short and medium term demand and the Housing Supply Targets. With regard therefore to the consideration of the need for additional sites a housing land audit is carried out each year to ensure that there is a minimum five year land supply available across South Lanarkshire and that areas where there is particular pressure for development are well supplied with appropriate sites.

4.20 An assessment of the need for housing sites is initially based on the results of a Housing Need and Demand Assessment. The current HNDA was prepared in 2015 as part of the review of the Strategic Development Plan (Clydeplan). The targets identified in the 2015 HNDA replace those used in the previous LDP. Subsequently and based on the 2015 HNDA each of the authorities that comprise Clydeplan was then tasked with both assessing their housing supply targets and using that figure as the basis for taking forward, into both the LDP and their Local Housing Strategy (LHS), a housing land requirement which included the addition of a 10% generosity figure. This gives a housing land requirement for each Local Authority. The resulting housing land requirement for South Lanarkshire area, based on the 2015 HNDA and the Council's assessment of its Housing Supply target is as follows:

Table 4.2

	Housing Supply Target 2012 - 2029 (SDP2 - Schedule 6)		Housing Land Requirement 2012 – 2029 (with 10% generosity) (SDP2 - Schedule 7)	
	Total	Per Annum	Total	Per Annum
All Tenure	16,200	953	17,430	1025
Private	12,460	733	13,690	805
Public (Social)	3,740	220	3,740	220

These figures are from the proposed SDP2 (these are subject to rounding).

4.21 Having established the housing supply target the Council then considers the position regarding the existing land supply. In terms of the public sector, land supply figure tends to fluctuate and sites are added in periodically. The majority of these are surplus sites occurring as a result of the schools modernisation programme, or sites declared surplus to requirement by the Council. Generally these are brownfield sites within settlement although it is anticipated that over the next few years affordable social housing will be built in the community growth areas which are almost exclusively greenfield sites.

Policy options and alternatives

4.22 The private sector land supply figure tends to be more consistent. For the past 5 years land which can accommodate around 20,000 units has been identified across South Lanarkshire. This has been across a range of sites of various sizes and locations and has mainly been brownfield sites rather than greenfield. This conforms to the regeneration strategy of both the strategic and local development plans. Nevertheless, it is important that the Council ensures the private sector land supply identified meets the housing land requirement (with generosity) identified in Table 4.2.

4.23 In order to identify the land supply a Housing Land Audit is carried out annually and the results are shared and agreed with Homes Scotland (HFS). The 2015 Housing Land Audit has been agreed with HFS and the following table shows the land supply for South Lanarkshire at March 2015. The 2016 audit has yet to be agreed.

Table 4.3

Private Sector Housing Land Supply 2015			
	Effective	Non-effective	Total
Cambuslang/Rutherglen	1813	1194	3007
Clydesdale	1088	3899	4907
East Kilbride	2326	3030	5356
Hamilton	2246	3802	6048
South Lanarkshire	7473	11925	19398

4.24 Taking account of the above figures, as identified in table 4.2 within South Lanarkshire there is a requirement to build 13,690 private sector houses between now and 2029. Table 4.3 shows that the Council's current land supply can accommodate 19,398.

4.25 However when estimating housing land supply against demand, consideration also has to be taken of which sites are effective, meaning they can be developed in the short term (usually 5 years); and those sites which are currently non-effective, that is more likely to be built in the medium to longer term. The Scottish Government have directed authorities to ensure that they have a five year effective housing land supply and that this is monitored and updated annually. The Council's effective housing land supply is set out in the 2015 housing land audit. This identified an effective supply of 1067 units per annum, a figure which is 45% above that required in the housing supply target for private sector housing. It is therefore considered that, having taken account of the availability of effective housing land in South Lanarkshire, there is no need to release further housing sites since there is no identified shortfall, and the supply available includes a significant level of generosity.

4.26 In addition however, while establishing if the overall supply of land can accommodate the requirements identified in the HNDA the Council also has to ensure that the full range of housing needs from single person housing to larger family houses are met, and that a range of sites in terms of size, location and tenure are provided in each of its four housing sub-market areas. This reflects the requirements of the Council's Local Housing Strategy (LHS) and allows both private and the public sector housebuilding to meet the needs of everyone who requires to be housed within South Lanarkshire. Consequently the Council's monitoring process also considers the size, location and mix of sites available.

Policy options and alternatives

4.27 South Lanarkshire is covered by four housing sub-market areas, Cambuslang Rutherglen (part of greater Glasgow south), Hamilton, East Kilbride and Clydesdale. Each of the housing market areas is unique with some being considered more marketable than others or having different requirements in terms of house types and tenure. The monitoring process has identified that currently there is particular pressure for development in Cambuslang and East Kilbride.

4.28 In conclusion and taking account of the above it is considered that there is no need for the Council to add sites to the Housing Land Audit. There is a surplus in housing land across South Lanarkshire and the Council can meet its 2012-2029 housing land requirement as identified through the HNDA2 process. Nevertheless, in view of the associated need to ensure that a range of sites in terms of size, location and tenure can be provided across all of the Council's housing sub-market areas; and to take account of the pressures for development identified in some areas, it is appropriate for the Council to consider if any additional sites can be added to the land supply.

4.29 It was therefore considered appropriate to carry out a Call for Sites process as part of the consultation and engagement exercise on the MIR. The purpose of the Call for Sites process was to allow landowners and developers to bring forward sites that they thought might be worthy of inclusion in the emerging LDP2. However this was based on the premise that any sites brought forward must conform to the current strategy of the adopted LDP and meet all the criteria within the existing relevant policies.

4.30 Through the Call for Sites process 118 sites were put forward for consideration 111 of these were for housing. Of these 14 sites were small or already within settlement and were considered to be more appropriately dealt with under the development management system; and 2 were withdrawn. The remainder were considered and assessed by the Council. This exercise took account of the fact that it had previously concluded, through the Council's monitoring of the land supply, that there was no need to bring forward additional sites, other than to help boost the supply in areas such as Cambuslang and East Kilbride, where demand has continued to be high, or to improve the range of sites available and the level of generosity in the land supply. Consequently, none of the sites being considered for release is of a large scale.

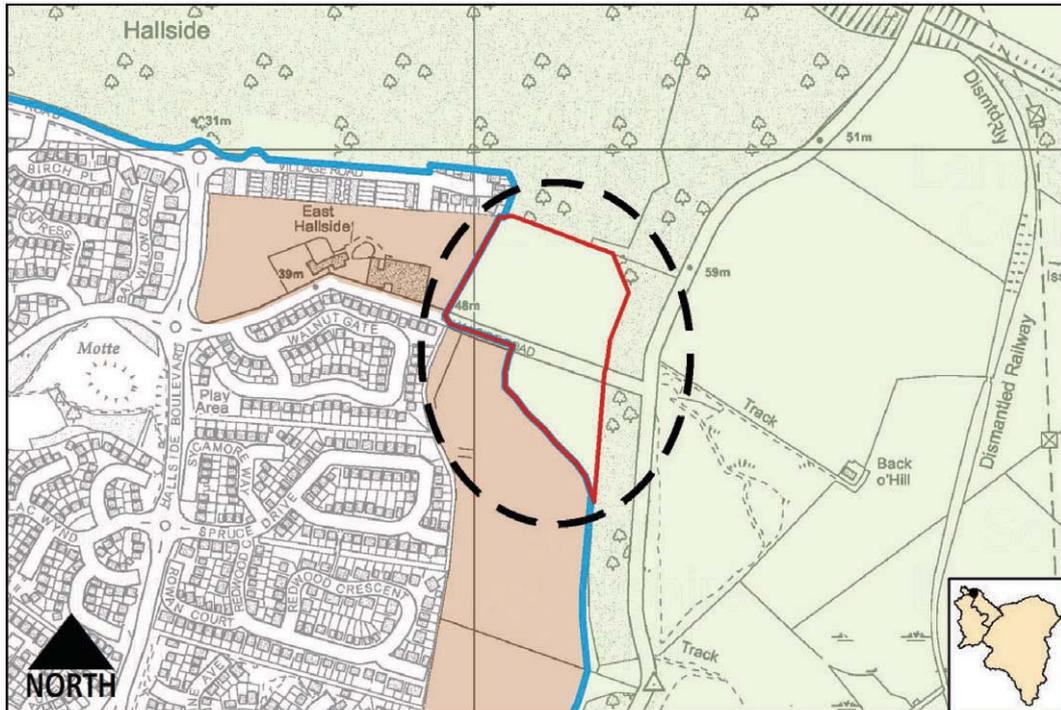
4.31 The stage 1 assessment process took account of a number of different criteria including transport impact and accessibility, flooding and water quality, landscape impact and settlement pattern and other locational and environmental constraints. The detailed site assessments and location maps for the sites are set out in Technical Report 2. Very few of the sites submitted met the required criteria. The assessment process allowed a limited number of sites to be identified which could potentially be released through the LDP. These sites will be subject to a more stringent stage 2 assessment. If the sites meet the stage 2 criteria they will be identified as either potential Development Framework or Residential Masterplan sites (see paragraph 4.5 and the associated site plans), others will be straight allocations as proposed housing sites.

Preferred option - Proposed Housing Sites

Depending on the outcome of the stage 2 assessment process the Council may add the following sites to the housing land audit to allow for additional generosity in the land supply, as a way to enable development or as a logical and acceptable amendment to a settlement boundary, or an acceptable change of land use type.

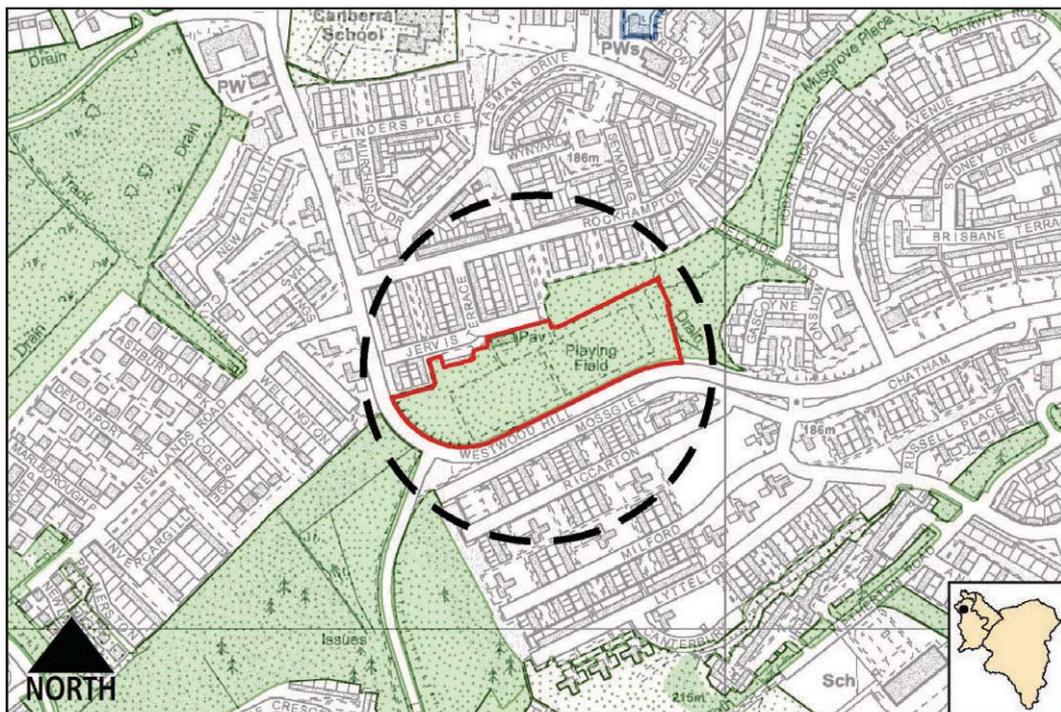
Policy options and alternatives

- CR02/007 – Hallside East, Newton – 80 units



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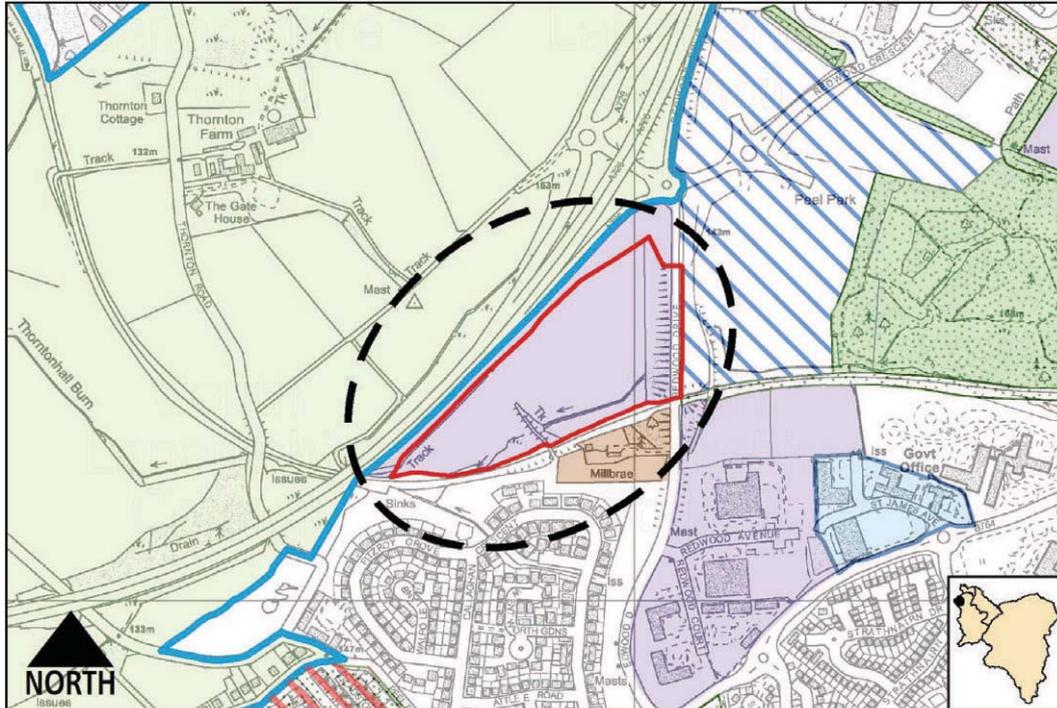
- EK04/014 – Westwoodhill Recreation Area, East Kilbride – 65 units



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Policy options and alternatives

- EK04/003 – West of Redwood Drive, East Kilbride - 150 units



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Question 13 - Preferred option - Proposed Housing Sites

- Do you think these sites should be redesignated for housing development?
- Are there any alternative sites that should be considered?

Alternative option - Proposed Housing Sites

All the sites brought forward through the call for sites process should be rejected and no further housing sites released.

Question 14

Alternative option - Proposed Housing Sites

- Do you prefer the alternative option?
- If so why?

Policy options and alternatives

Policy 15 – Natural and Historic Environment

4.32 It is not proposed to make any significant changes to Policy 15 but to suggest some minor policy wording changes, including a reference to the potential for future identification of Local Nature Conservation Sites (LNCS). This follows on from the comments made by the Reporter in the examination report for the South Lanarkshire Local Development Plan.

4.33 The Council is therefore considering the identification of LNCS to give a level of protection to locally important sites for wildlife and biodiversity. Such sites are of local significance but do not meet the criteria for SSSI designation. Due to the size of South Lanarkshire it is proposed that this be undertaken in phases with priority given to the green belt around settlements as this is where there is greatest development pressure. This work is being taken forward through the Local Biodiversity Strategy and the timescale may not therefore reflect the LDP timescale. It is proposed that Policy 15 makes provision for the potential identification of LNCS and that, if work progresses sufficiently, non statutory planning guidance will be brought forward setting out details of the sites concerned.

Preferred option - Local Nature Conservation Sites

Policy 15 makes provision for the future identification of Local Nature Conservation Sites (LNCS).

Question 15

Preferred option - Local Nature Conservation Sites

- Do you think the policy should be changed to make provision for the future identification of Local Nature Conservation Sites (LNCS)?
- Are there any alternatives that should be considered?

Alternative Option - Local Nature Conservation Sites

The policy remains unchanged and does not make provision for LNCS.

Question 16

Alternative option - Local Nature Conservation Sites

- Do you prefer the alternative option?
- If so why?

4.34 The MIR also promotes a number of sites which may have potential for Local Nature Reserves (LNR). LNR can be designated by South Lanarkshire Council, in consultation with Scottish Natural Heritage. A LNR is a place where people can experience nature and natural environments

Policy options and alternatives

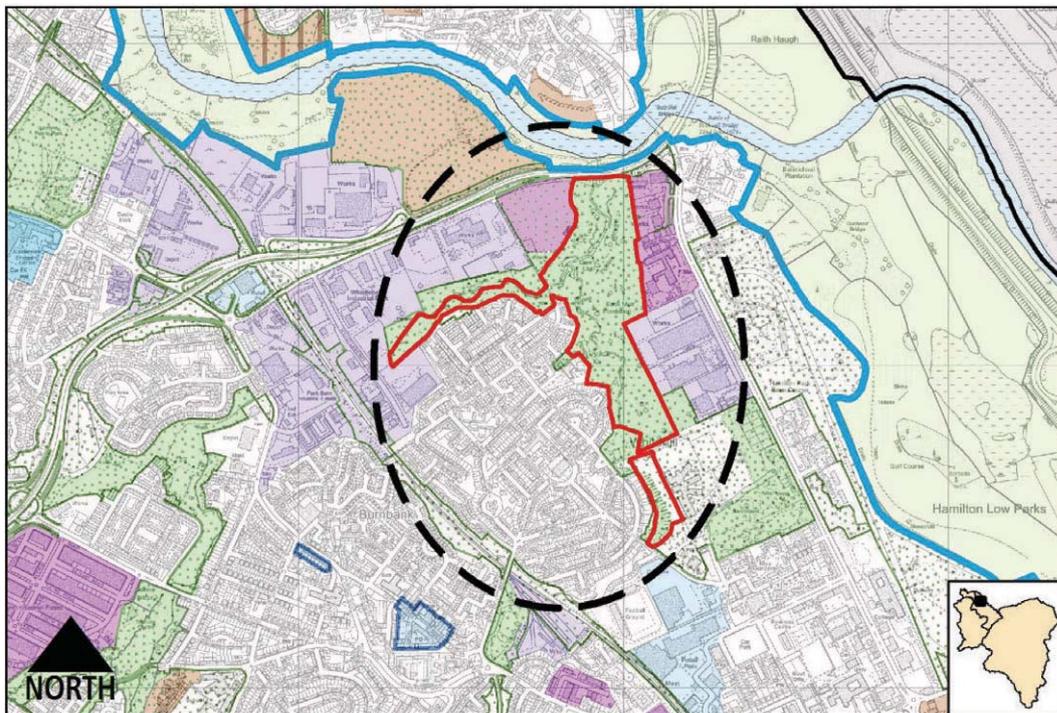
close to home and which can be managed in partnership with local communities. Currently, Langlands Moss (East Kilbride) is the only fully designated LNR in South Lanarkshire, although Morgan Glen (Larkhall) also has approval but has yet to be formally designated.

4.35 There is potential for the Council to designate more LNRs. They will enable the Council to demonstrate its "Duty to further the conservation of biodiversity". A network of LNRs, close to the major settlements, will also contribute to wider outcomes associated with sustainable communities, health and well-being, and outdoor learning.

4.36 There are fourteen areas suggested which could potentially be designated. There is also a proposal for an extension to the existing LNR at Langlands Moss East Kilbride. These are shown on the maps below and further details are listed in Appendix 2.

Preferred option – Local Nature Reserves

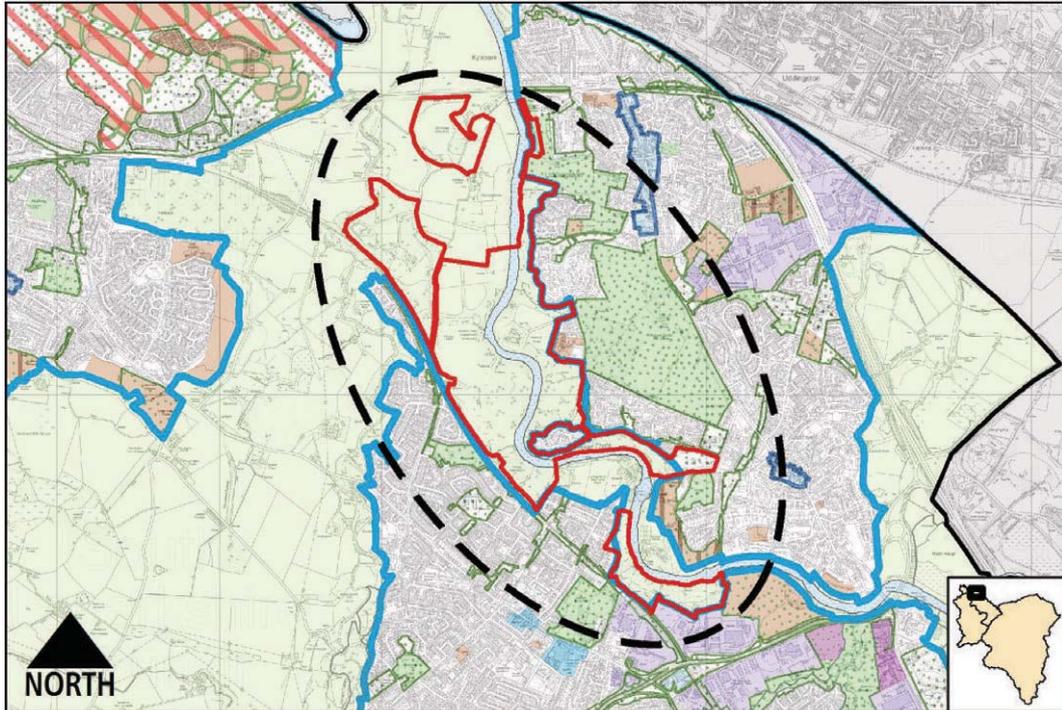
- Backmuir Wood, Hamilton



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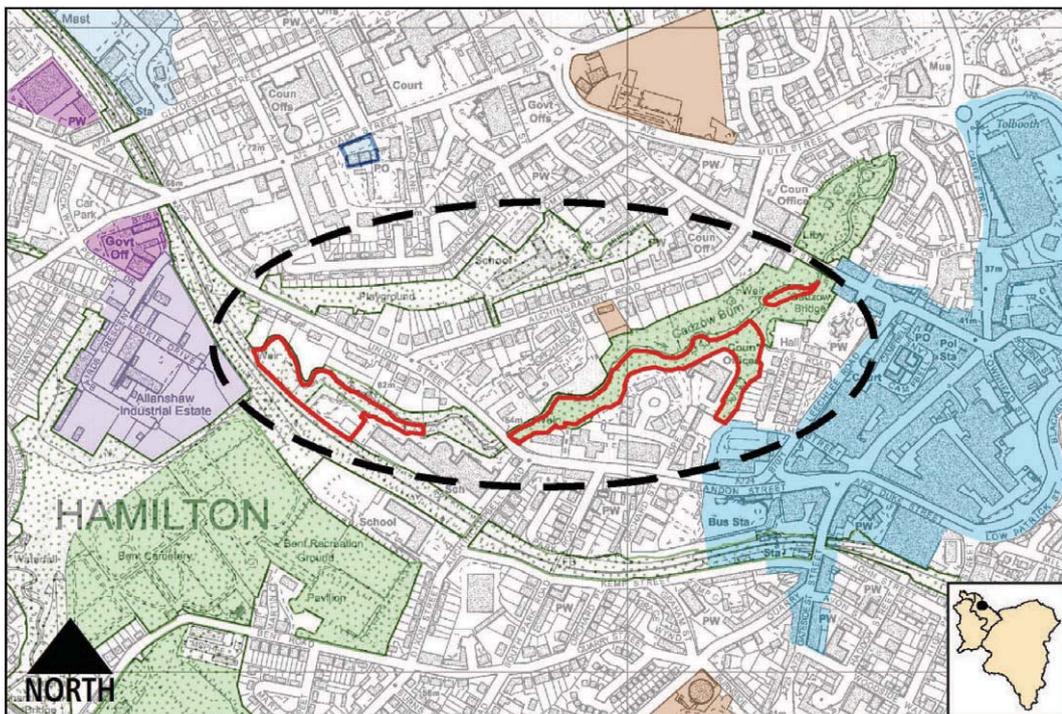
Policy options and alternatives

- Blantyre/Bothwell/Uddingston



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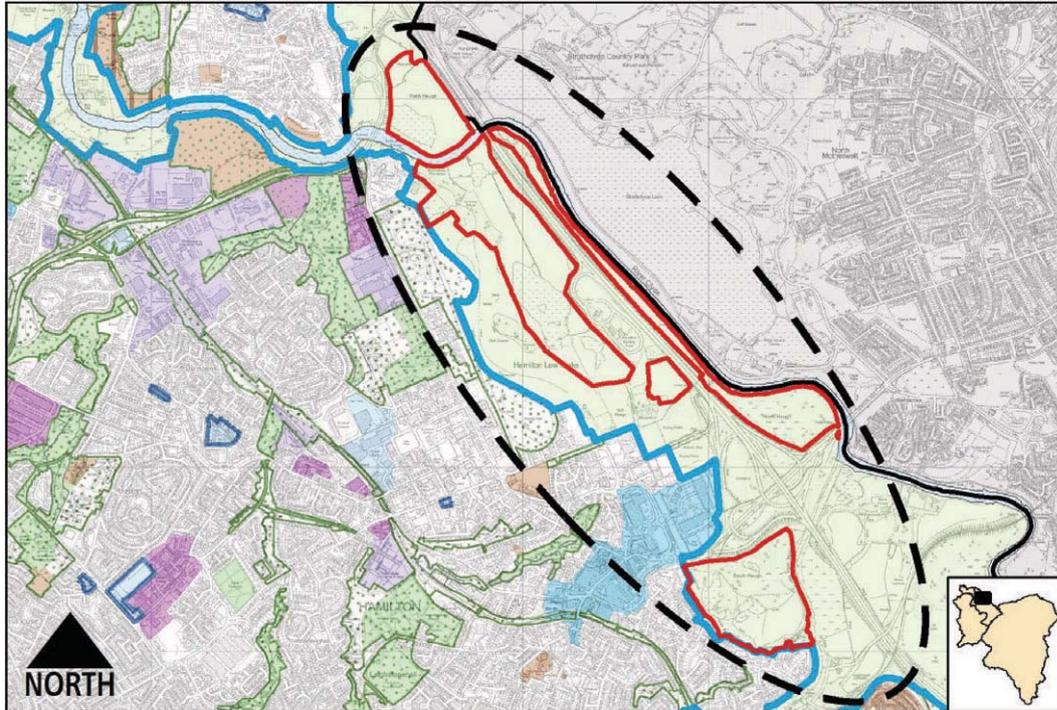
- Cadzow Glen, Hamilton



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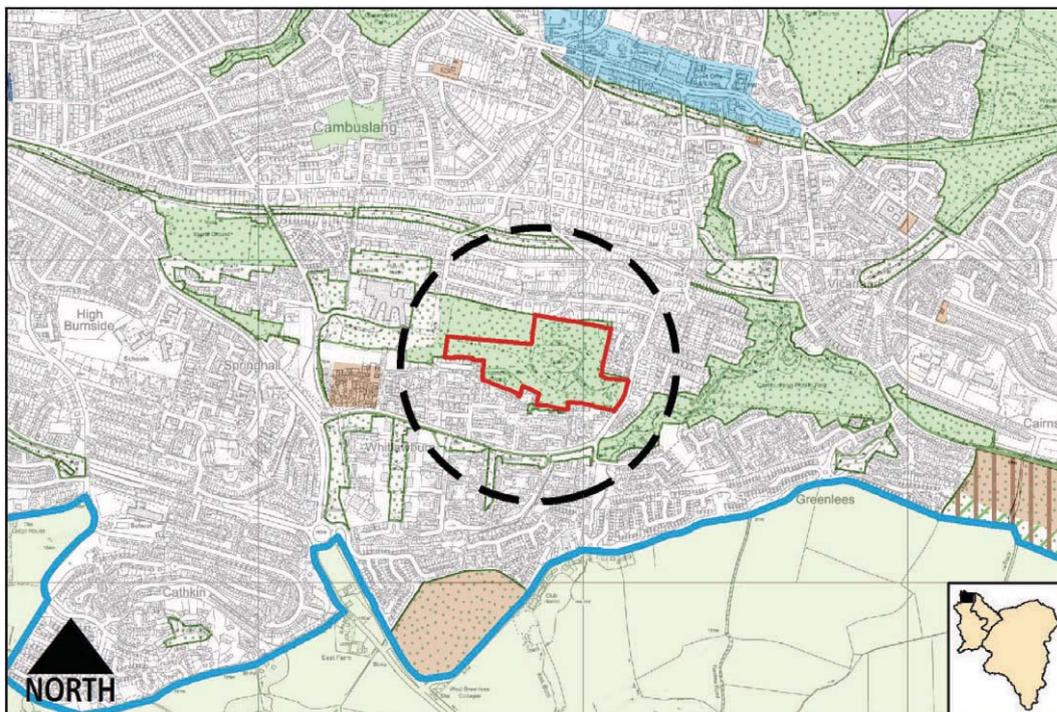
Policy options and alternatives

- Hamilton Low Parks



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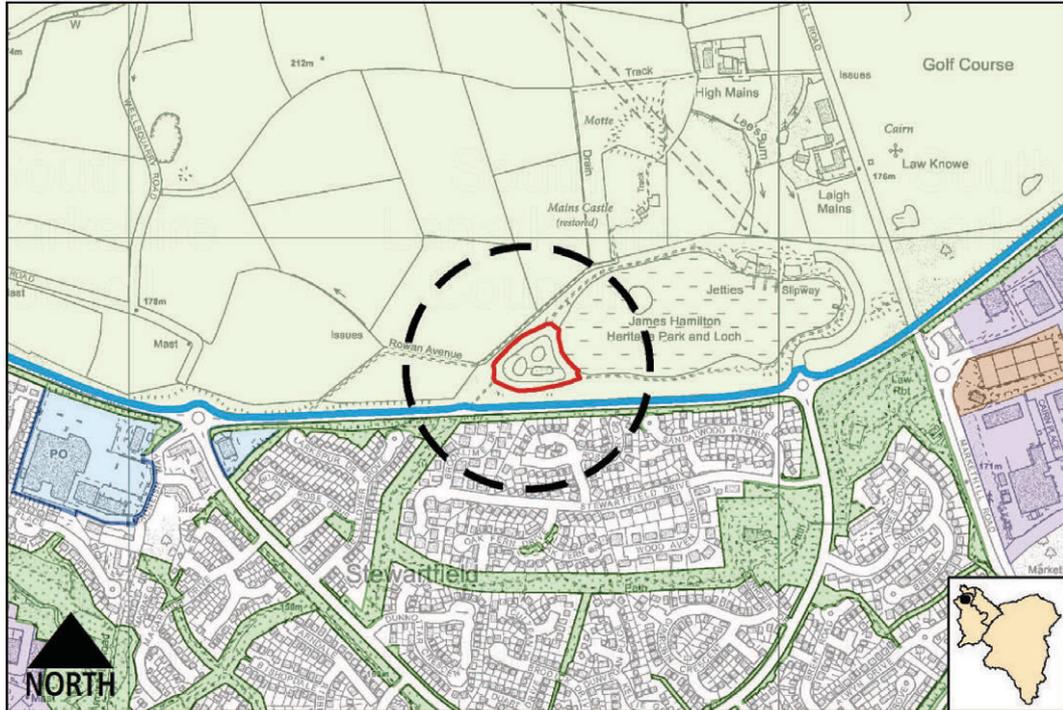
- Holmhill, Cambuslang



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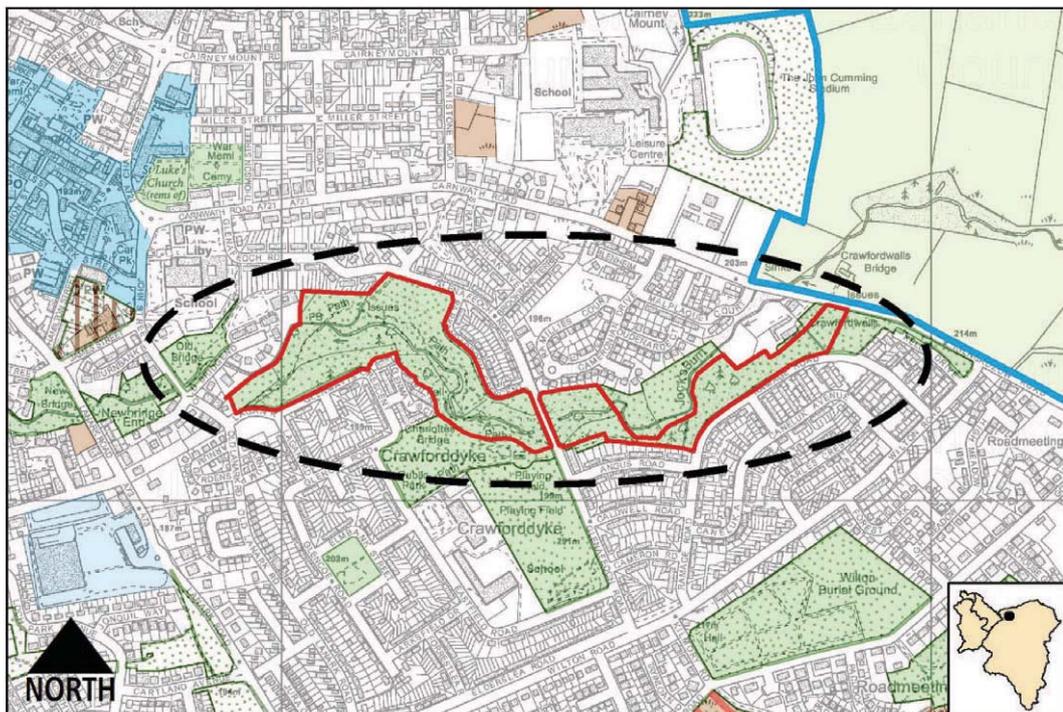
Policy options and alternatives

- James Hamilton Loch, East Kilbride



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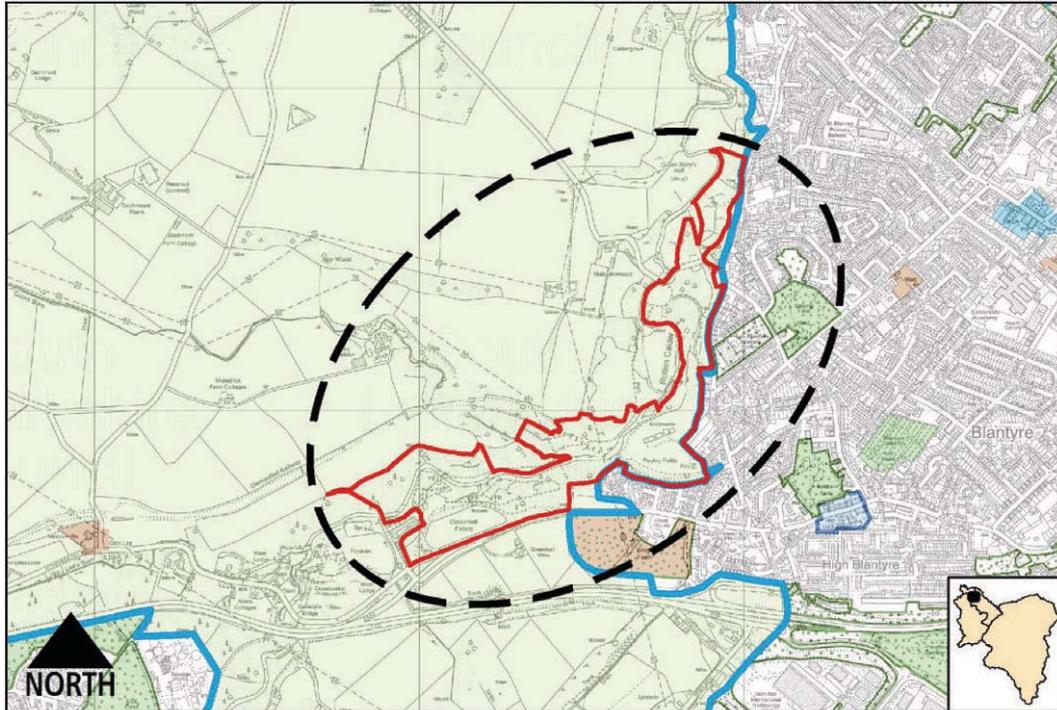
- Jock's Burn, Carluke



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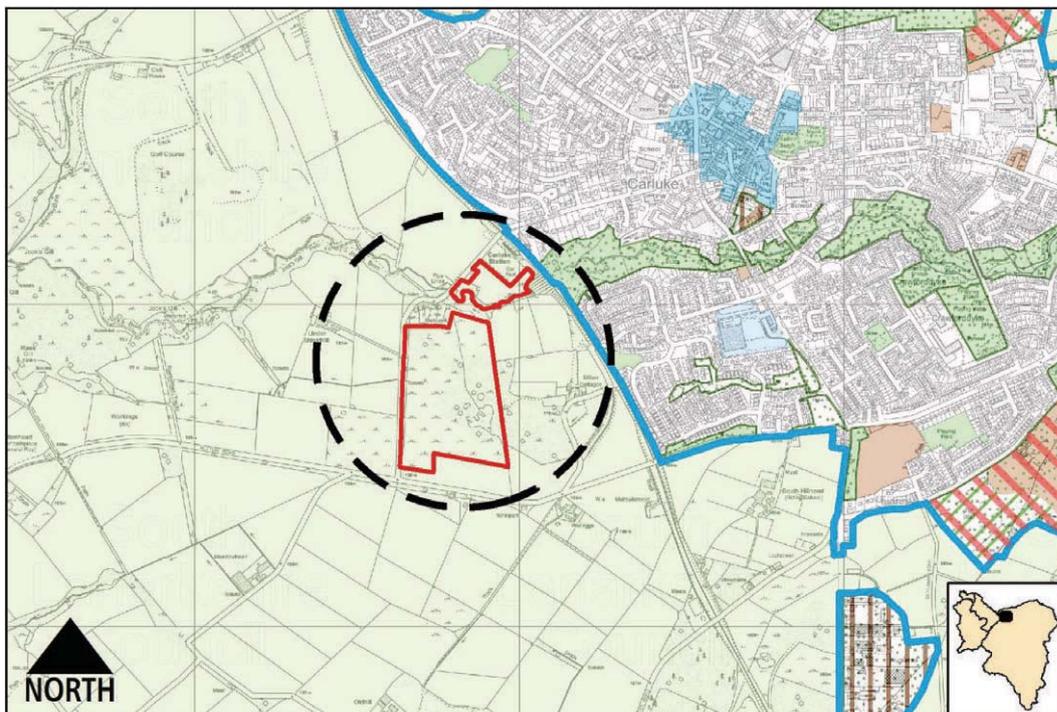
Policy options and alternatives

- Millheugh and Greenhall, Blantyre



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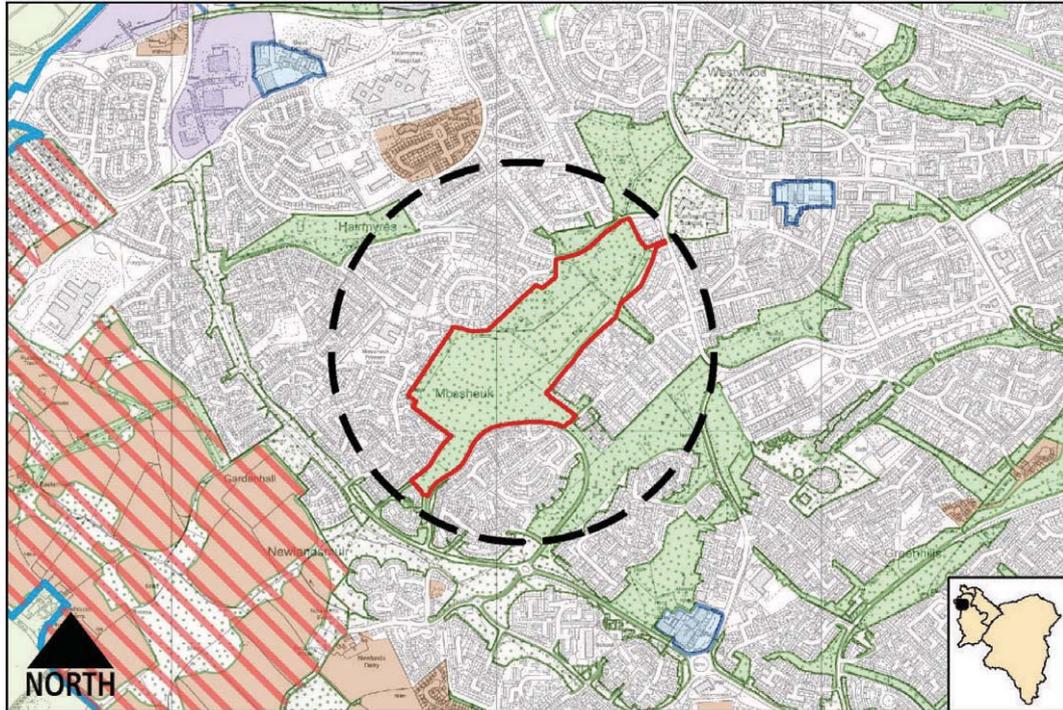
- Milton, Carlisle



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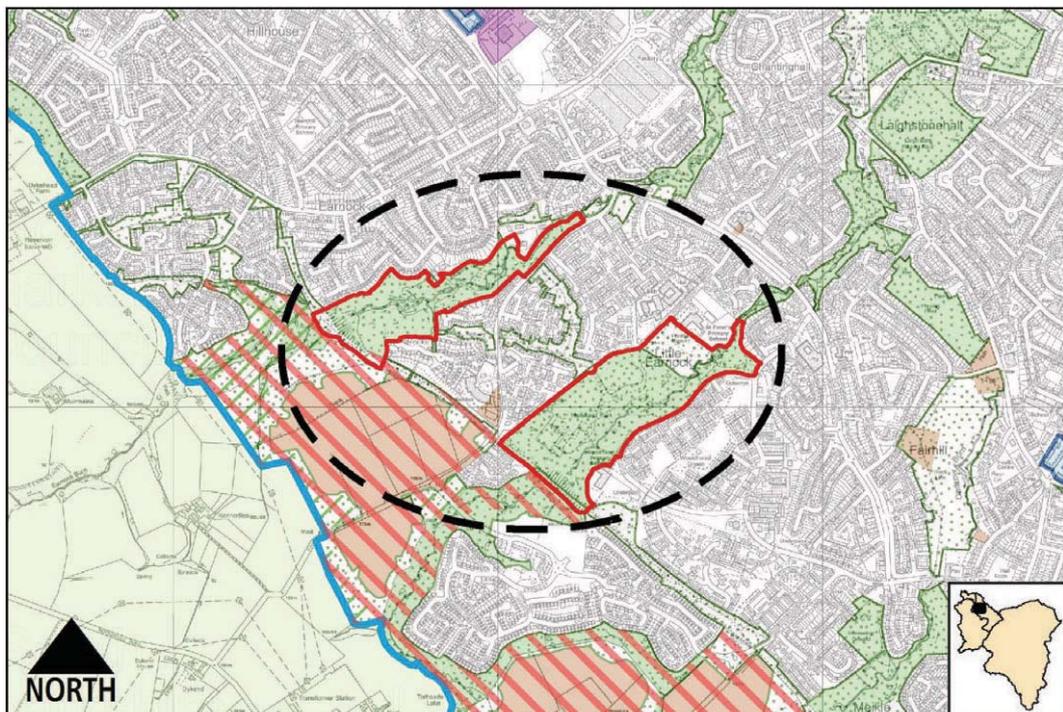
Policy options and alternatives

- Mossneuk, East Kilbride



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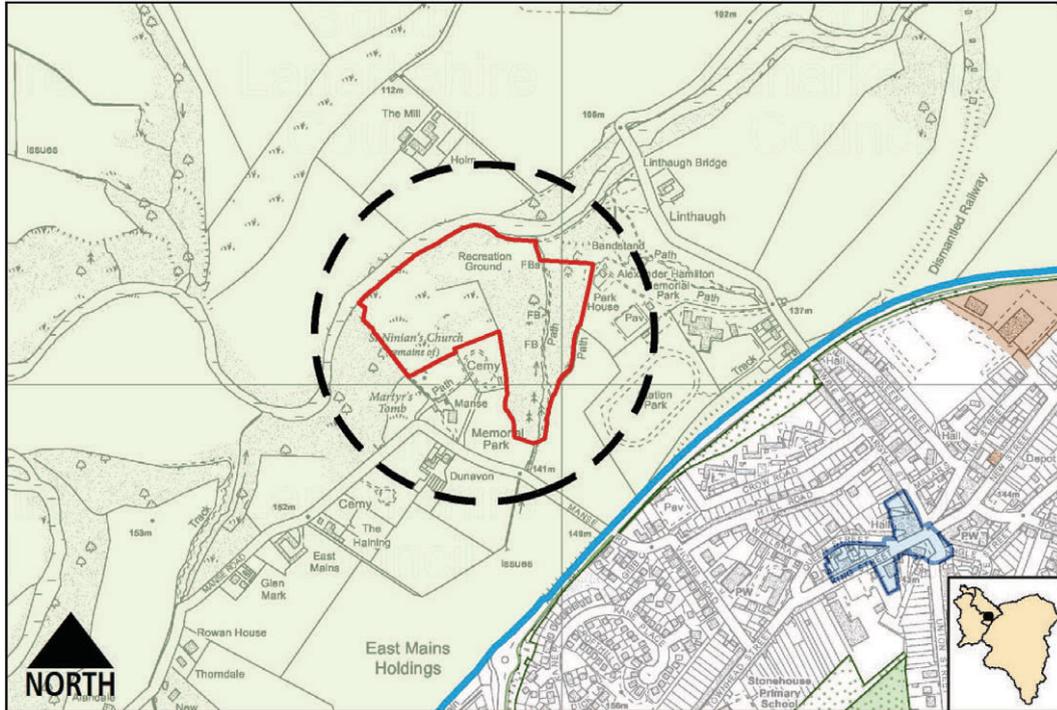
- Neilsland and Earnock, Hamilton



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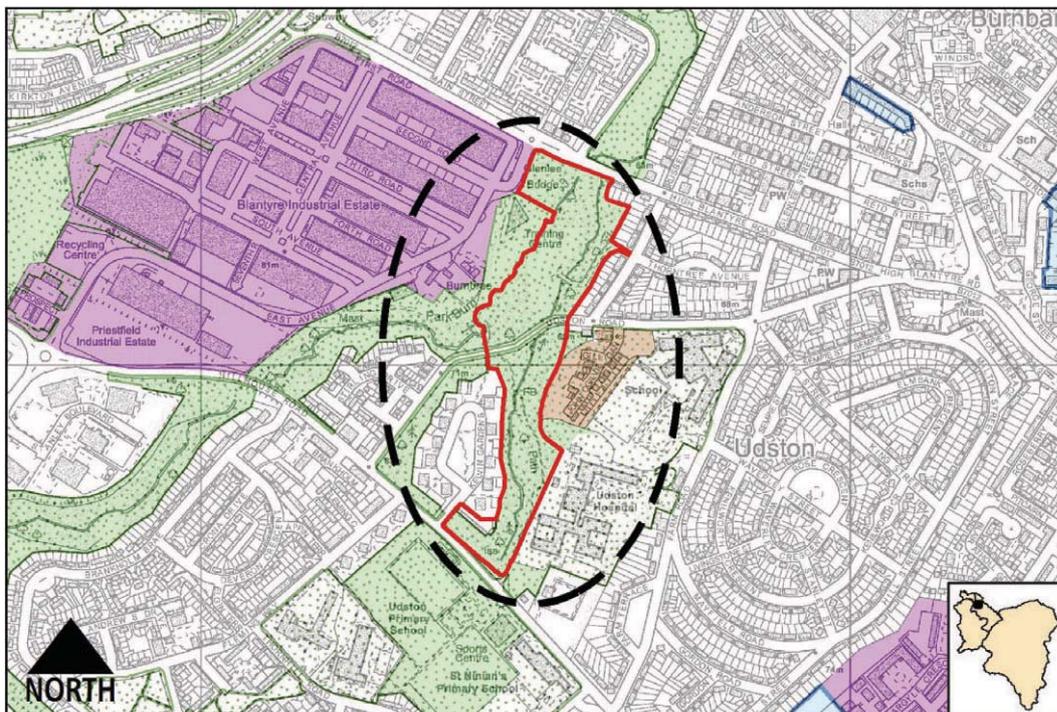
Policy options and alternatives

- Stonehouse Park



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- Udston and Glenlee, Hamilton



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Policy options and alternatives

Preferred option - Local Nature Reserves

The sites shown on the above maps should be designated as Local Nature Reserves as proposed.

Question 17

Preferred option - Local Nature Reserves

- Do you think these sites should be designated as Local Nature Reserves?
- Are there any of the sites that should not be designated?
- Are there any alternative sites that should be considered?

4.37 The alternative is not to designate any local nature reserves.

Alternative option

All the site brought forward should be rejected and no local nature reserves designated.

Question 18

Alternative option - Local Nature Reserves

- Do you prefer the alternative option?
- If so why?

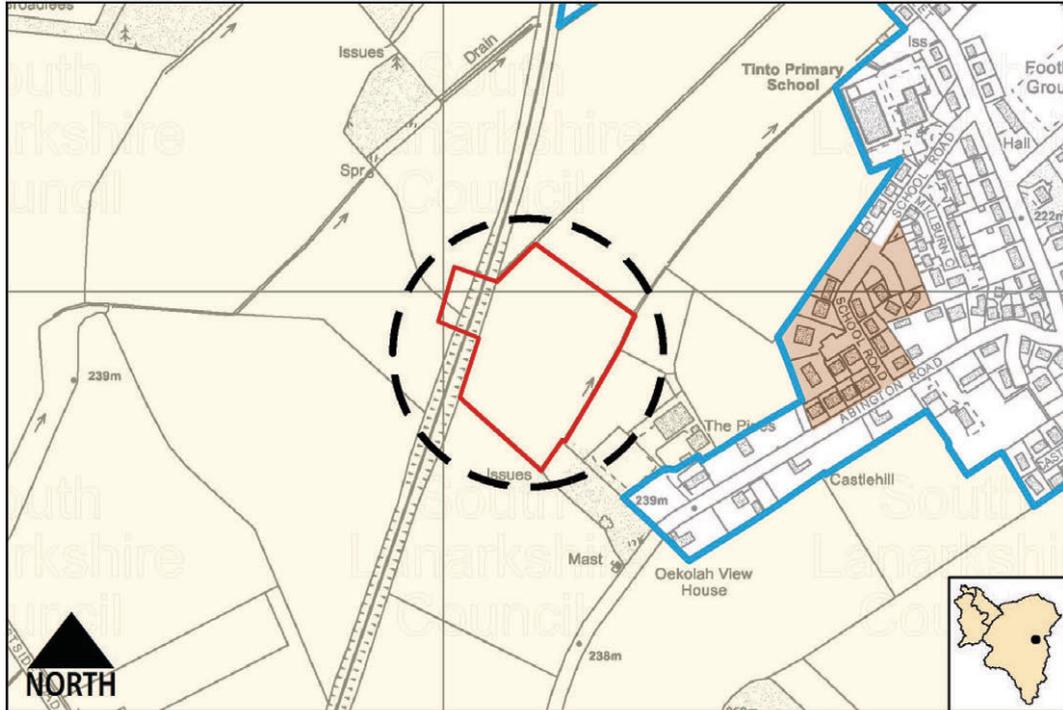
Policy 16 – Travel and Transport.

4.38 Policy LTP 42 of the Council's Local Transport Strategy 2013 - 2023 commits the Authority to lobbying Transport Scotland for investment in new and improved rail services and infrastructure, particularly in respect of long term potential projects (15 years plus). In response the Council has appointed consultants to undertake a Scottish Transport Appraisal Guidance (STAG) assessment of transport issues in the Clydesdale Area of South Lanarkshire. This assessment will include objective setting. This will be followed by option generation, sifting and development, with a view to identifying potential solutions to these transport issues. The STAG process is in four stages and part 2 of the appraisal will specify the timescales, costs and risks associated with these long term projects.

4.39 The STAG will specifically consider the option of opening stations at Symington and Law. In order to ensure these options are not prejudiced the land required to accommodate potential stations in these settlements needs to be protected from development, until the outcome of this process is known. It is therefore considered appropriate to reserve the areas of land at Symington and Law, shown on the plans below, for future rail development.

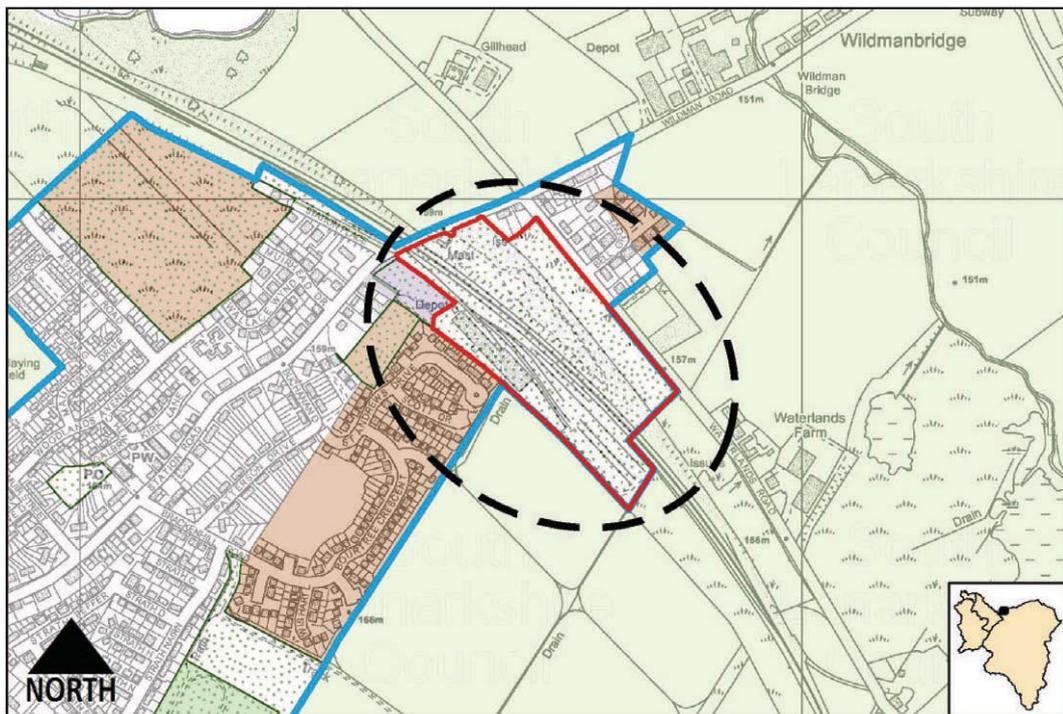
Policy options and alternatives

- Land at Symington



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- Land at Law



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Policy options and alternatives

Preferred option - Travel and Transport

The sites at Law and Symington should be reserved as sites for potential railway stations.

Question 19

Preferred option – Travel and Transport

- Do you think the sites at Symington and Law should be reserved as potential sites for railway stations?
- Are there any alternative sites that should be considered?

4.40 There is no alternative to this proposal since the sites are included in the Local Transport Strategy as reserved sites for future railway stations.

Policy 19 – Renewable Energy

4.41 In June 2014 a revised SPP was published by the Scottish Government which changed the policy context for the preparation of spatial frameworks for onshore wind. This was published after the Examination for LDP 1 had commenced. Due to timing it was too late to incorporate the revised spatial framework for wind energy within the LDP itself. Instead the Reporter recommended that Renewable Energy Supplementary Guidance be prepared which contained the Spatial Framework for wind energy, and also the detailed policy considerations for assessing all proposals for renewable energy developments. This was considered to be an interim measure until the Spatial Framework could be incorporated within the LDP itself. Statutory SG was prepared and adopted in 2016 and is therefore current and up to date. However the Council considers that in order to accord with SPP and more recent advice from Scottish Government, the Spatial Framework for wind energy should be included in the LDP under policy 19. The SG will be updated to reflect this change and also to take cognisance of emerging policy issues such as repowering of wind farms, and any other changes resulting from LDP 2 such as the designation of new settlements.

4.42 The renewable energy policy therefore requires to be amended to incorporate the spatial framework for windfarms which is currently contained within the renewable energy SG and should be included within the text of the local development plan.

Preferred option – Renewable Energy

The preferred option is to revise the wording of Policy 19 Renewable Energy as follows, and include Table 4.4 and Figure 4.1 in the supporting text.

Applications for renewable energy infrastructure developments will be supported subject to an assessment against the principles set out in the 2014 SPP, in particular, the considerations set out at paragraph 169. In addition applications for onshore wind turbine developments, including repowering, of a height to blade tip of 15m or over must accord with the Spatial Framework for Wind Turbines set out in Table 4.4 and shown on Figure 4.1 .

Policy options and alternatives

Statutory supplementary guidance on Renewable Energy (SG 10) provides further detail of the Spatial Framework and sets policy considerations against which all proposals for renewable energy infrastructure developments will be assessed. Proposals should meet the relevant criteria and requirements set out in

- Section 4 Spatial framework for wind energy
- Section 5 Renewable Energy Development
- Section 6 Development Management considerations for the assessment of renewable energy proposals.
- Table 7.1 Assessment Checklist for Renewable Energy Proposals.

All proposals for renewable energy development must also accord with other relevant policies and proposals in the development plan and with supplementary guidance.

Table 4.4 - Spatial Framework for onshore wind.

Group 1: Areas where wind farms will not be acceptable:

National Parks and National Scenic Areas.

Group 2: Areas of significant protection:

Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

National and international designations:

- World Heritage Sites.
- Natura 2000 and Ramsar sites.
- Sites of Special Scientific Interest.
- National Nature Reserves.
- Sites identified in the Inventory of Gardens and Designed Landscapes.
- Sites identified in the Inventory of Historic Battlefields.

Other nationally important mapped environmental interests:

- Areas of wild land as shown on the 2014 Scottish Natural Heritage (SNH) map of wild land areas.
- Carbon rich soils, deep peat and priority peatland habitat.

Community separation for consideration of visual impact:

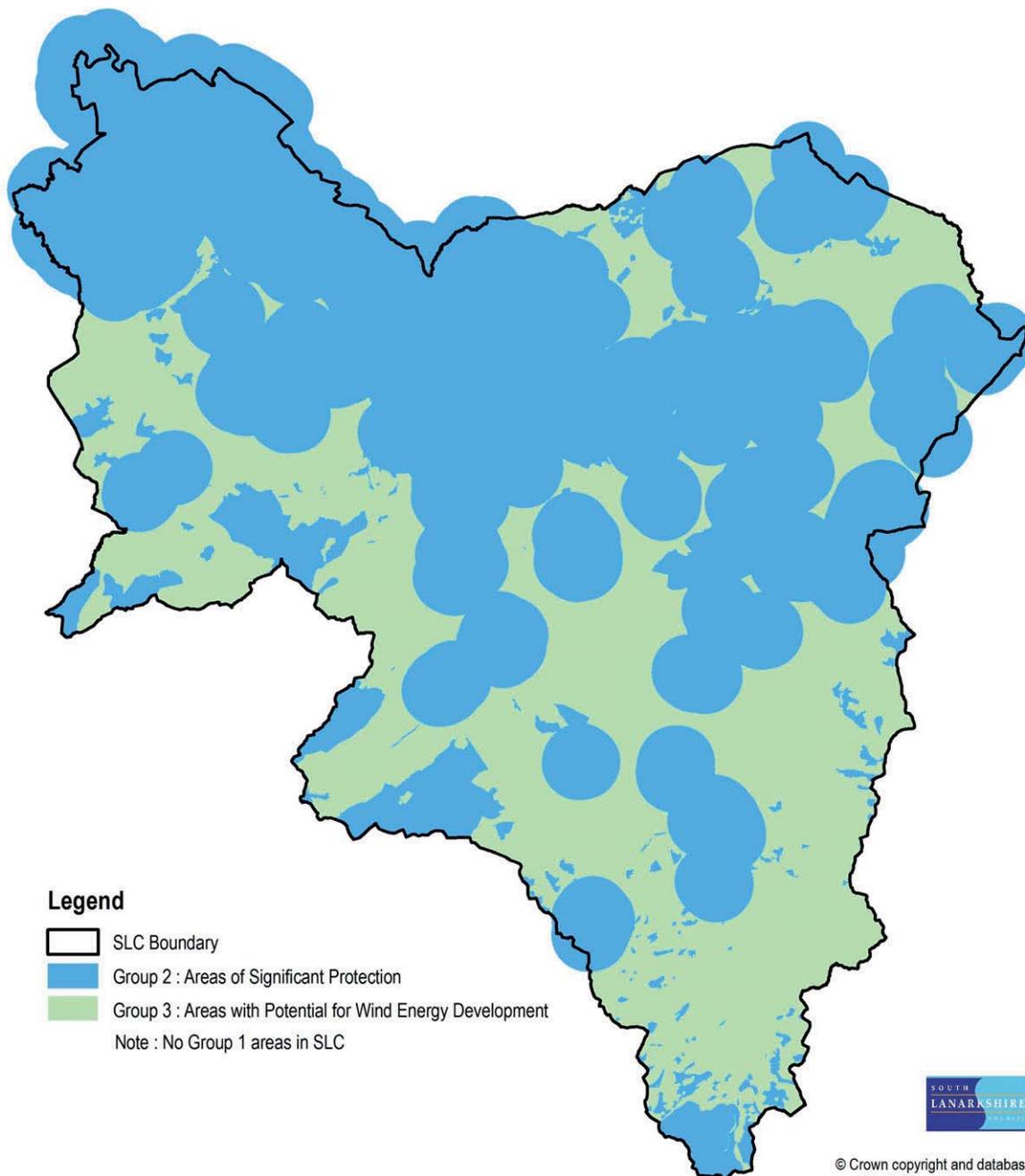
- An area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement.

Policy options and alternatives

Group 3: Areas with potential for wind farm development:

Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria.

Figure 4.1 Spatial framework for wind energy



Policy options and alternatives

Question 20

Preferred option - Renewable Energy

- Do you agree with the preferred option of revised wording of Policy 19, inclusion of Table 4.4 and inclusion of Figure 4.1 within the revised LDP2.
- If not why?

4.43 There is no alternative option to be considered since the Council are statutorily required to include this in the local development plan.

Policy 20 - Minerals Development

4.44 A separate Minerals Local Development Plan has been in force since 2002. However, the plan was developed at a time when there was a thriving coal extraction economy in South Lanarkshire. Since then Scottish Coal has gone into liquidation and the level of activity in the coal sector has declined. Extraction of aggregates and hard rock is still ongoing. It is proposed therefore that the adopted Minerals Local Development Plan (MLDP) be amalgamated into LDP2 with separate statutory Supplementary Guidance on Minerals being produced. This will be prepared alongside the proposed LDP2 and will form part of the suite of statutory Supplementary Guidance (SG) which accompanies the plan.

4.45 SPP directs LDP's to identify "Areas of Search". However, due to the extensive range and geographical location of economically viable mineral resources within South Lanarkshire, it is considered that the whole Council area should, as before, be treated as an "Area of Search". Within this area of search there are sites which are either unsuitable for minerals development, or suitable for only limited minerals development, dependent upon the scale and nature of the impact they have on the environment, the landscape or the amenity of residents.

4.46 South Lanarkshire also has potential reserves of onshore oil and gas (Unconventional Hydrocarbons) that could be exploited through unconventional extractions method. Whilst grouped together under 'Unconventional Hydrocarbons' the various methods of extraction vary greatly with different processes and impacts. The main types of Unconventional Hydrocarbon that may occur in South Lanarkshire are:

- Coal Bed Methane – extraction via drilling into unmined coal seams to release methane.
- Methane Capture – capture of methane present in old coal mine workings
- Shale Gas – extraction of gas from shale reservoirs. This technique normally requires Hydraulic Fracturing.

4.47 Onshore gas extraction is regulated by the Health and Safety Executive and the Oil and Gas Authority (a Government Company with the Secretary of State for Business, Energy and Industrial Strategy being its sole shareholder) which awards Petroleum Exploration Development Licences (PEDLs) in the UK for geographic blocks. Petroleum Exploration Development Licences have been awarded to operators for extensive areas of Scotland to permit prospecting although none have been granted within South Lanarkshire. However, shale and coal associated methane deposits are found throughout South Lanarkshire and the minerals policy should include this as an issue that may be the source of potential future mineral activity.

Policy options and alternatives

Preferred option - Minerals Development

A new policy should be included within the proposed plan as follows.

Policy 20 - Minerals Development

In considering applications for the extraction of minerals, coal bed methane or shale gas, the Council will balance the economic benefit from such development against any potential impacts on the environment and local communities. Any development proposals for the extraction, processing and deposition of minerals or material associated with mineral extraction must be carried out with minimum impact and appropriate mitigation. Applications should have regard to the policies and guidance contained within this local development plan and in particular Policy 15 Natural and Historic Environment and the Hierarchy of Natural and Historic Environmental Designations and meet the requirements set out in the Supplementary Guidance relating to Minerals Development.

Question 21

Preferred option – Minerals Development

- Do you agree with the preferred option of introducing a new policy for minerals and producing statutory supplementary guidance?
- If not why?
- Should the policy include a reference to the extraction of coal bed methane and shale gas?
- If not why?

Alternative option - Minerals Development

The Minerals Local Development Plan remains as a separate document and be refreshed rather than being included within the SLLDP2.

Question 22

Alternative option - Minerals Development

- Do you prefer the alternative option?
- If so why?
- Are there any other options that you would like to consider?

Policy options and alternatives

Other Issues

4.48 There are some additional matters that require consideration. Heat Mapping and Simplified Planning Zones for Town Centres are emerging policy areas that Scottish Government is encouraging local authorities to address. However at this stage further technical work is required before these can be brought forward as policy options. In addition the Council is seeking to address issues with visitor access to New Lanark World Heritage site.

- **Heat Mapping** - This is an emerging issue that will need to be addressed in the proposed plan. Sites that produce significant amounts of heat such as swimming pools, energy from waste plants and some industrial buildings often vent this power source into the atmosphere. Ideally this excess energy could be channelled and used to heat other nearby buildings such as houses, schools, nursing homes and small shop units. The proposals map in the LDP2 will identify, where feasible, the existing and potential locations for heat generation and demand. Some additional technical work will also have to be carried out to consider if and where there is any scope for district heating systems or alternative ways to tap into unused power sources.
- **Simplified Planning Zones for Town Centres** – The Scottish Government is encouraging Councils across Scotland to consider designating Simplified Planning Zones for Town Centres. This could be achieved through a combination of new developments on key and gap sites and through proactive management approaches which encourage a more varied mix of uses. Encouraging new housing opportunities and conversion of upper floors of units would help increase footfall, and therefore the use and demand for town centre services and facilities particularly in the evenings and at the weekends. It may also help improve safety and reduce fear of crime by increasing surveillance and general activity. Further work will be carried out to see if it would be appropriate to relax planning controls in such areas to encourage development and simplify the delivery of new homes. Alongside this objective, options to reduce the numbers of parking spaces required for new residential and other commercial developments will be considered. The Council is committed to improving the town, village and neighbourhood centres across South Lanarkshire to ensure vitality and viability can be maintained or enhanced and will undertake further analysis of the town centres as proposed by the Scottish Government.
- **Access to New Lanark World Heritage Site** - The Council is considering ways of improving visitor access to the New Lanark World Heritage Site. This is at early stages and options will be developed and if an appropriate solution is identified this will be included within the Local Transport Strategy and the Proposed Local Development Plan 2.
- **Local Landscape Designations** - Scottish Natural Heritage and Historic Environment Scotland recently issued draft guidance on local landscape areas (LLA). This contains a number of draft recommendations which may require future amendments to LDP policy 15, Supplementary Guidance 9 and the Technical Report Validating Local landscape Designations 2010.

4.49 Comments on these other issues would be welcomed and these will be taken into consideration in the preparation of the proposed plan.

Minor amendments to wording from LDP1

Minor Amendments to Wording of Policies and Tables from LDP1

Table 1.1

Policy/Table	Amendment
Policy 4	Add criteria for sterilisation of mineral resources. Add reference to 'other emissions' in bullet point 2.
Table 4.1	Amend LDP Schedule of Employment Land Categories to reflect SDP in relation to SEILs.
Policy 9	Amend name of policy to include 'Villages'.
Policy 14	Amend bullet point 4 to clarify requirements for compensatory provision in relation to loss of priority greenspace.
Policy 15	Paragraph 1 to be amended to make clearer reference to the need to consider local biodiversity impacts.
Appendix 1	Update policies and guidance and add proposed minerals policy.
Appendix 3 Development Priorities	Update requirements column to take account of changes since LDP 1.

Potential new development requirements

Potential new development - Requirements

Potential new housing sites

Table 2.1

Location	Estimated Capacity	Requirements
Hallside Cambuslang	80	<ul style="list-style-type: none"> Consider how this site would link into existing housing site. Reassess overall development area to exclude area of land over high powered gas pipeline. Landscape buffer. Transport Statement/Assessment. Improved links to wider walking/cycling network. SuDS. Assessment of schools capacity. Air quality assessment required.
Westwoodhill Recreation Area East Kilbride	65	<ul style="list-style-type: none"> Flood risk assessment. Transport Assessment/Statement required. Footway/paths to be integrated into existing network also to include links through existing housing areas to north of site to allow walking routes to Canberra Primary School. Retain a green network corridor through site to allow connectivity to greenspace to east and west . Air quality assessment required. Replacement of sports pitches if required.
West of Redwood Drive East Kilbride	150	<ul style="list-style-type: none"> Assess if there will be any likely impact on the trunk road need and consult with Transport Scotland. Transport Assessment required. Flood Risk assessment required. Landscape buffer from Southern orbital. Noise Impact Assessment. Air quality assessment required.

Potential new industrial sites

Table 2.2

Location	Size	Requirements
Balgray Road Lesmahagow	2.28 hectares	<ul style="list-style-type: none"> Flood risk assessment. SuDS. Landscape buffer to provide a robust settlement boundary. Assess any development impacts on Coalburn Moss SAC and Clyde Valley Woodlands SAC.

Potential new development requirements

Proposed new Development Framework Sites

Table 2.3

Location	Requirements
Hurlawcreek Road Langlands East Kilbride	<p>Site has planning permission for a community stadium, fitness suite, function suite, access and parking. EK/16/0016 Planning Permission in Principle granted 24 May 2016.</p> <p>The development will be on land currently identified as core industrial and as such that designation will remain until such times as the development is implemented.</p> <p>If the development is not implemented as per the planning consent then the development framework designation will be removed and the site will revert to core industrial use.</p>
Bridge Street/Somervell Street Cambuslang	<p>Mixed use development; the nature, scale and appropriateness of uses to be assessed in the context of all relevant national, Strategic Development Plan and local development plan policies.</p> <ul style="list-style-type: none"> ● A masterplan for the site to be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses. ● Access from Bridge Street with new junction. ● Spine road through the site connecting into residential development site to the west. ● Park and ride for Cambuslang railway station. ● Connection to woodland path at eastern boundary. ● Transport assessment required. ● Flood risk assessment required. ● If retail use is proposed a retail impact assessment will be required. ● Buffer zone to protect riparian zone of River Clyde. ● Ensure green network provision. ● Cycle route to be incorporated into site redevelopment. ● Air quality assessment required.
Carlisle Road/Borland Drive Larkhall	<p>Site has planning permission for commercial/retail development HM/15/0422. Planning Permission in Principle granted 01/11/16.</p> <p>The development will be on land currently identified as core industrial and as such that designation will remain until such times as the development is implemented. If the development is not implemented as per the planning consent then the development framework designation will be removed and the site will revert to core industrial use.</p>
University of West of Scotland Almada Street, Barrack Street Hamilton	<ul style="list-style-type: none"> ● A masterplan for the site to be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses. ● Any proposed development should take account of the proximity to the Grade A listed buildings and their settings. ● Transport assessment required including provision of appropriate car parking. ● Flood risk assessment required. ● Ensure green network provision. ● The potential for local heat networks should be explored. ● Air quality assessment required.
University of West of Scotland, Hamilton International Technology Park	<p>Site has planning permission in principle HM/16/0147 for</p> <ul style="list-style-type: none"> ● New university campus incorporating academic, specialist laboratory support. ● Sports and Office buildings.

Potential new development requirements

	<ul style="list-style-type: none"> • New access roads and car parking. • Student accommodation and students union. • Sports facilities and pitches. <p>In addition the following should be considered:</p> <ul style="list-style-type: none"> • The potential for local heat networks. • Ensure green network provision. • Compensatory planting for the loss of woodland from the site. • Air quality assessment required.
Redwood Crescent East Kilbride	<p>Site has planning permission in principle EK/14/0057 for retail development of a Class 1 superstore, petrol filling station and garden centre.</p> <p>However, should this application not be implemented any new development proposal should be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses. In addition the following will be required:</p> <ul style="list-style-type: none"> • Air quality assessment. • Transport Assessment. • Flood risk assessment required. • Ensure green network provision. • If retail use is proposed a retail impact assessment will be required.
Blairbeth Golf Club Rutherglen	<p>Proposed redevelopment of former golf course comprising 20 hectare parkland/greenspace and 7 hectares of new housing:</p> <ul style="list-style-type: none"> • Identification of sites for 140 housing units. • Creation of new country park. • Creating links to core path and wider network. • Links to existing Cathkin Braes Country Park. • Access Plan required. • Transport Assessment required. • Water Impact Assessment or Flow and Pressure test may be required to assess the impact of the development on the local infrastructure. • Flood risk assessment required. • Air quality assessment required.
St James Centre (north). East Kilbride.	<p>Mixed use development including retail, commercial and business use. Part of the site already has consent for retail and student flats (EK/16/0063).</p> <ul style="list-style-type: none"> • A masterplan for the site to be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses. • If retail use is proposed a retail impact assessment will be required. • Transport Assessment required. • Air quality assessment required.

Potential new development requirements

Proposed new Residential Masterplan Sites

Table 2.4

Location	Requirements
Former DAKS site Carlisle Road Larkhall	<p>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</p> <ul style="list-style-type: none"> ● Ensure green network provision. ● Provision of housing types to accord with SLLDP policies including affordable housing. ● Include a landscape buffer between the proposed housing and industrial area along the southern boundary of the site at Borland Drive. ● Flood risk assessment required. ● SuDS.
Peel Road Thorntonhall	<p>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</p> <ul style="list-style-type: none"> ● Transport assessment. ● Ensure green network provision. ● Provision of housing types to accord with SLLDP policies including affordable housing. ● Flood risk assessment required. ● SuDS. ● Air quality assessment required.
East Overton Strathaven Extension	<p>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</p> <ul style="list-style-type: none"> ● Transport assessment. ● Flood risk assessment required ● SuDS ● Ensure green network provision.
Glassford Road, Strathaven	<p>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</p> <ul style="list-style-type: none"> ● Transport assessment. ● Flood risk assessment required.
East Whitlawburn Cambuslang	<p>A masterplan to be brought forward, the scope of which to be agreed with the Council, to demolish and redevelop housing at East Whitlawburn.</p> <ul style="list-style-type: none"> ● Provision of housing types to accord with SLLDP policies including affordable housing. ● SuDS. ● Ensure green network provision. ● Air quality assessment required.

Potential new development requirements

Proposed settlement boundary amendment

Table 2.5

Location	Requirements
East Nerston	Area between new residential development (EK/15/0258) and current settlement boundary at 164 Glasgow Road to remain as priority open space and green network.

Potential new Local Nature Reserves

Table 2.6

Location	Profile
Backmuir Wood Hamilton	Area of urban woodland (including ancient woodland sites) and watercourses located between Whitehill residential area and industrial /business area at Bothwell Road. Formerly designated as a Site of Importance for Nature Conservation (SINC). Priority greenspace and green network designation in adopted LDP. It is adjacent to 2 local primary schools and a secondary school, so will provide a useful resource for outdoor learning activities. Site covers around 20ha.
Blantyre/Bothwell Uddingston	Extensive wedge of green belt around the course of the River Clyde which separates the communities of Bothwell/Uddingston from Blantyre. Contains SSSI, former SINCS, new urban fringe park at Redlees quarry, and has good existing public access. It is adjacent to a local primary school and a secondary school, so will provide a useful resource for outdoor learning activities. Site covers around 165ha.
Cadzow Glen Hamilton	Urban river valley, in the heart of Hamilton, with good existing public access. Designated as priority greenspace and green network in adopted LDP. It is also within the Conservation Area. It is adjacent to a secondary school, so will provide a useful resource for outdoor learning activities. 2.73ha.
Hamilton Low Parks	Extensive areas of flood plain and wetland associated with River Clyde. Much of the site is covered by SSSI designation, however South Haugh is not within this. The LNR designation will give added protection to this locally important site which is well served by public access. The proposed LNR areas total 120 ha approximately.
Holmhills Cambuslang	Area of priority open space/green network located within Cambuslang adjacent to residential areas and schools. The site was previously reclaimed from vacant/derelict land and had investment in new footpath and woodland creation. It is adjacent to a secondary school, so will provide a useful resource for outdoor learning activities. 9.3 ha approximately.
James Hamilton Loch East Kilbride	Small area of loch/islands of 0.88ha to west of the main loch at James Hamilton Memorial Park, East Kilbride. The site is utilised by waterfowl. It has good public access.
Jock's Burn Carluke	Urban river valley within the town of Carluke. Covered by priority open space/green network designation in adopted LDP. Eastern area possibly affected by development proposal. It is adjacent to two local primary schools, so will provide a useful resource for outdoor learning activities. Site extends to 7.8ha in total.
Millheugh and Greenhall Blantyre	Incised river valley of Rotten Calder running along western edge of settlement of Blantyre. The site is in the green belt and contains SSSI, ancient woodland, former SINCS and TPOs. It includes parkland at Greenhall Estate and has a good system of public access. It is adjacent to a local primary school, so will provide a useful resource for outdoor learning activities. The site covers around 32ha.
Milton Carluke	The site is an area of regenerating vacant/derelict land in the green belt adjacent to Carluke. It is close to Carluke Railway Station with Park and Ride car park. 14.61ha

Potential new development requirements

Mossneuk East Kilbride	The site is a significant area of woodland/open space within the settlement of East Kilbride. It is covered by priority greenspace/green network designation in LDP. It contains a former SINC. It is close to a local primary school and a secondary school, so will provide a useful resource for outdoor learning activities. Site extends to 23ha approximately.
Neilsland and Earnock Hamilton	Two neighbouring urban river valleys within the settlement of Hamilton. Priority greenspace/green network designations in LDP, and contain former SINC and TPOs. Neilsland Park is within the proposed LNR area. It is adjacent to 2 local primary schools, so will provide a useful resource for outdoor learning activities. The two areas total 28ha.
Stonehouse	Area of parkland in the green belt close to Stonehouse. 6.26ha approximately.
Udston and Greenlee Hamilton	Urban river valley within the settlement of Blantyre. Priority greenspace/green network designations in LDP, and contains former SINC and TPO. It is adjacent to a secondary school and close to 3 local primary schools, so will provide a useful resource for outdoor learning activities. 6.37ha approximately.
Westburn Road Cambuslang	Former bing, naturalised, within the settlement of Cambuslang. Priority greenspace/green network designations in LDP, and contains former SINC. May be affected by a future road improvement scheme. It is adjacent to a nursery school, so will provide a useful resource for outdoor learning activities. 3.9ha approximately.

Appendix 3 - Glossary of Terms

Affordable Housing: Housing for households who cannot afford to buy or rent accommodation generally available on the local market.

Brownfield Land: Land which has previously been developed including vacant/derelict land; infill sites; redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is acceptable. A brownfield site should not be presumed suitable for development, especially in Green Belt and rural area.

Effective Housing Land Supply: The part of the established housing land supply that is expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing

Established Housing Land Supply: The total housing land supply - including both constrained and unconstrained sites. This will include the effective housing land supply, plus the remaining capacity of sites under construction; sites with planning consent; sites in adopted local plans; and other land and buildings with agreed potential for housing development.

Green Belt: Policy framework intended to control the growth of built-up areas, the coalescence of settlements, and the encroachment of new development into the countryside.

Greenfield Land: Land which has never been previously developed or used for urban use, or areas of land that have been brought back into active or beneficial use for agriculture or forestry i.e. fully restored derelict land.

Local Housing Strategy (LHS): Section 89 of the Housing (Scotland) Act 2001 requires local authorities to undertake a comprehensive assessment of housing needs and conditions, and to produce strategies to tackle the housing problems in their areas. These strategies should include plans to eradicate fuel poverty. In addition, authorities must have regard to the long-term supply of appropriately trained construction and labour within their areas. Authorities must also ensure that their strategies encourage equal opportunities and in particular the observance of the equal opportunity requirements.

Local Nature Reserve (LNR): Habitats of local significance that contribute to nature conservation and provide opportunities for the public to see, learn about and enjoy wildlife. LNRs are designated by local authorities under section 21 of the National Parks and Access to the Countryside Act 1949.

Local Transport Strategy (LTS): This sets out the Council's vision for transport and the policies it wants to put into action.

Strategic Economic Investment Locations (SEILs): Strategically important economic locations identified in the Strategic Development Plan.

Transport Assessment (TA): An assessment to quantify the effect that a development will have on the surrounding road network. Appropriate improvements or other mitigation measures may be proposed to offset any identified impacts.

Village/Neighbourhood Centres: Small groups of shops, typically comprising a newsagent, small supermarket/general store, sub-post office and other small shops of a local nature.

**South Lanarkshire
Local Development Plan
Main Issues Report**

South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development
Montrose House, 154 Montrose Crescent
Hamilton ML3 6LB
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If you need this information in another language or format, please contact us to discuss how we can best meet your needs.
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