

South Lanarkshire Local Development Plan Main Issues Report



2017



Technical Report 2 Call for Change Site Assessments Supplementary

Additional Sites Assessment

Introduction

As part of the consultation and engagement process for preparation of the Main Issues Report (MIR), the Council invited interested parties to put forward sites they considered should be included in the LDP2. These were assessed and subject to public consultation in Technical Report 2, which accompanied the MIR.

During the consultation period of the MIR (March to May 2017) a further 32 sites were brought forward for consideration. These sites have been assessed in the same way as the initial call for sites received.

If you have any comments to make on these sites can you respond in writing by Friday 4th August 2017 to:

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

Or by email to

localplan@southlanarkshire.gov.uk

Individual Site Assessment Forms

Abbreviations used on forms:

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

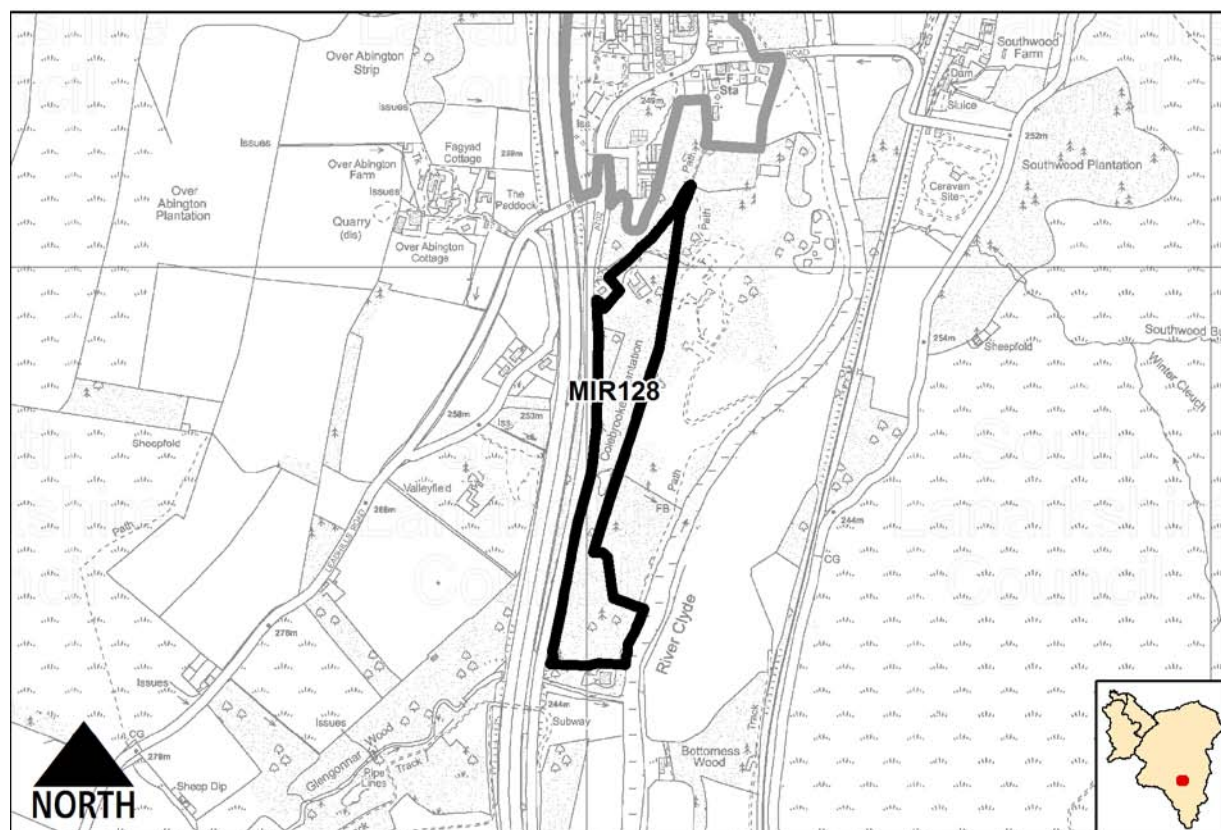
Criteria Used By Scottish Power Energy Networks (SPEN)

Diversion Required – Where SPEN have existing equipment within the proposed site and consideration is needed to the potential re-location of these assets in the future proposal.

Connection Point – Electrical network is in close proximity to the site. Clearly, the final design is only possible with all “Demand / Generation” information. However it’s a reasonable guidance.

Network Upgrade – Where the network may need to be reinforced to supply the proposed site. (Potential developers cost to be reflected).

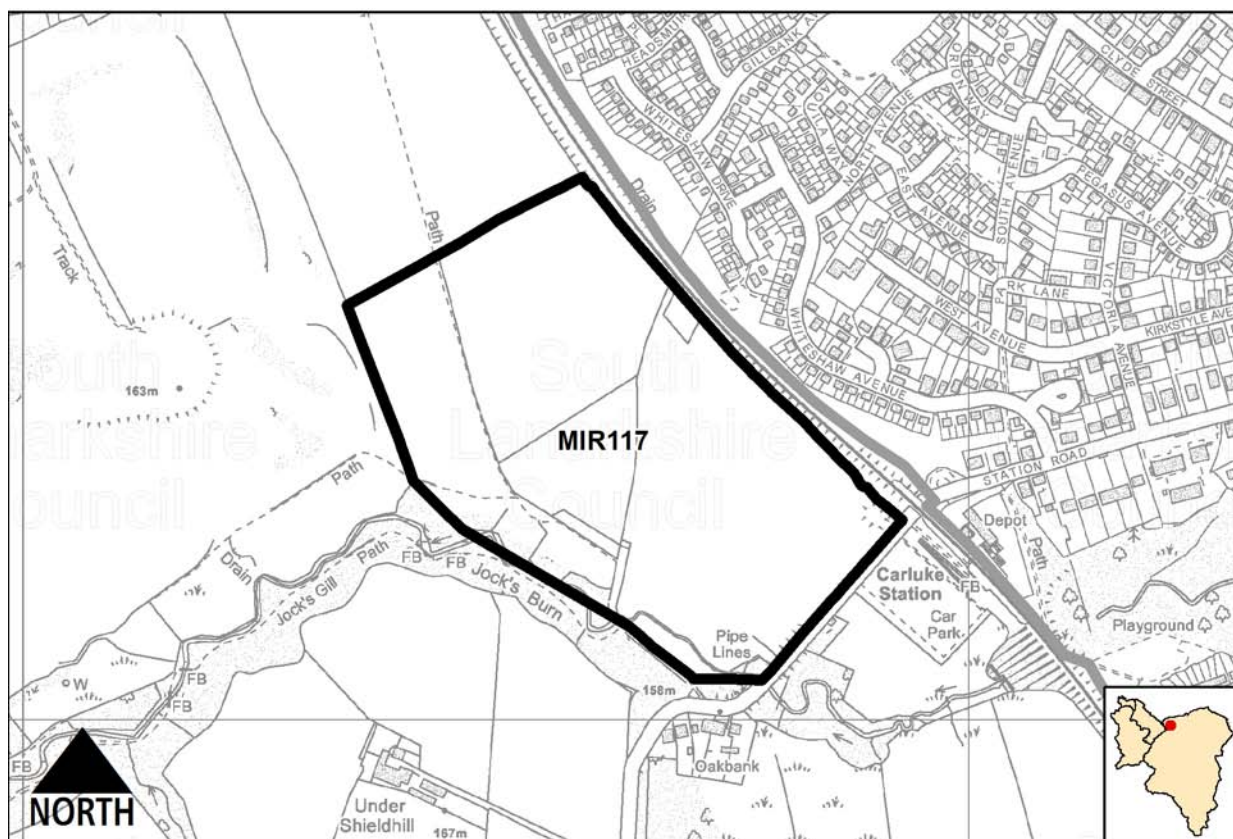
ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM



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Settlement	Abington Clydesdale
Site Reference	MIR128 (part of CL01/001)
Address	Colebrooke plantation, Abington
Site size (hectares)	5.33
Current Use	Mixed of residential, and plantation land
Proposed Use	Housing
No of Units (residential)	Not known – however site could take 50+ units (at 10 units per hectare)
Location	Edge of settlement
Brownfield/Greenfield	Part Greenfield part Brownfield
Settlement Pattern	Would extend built development into the rural area. Disconnected from settlement boundary, woodland separating site. The site is long and narrow and would not result in a logical settlement boundary.
Landscape	Broad Valley Upland – LCA guidance seeks conservation and management of policy woodlands and semi-natural woodlands. This site is an Ancient Woodland Site, would not comply with this guidance.
Natural Heritage	Part of the site falls within an Ancient Woodland. Significant woodland and wetland habitat features. No direct or obvious indirect connectivity with any Natura qualifying interests.
Built Heritage	N/A
Open Space	N/A

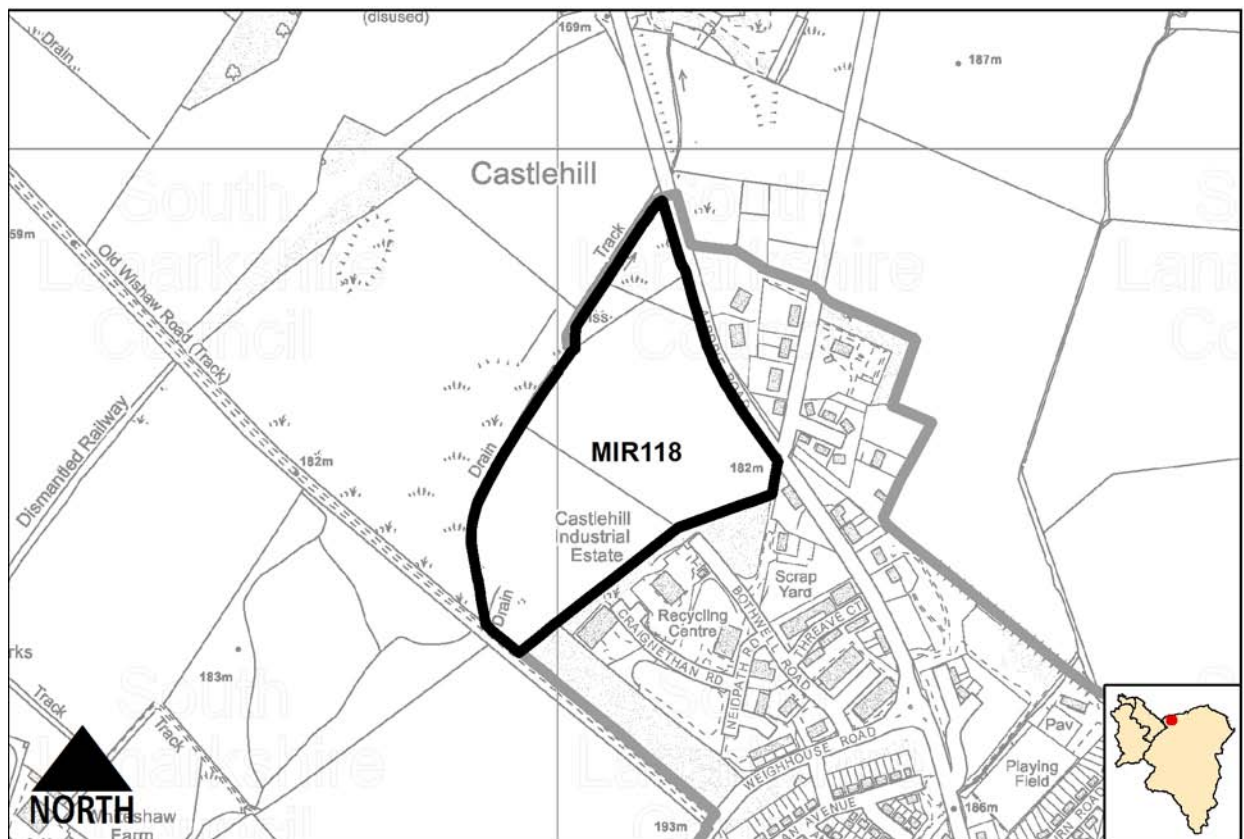
Minerals	N/A
Public Access	Rverside public access - wider access network route CL/5076 Wider network right of way - CL/4919/2. Footway on east side of A702 which would need to be extended to the proposed site. Abington village is around 1km from site
Road Network	Good connectivity Depending on number of housing units there may be a requirement for a TA.
Site Access	No frontage access would be permitted onto A702. Main access would require visibility splays of 2.4 x 215m due to the national speed limit. These may be achievable
Public Transport	500m-1km to bus stop. Lanark railway station ~30km. Sanquar Rail station 30km. Poor public transport
Access to Services	500m-1km from village centre with bus stop, shop and bank. Biggar village ~20km.
Water	Camps WOA currently has capacity.
Sewerage	Abington Main Septic Tank has limited capacity. A growth project would be required to accommodate development
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A small part of this site lies within the 1 in 200 year floodplain. No development within this area. A minor partly culverted watercourse flows through the site and built development over this should be avoided. Flood Risk Assessment required.
Water Environment (SEPA)	Site adjacent to the River Clyde and Glengonnar Water. Pond feature on site with minor watercourse. Site is remote from the sewer but must connect. Appropriate SUDS and buffers to water features also required - presumption against culverting.
Air Quality	N/A
Noise	N/A
Planning History	CL/12/0472 - Demolition and erection of 5 dwellings CL/16/0067 - Section 42 to extend property at south end CL/11/0251 and CL/12/0135 refused. CL/04/0410 Erection of a hut approved.
Other Comments	
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Carluke
Site Reference	MIR117
Address	Station Road
Site size (hectares)	16.67
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	250
Location	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Breaches defensible settlement boundary of the rail line into the Green Belt.
Landscape	Special Landscape Area - Clyde Valley. Urban fringe farmlands - LCA guidelines advise utilising existing landscape features. This development would breach the rail line which currently is the settlement boundary.
Natural Heritage	Proximity to and impact on Jocks Burn corridor (part of Carluke strategic green network). Impinging on SINC / candidate LNCS Semi Natural Woodland/Ancient Woodland bordering site. No direct connectivity with any Natura qualifying interests. Need to consider how the site would be served for foul drainage in case this would involve works within the Clyde Valley Woods SAC /Jock's Gill SSSI/Clyde Valley Woodlands NNR either to put in new infrastructure or upgrade existing.
Built Heritage	N/A

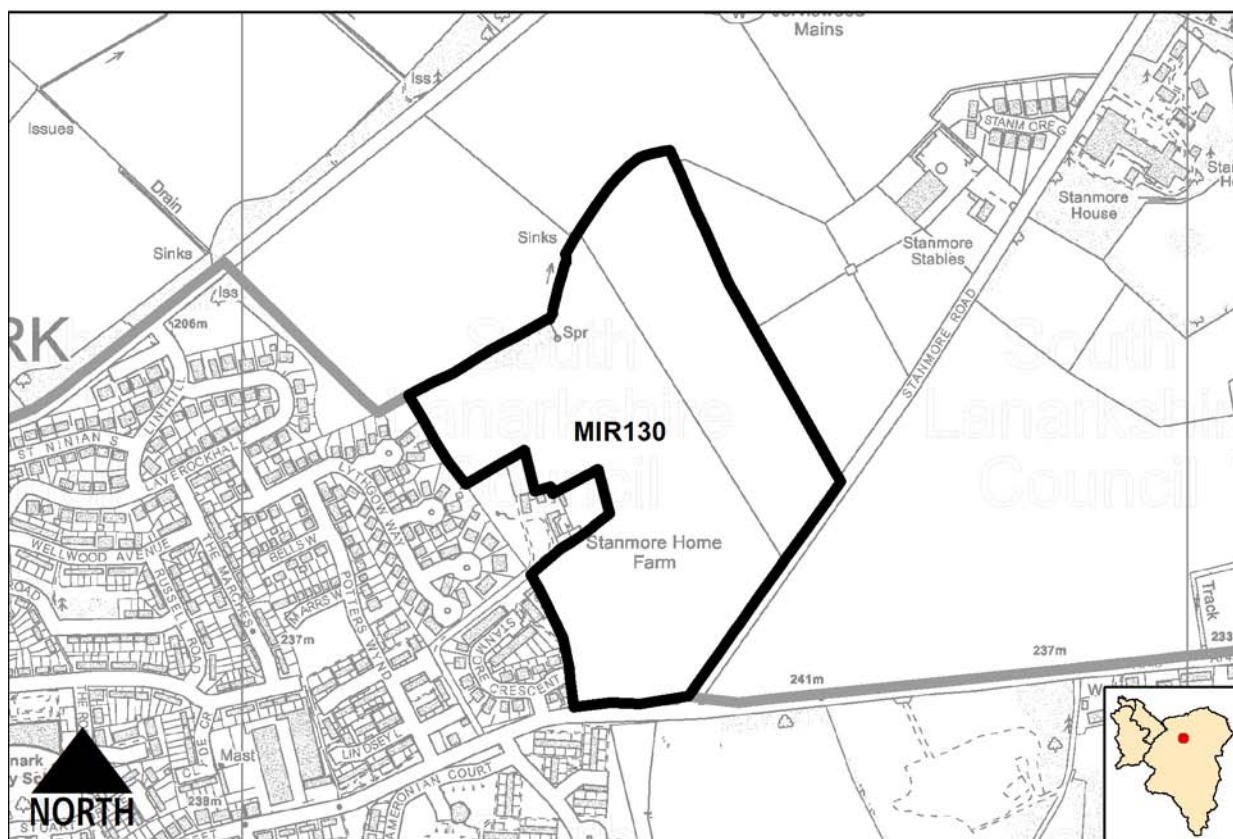
Open Space	
Minerals	Within Coal Authority referral area.
Public Access	Two core paths passing through site CL/3044/1 and CL/3045/1 and wider network path CL/4430/1. Public access is restricted to the north at the railway bridge. To ensure the safety of pedestrians there is a controlled crossing for users of the park and ride.
Road Network	Restricted vehicular access via Station Road railway /road bridge. A TA would be required due to the number of housing units. Station Road is currently a quiet rural road except at peak travel times due to the location of the park and ride. Traffic from the proposed site would likely utilise residential roads when heading to Horsely Brae.
Site Access	Access onto Station Road is only option. There are currently no footways.
Public Transport	Proximity to Carluke Park and Ride - Carluke Train Station within 500m to 1km. No bus stops within 400m
Access to Services	Carluke Town Centre 800 to 1.3km Less than 1 km to nearest primary school.
Water	Camps and Daer WOA currently has capacity.
Sewerage	Mauldslie currently has limited capacity and a growth project may be required.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A small part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A minor watercourse flows along the site boundary which could represent a potential flood risk. Flood Risk Assessment required.
Water Environment (SEPA)	Foul to sewer, appropriate SUDS and buffer to watercourse required - presumption against culverting.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	Power diversion required. Upgrade and additional power equipment also required.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Carlisle
Site Reference	MIR118
Address	Airdrie Road
Site size (hectares)	7.40
Current Use	Zoned for Industrial currently used for agriculture
Proposed Use	Residential
No of Units (residential)	170
Location	Within settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Within settlement, located on edge adjacent to industrial land. This numbers of homes at this location would create a community remote from main town centre and other residential areas.
Landscape	Upper Fringe Farmland landscape - already within settlement boundary
Natural Heritage	No known significant Natural Heritage sensitivities. No direct or obvious indirect connectivity with any Natura qualifying interests.
Built Heritage	N/A
Open Space	
Minerals	. Within Coal Authority referral area.
Public Access	Core Paths and wider access network routes run along the boundaries of site CL4041 & Old Wishaw Rd CL/3043/1 and CL/3041/1.
Road Network	A TA would be required, however, there are capacity issues at several junctions within Carlisle. A footway link

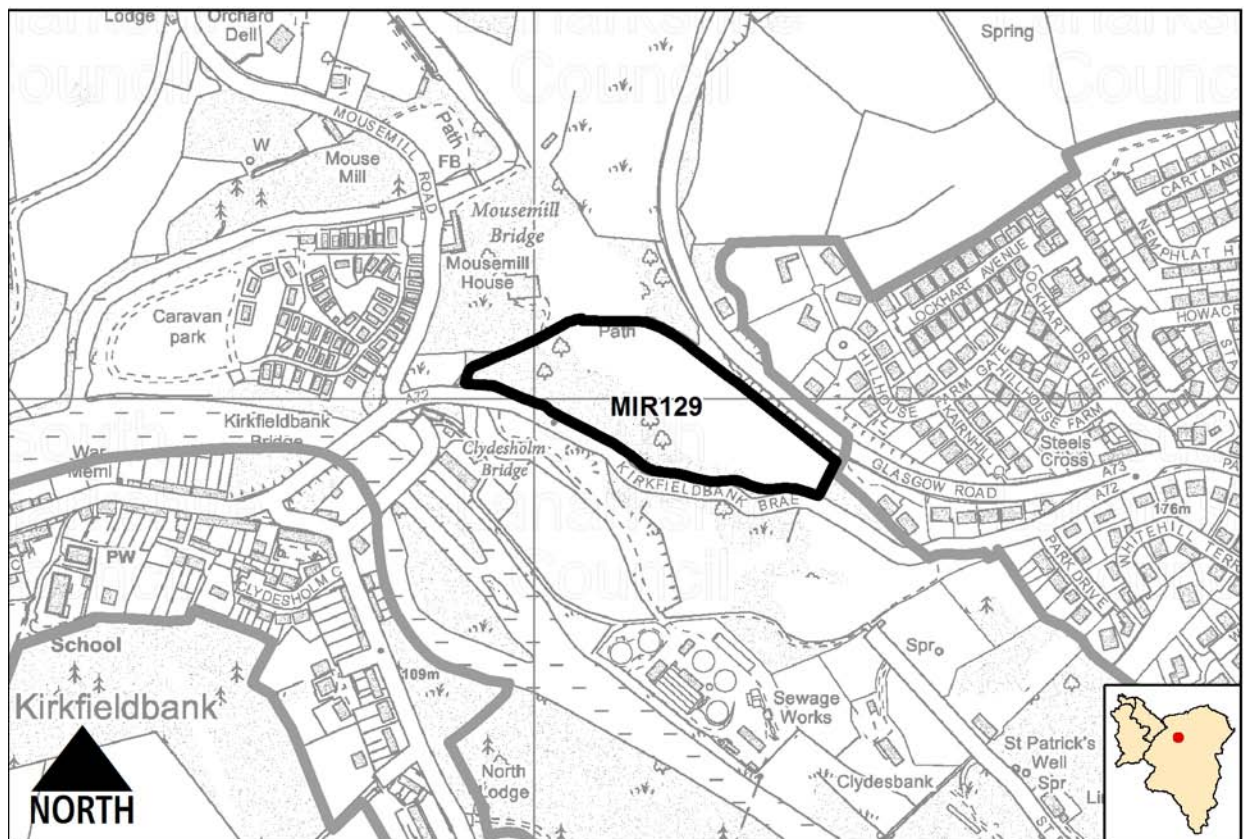
	southwards towards Carluke on the west side of Airdrie Road appears unachievable
Site Access	Access through existing industrial area which would not be suitable for housing access. Direct access from Airdrie Road may be achievable subject to achieving appropriate sight lines. Currently subject to a national speed limit
Public Transport	Carluke Train Station over 2km. Carluke Bus Stop 370m
Access to Services	Local services available. Pedestrians would need to cross at a future controlled crossing point to gain access to Carluke
Water	Camps and Daer WOA currently has capacity.
Sewerage	Mauldslie currently has limited capacity and a growth project may be required.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Foul to sewer, appropriate SUDS and buffer to watercourse required - presumption against culverting.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Lanark
Site Reference	MIR130 (part of CL38/001)
Address	Stanmore Road, Lanark
Site size (hectares)	13.19
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	60
Location	Edge of Settlement
Brownfield/Greenfield	Greenfield.
Settlement Pattern	Adjacent to settlement boundary, site would not provide a defensible settlement boundary. An appropriate layout and design would be difficult to achieve given the topography.
Landscape	Rolling Farmland landscape type where LCA guidelines aim to conserve rural character: as such developments should be small scale. Developments which require medium to large scale modifications to topography should be avoided. This site is large scale with undulating topography where a suitable design would be difficult to achieve.
Natural Heritage	Rural landscape features - hedgerows and trees, possible wetland features. No obvious direct connectivity with any Natura qualifying interests. Need to consider how the site would be served for foul drainage in case this would involve works within the Clyde Valley Woods SAC / Cleghorn Glen SSSI / Clyde Valley Woodlands NNR either to put in new infrastructure (as happened for a development to the NE of this site CL/11/0409 through application CL/14/0153) or

	upgrade existing.
Built Heritage	Part of the site is within the WOSAS trigger zone - there may be potential for archaeological remains/issues.
Open Space	N/A
Minerals	N/A
Public Access	Footway on north side of St. Leonard Street
Road Network	Good connectivity to classified road network. TA would not be required for 60 units, however, there are known junctions that are at or over capacity at peak times..
Site Access	Site access would need to be from Stanmore Road. The junction onto St. Leonard Street is currently a priority junction with Stop sign. This is due to poor visibility. Traffic signals may be required. The site would require at least 2 points of access.
Public Transport	Bus stop 250m-850m. Lanark Train Station 1.2-1.8km
Access to Services	Lanark is within reasonable walking distance
Water	Camps and Daer WOA currently has capacity.
Sewerage	Lanark currently has capacity.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted. Potential groundwater flooding issue also identified which would need to be subject to further site investigation.
Water Environment (SEPA)	Foul to sewer and appropriate SUDS required. Small water feature including a spring shown to be on site - buffer to this required and there is a presumption against culverting.
Air Quality	This is on the edge of the Lanark AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	None
Other Comments	
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

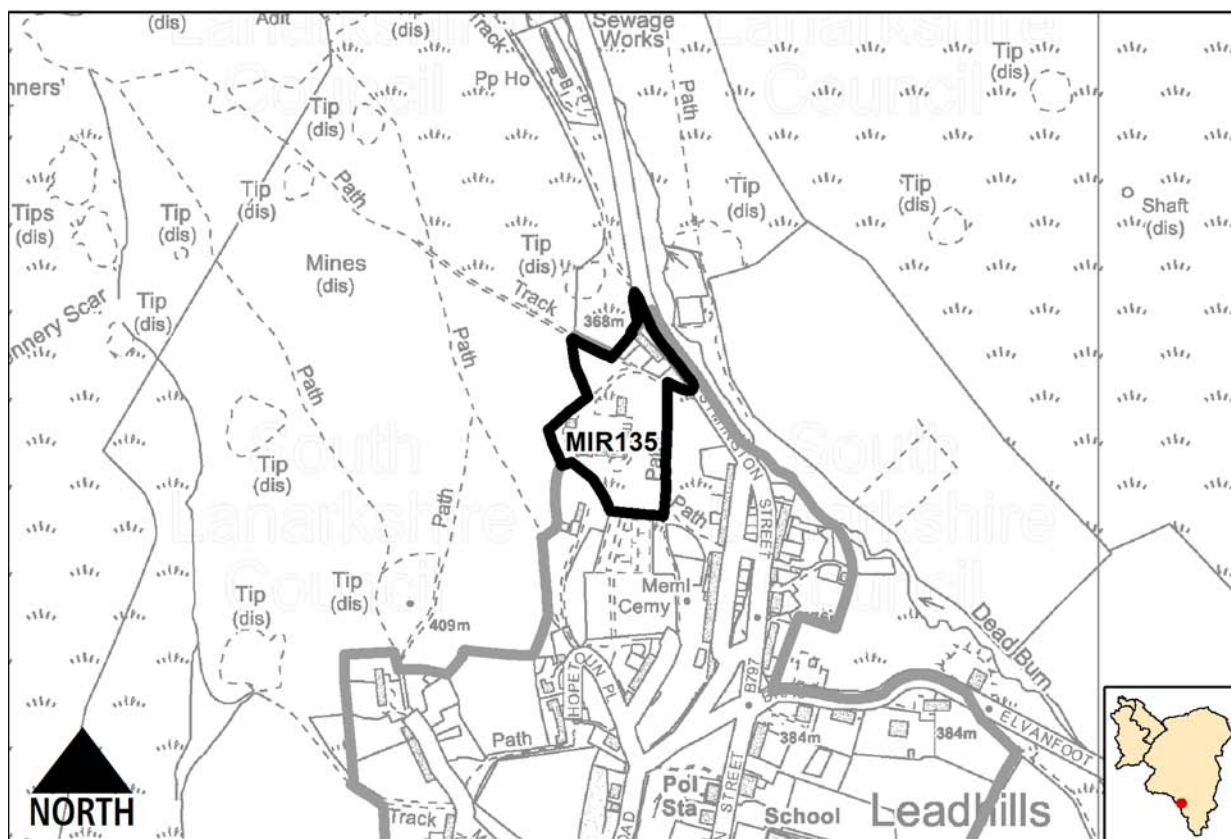


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Settlement	Lanark
Site Reference	MIR129
Address	Old Bridgend
Site size (hectares)	2.78
Current Use	Open space/agriculture
Proposed Use	Residential
No of Units (residential)	12
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Adjacent to settlement boundary, could provide an extension to dwellings fronting Glasgow Road, extending and mirroring development adjacent and opposite. Further investigations are required given topography to establish if site is accessible and if an appropriate design could be achieved.
Landscape	Special Landscape Area - Clyde Valley. Incised River Valley – LCA guidelines recommend retaining existing woodland and the use of new woodlands to integrate and screening development on valley sides and discourages further incremental residential development. Given the site levels careful mitigation and design will be required to avoid adverse visual impact. Site is visible from within the valley.
Natural Heritage	Half of site occupied by mature broadleaf woodland (identified as native woodland). Trees on southern part of site should be retained. No direct or obvious indirect connectivity with any Natura qualifying interests.
Built Heritage	N/A

Open Space	N/A
Minerals	N/A
Public Access	Wider Network CL/5972/1. Footway on north side of A72.
Road Network	A72 is main Clyde Valley route. At this location the road is subject to a 40mph speed limit. A TA would be required.
Site Access	Poor. Visibility appears difficult to achieve and access to site may be challenging due to slope.
Public Transport	Poor. Bus stops >400m Lanark Train station 1.5km
Access to Services	Nearest village is Kirkfieldbank.
Water	Camps and Daer WOA/Coulter WOA currently has capacity. There is a 3" Cast Iron Distribution main within the footprint of the site, the developer is advised to contact Asset Impact team to determine exact location and necessary stand off/access distances.
Sewerage	Lanark currently has capacity.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Site remote from sewer but must connect - may require pumping. Appropriate SUDS also required.
Air Quality	This is on the edge of the Lanark AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	
Other Comments	Applicant would need to prove that access is achievable.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

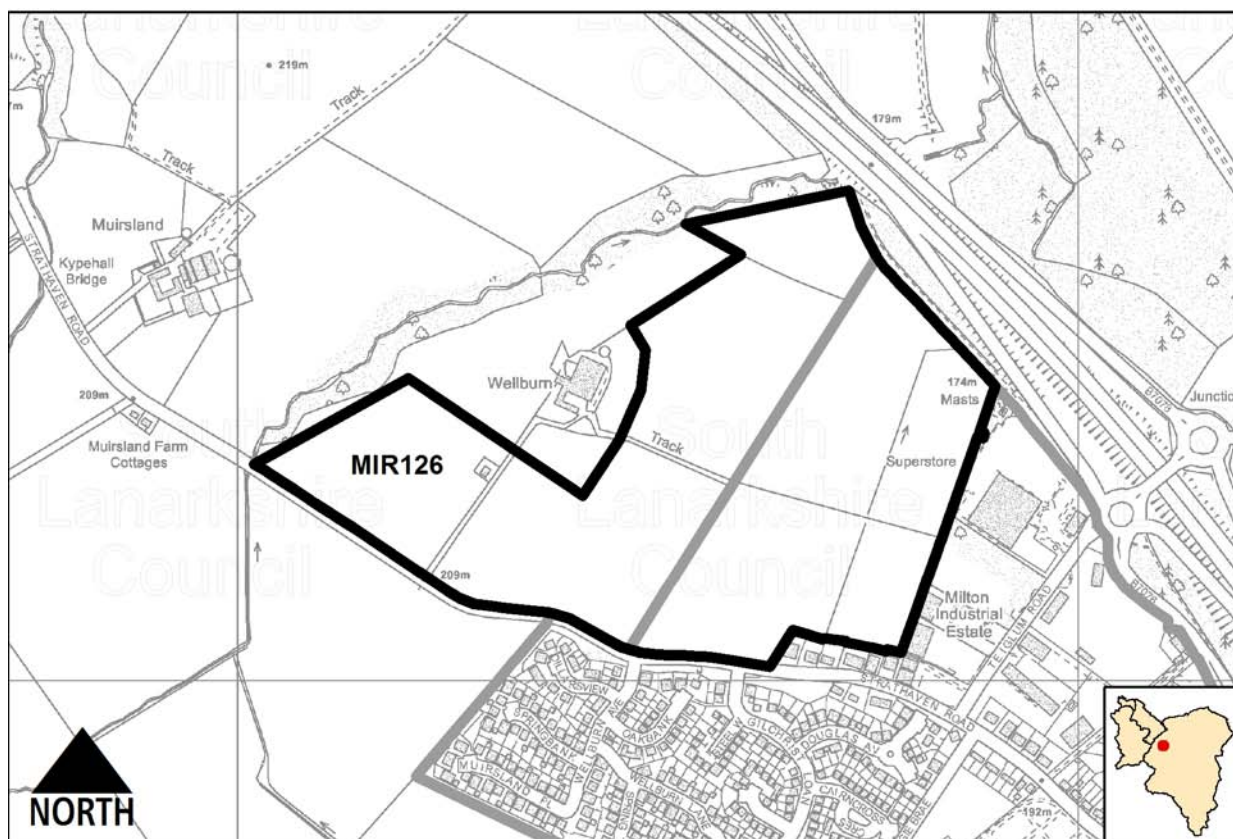
Minerals	Within Coal Authority referral area.
Public Access	Core paths running along boundary of site CL/3008/2, CL/3009/1
Road Network	Access to the wider road network is potentially via a number of residential streets, some of which appear suitable and some of which are not. TA required. Concerns about capacity at Garrion Bridge (Brownlee Road/Horsely Brae junction). Currently near, or at capacity.
Site Access	Phase 1 would add to the existing housing development and therefore a minimum of 2 access points are required. There would appear to be a number of potential access points from road heads, however, the sustainability of the existing road network, and in particular the junction with Station Road, will need to be tested to ensure that they can cope with the additional generated traffic volumes.
Public Transport	Majority of site < 400m to bus stop. Carluke railway station 5200m.
Access to Services	Law Village Centre generally within 400m. Location of potential future railway station still to be confirmed.
Water	Camps and Daer WOA currently has capacity
Sewerage	Mauldslie currently has limited capacity and a growth project may be required.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Foul to sewer, appropriate SUDS and buffer to watercourse required - presumption against culverting.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	Power diversion required. Upgrade and additional power equipment also required.
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Leadhills
Site Reference	MIR135
Address	Symington Street
Site size (hectares)	1.20
Current Use	General urban
Proposed Use	Designate as industrial use
No of Units (residential)	N/A
Location	Within settlement
Brownfield/Greenfield	Brownfield
Settlement Pattern	Within settlement and was previously allocated as industrial land. The boundaries of site submitted include 2 private dwelling houses and fail to include access to the site. This should be amended to provide a logical and workable designation. The site currently has buildings on site and appears to include a working business.
Landscape	The site as existing has buildings which are well screening by local topography. This may limit future expansion of site.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests.
Built Heritage	Within Conservation Area - possible archaeological interest The proposed site currently lies partially within the scheduled area of Leadhills, remains of lead mining and smelting (SM 5817). In order to avoid adverse direct impacts on the scheduled area, we recommend that if the site is taken forward, the boundaries should be amended to exclude the scheduled area. Development outwith the scheduled area

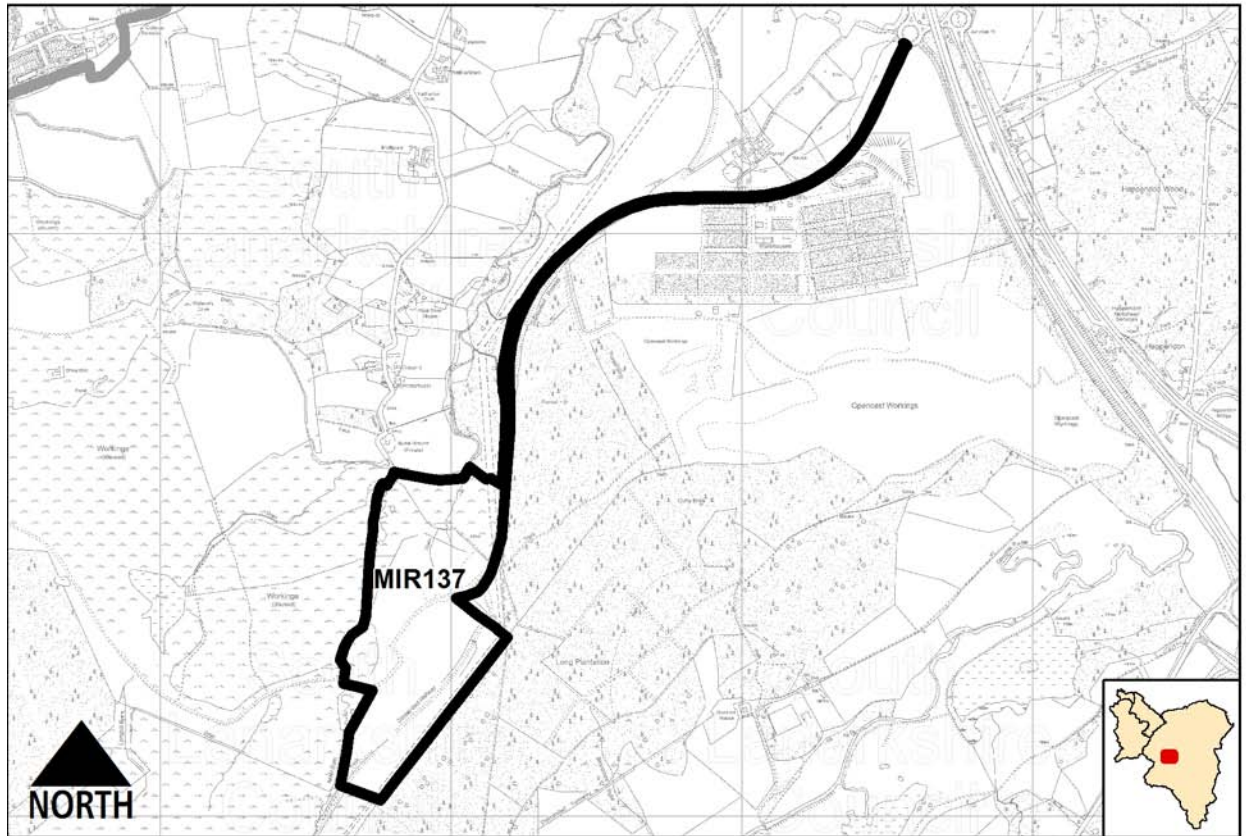
	and towards the main road is unlikely to significantly impact on the setting of the monument.
Open Space	N/A
Minerals	Possible contamination from previous uses
Public Access	No core paths affected.
Road Network	Minor roads remote from main road network.
Site Access	Site does not include an access point.
Public Transport	Infrequent rural bus service to Lanark.
Access to Services	Local village services available.
Water	Daer WTW currently has capacity.
Sewerage	Leadhills STW currently has capacity
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	Fluvial - adjacent to 1 in 200 flood outline. A minor watercourse flows adjacent to site. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Foul to sewer, appropriate SUDS.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	Power diversion required. The current General Urban designation of this site would not preclude development of small scale business uses which do not have an adverse impact on the amenity and character of the area.
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Lesmahagow
Site Reference	MIR126
Address	Wellburn Farm
Site size (hectares)	25.30
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	750+ units (at 30 units per hectare)
Location	Within settlement/settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Extends current housing site boundary, the submitted site has an unusual boundary around farm steading which would be incongruous and not defensible. The inclusion of this land would put development pressure on adjacent land and result in housing on extreme edge of settlement which is remote from the town centre.
Landscape	Within Clyde Valley SLA. Plateau Farmland - LCA guidelines seek increased tree cover, and to ensure that proposals for settlement expansions are designed to make best use of topographic screening. This site would be visible from adjoining areas.
Natural Heritage	Adjacent to native woodland burn corridor - identified as 'mature wet woodland' No direct or obvious indirect connectivity with any Natura qualifying interests.
Built Heritage	N/A
Open Space	N/A
Minerals	N/A

Public Access	CL/55/91 Wider Network Path
Road Network	Good connectivity to classified network
Site Access	A second access is required if whole site is to be developed.
Public Transport	Bus Stop 700m-1.3km. Larkhall train Station 12.6km
Access to Services	Lesmahagow village centre 1.8km
Water	Camps WTW currently has capacity.
Sewerage	Lesmahagow WwTW currently has limited capacity and a growth project may be required to accommodate the development. The 5 growth criteria will be required to initiate the project.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Teiglum Burn adjacent to the site and small watercourse runs through site. Foul to sewer, appropriate SUDS and buffer to watercourses required - presumption against culverting. Water features may limit developable extent of the site.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	Power diversion required. Upgrade and additional power equipment also required.
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

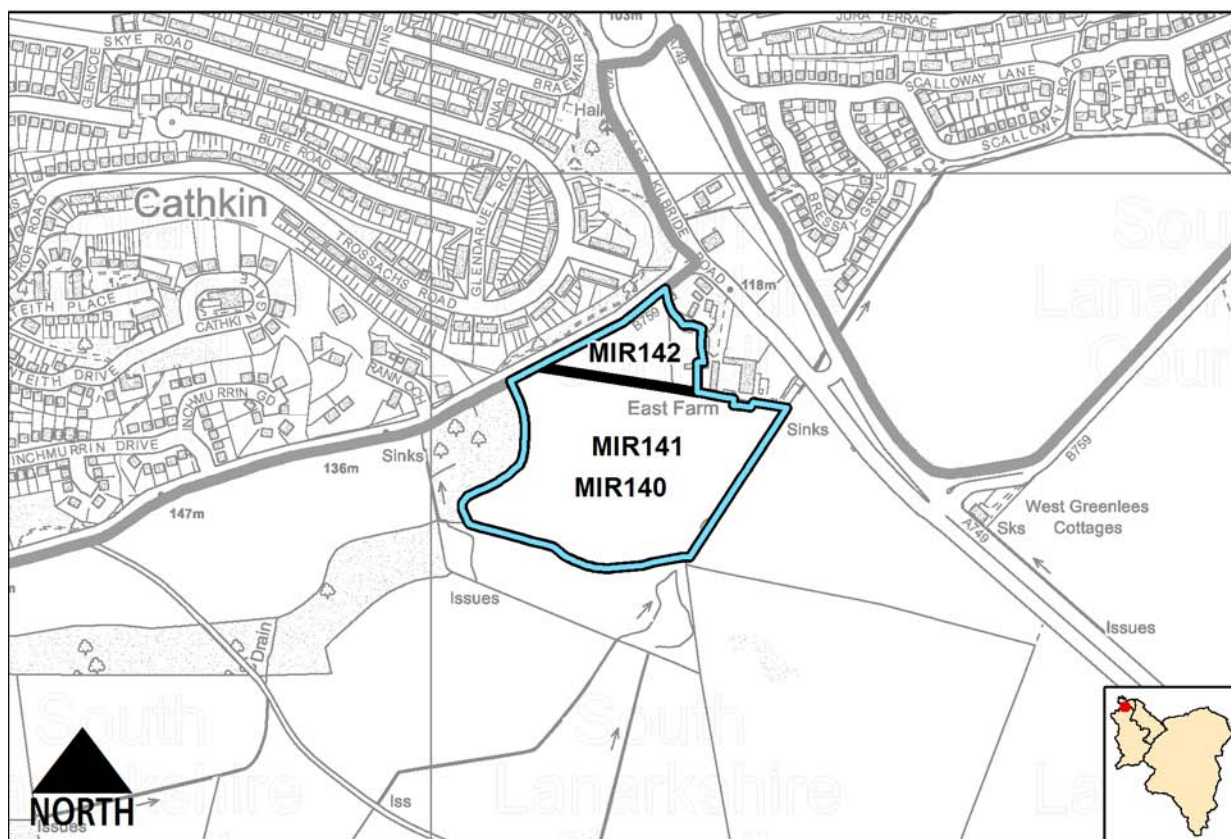


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Settlement	Clydesdale Rural
Site Reference	MIR137
Address	Poneil
Site size (hectares)	45.01
Current Use	Former opencast compound
Proposed Use	Industrial (extension to Poneil SEIL)
No of Units (residential)	N/A
Location	Isolated
Brownfield/Greenfield	Brownfield
Settlement Pattern	Not related to settlement - near to existing commercial storage and distribution area at Poneil.
Landscape	Further incremental industrialisation of rural landscape and potential for visual impact.
Natural Heritage	Proximity to Poneil Burn corridor - biodiversity value and wetland features. No direct or obvious indirect connectivity with any Natura qualifying interests.
Built Heritage	N/A
Open Space	N/A
Minerals	Within Coal Authority referral area.
Public Access	Core Paths and aspirational Core Paths close to site.
Road Network	Very close to M74. Site would be suitable for an extension subject to TA
Site Access	Site is accessed from dumbbell roundabout.
Public Transport	Bus stop 4.5-5km. Train station Larkhall over 20km Poor no rail or bus routes nearby.
Access to Services	Poor - no local services.

Water	Camps WTW currently has capacity.
Sewerage	Not within a current catchment
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Numerous watercourses in and adjacent to the site (Poniel Water and Alder Burn). Given previous use further site investigation may be required. Site remote from sewer which may limit potential uses - if extension to SEIL is for similar usage as existing site it is unlikely to raise significant issues. Developable footprint may be restricted by presence of water features.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	Power diversion required. Upgrade and additional power equipment also required.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

Site Access	Although no specific housing numbers the site would require at least 2 access points onto Westburn/ Calder Road
Public Transport	There is a rail station at Newton.
Access to Services	Poor. Masterplan for Newton CGA should deliver an element of retail.
Water	Camps and Daer WOA currently has capacity.
Sewerage	Daldowie WwTW - Dependant on the size of the development a growth project may be required to serve the development.
SLC Flooding	A flood risk assessment will be required to identify the extent and level of flooding at this location. This information should be able to help inform the potential extent of development on this site.
Flood Risk (SEPA)	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Rotten Calder Water adjacent to the site. Site remote from sewer but must connect. Appropriate SUDS and buffer to watercourse also required.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	Power diversion required. Upgrade and additional power equipment also required. High pressure gas pipeline runs north/south through site.
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Rutherglen
Site Reference	MIR141
Address	East Farm Site 1
Site size (hectares)	4.85
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	145 (at 30 units per hectare)
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site opposite existing settlement boundary encroaching into greenbelt area and agricultural land. Settlement boundary at this location is well defined by Cathkin Road.
Landscape	Urban fringe farmland - substantial tree belt along boundary with Cathkin Road.
Natural Heritage	Adjacent to and possible impact on woodland areas. Water courses and possible wetland areas within site. No direct or obvious indirect connectivity with any Natura qualifying interests. Ecological surveys required.
Built Heritage	N/A
Open Space	N/A
Minerals	Within coal mining low risk area
Public Access	No footway connections
Road Network	TA would be required. Visibility should be achievable as the Cathkin Road is subject to a 40mph speed limit. A footway/ cycleway should be included in any future proposal.
Site Access	The site would be limited to 200 units as it appears only one

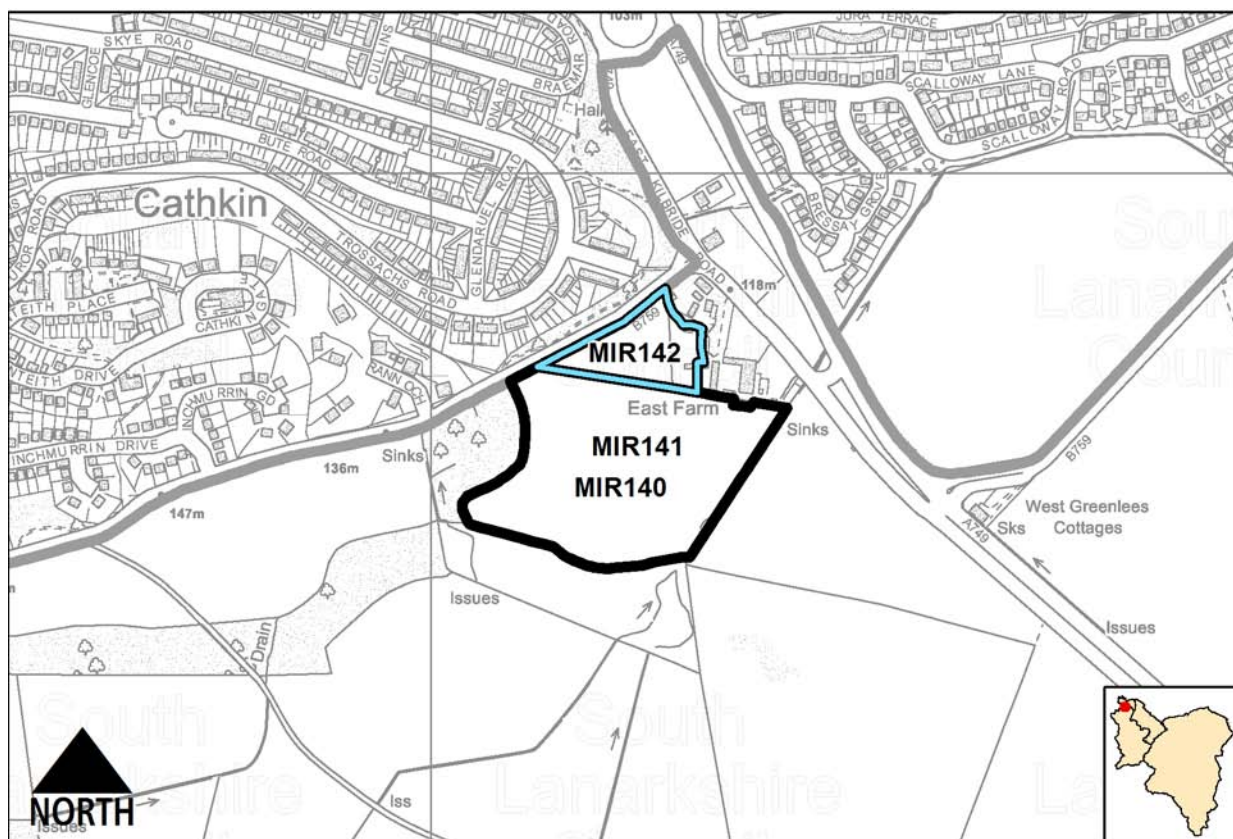
	access can be achieved
Public Transport	No direct link although there is a good bus service on A749 into Glasgow/ East Kilbride
Access to Services	Poor
Water	Daer WTW currently has capacity.
Sewerage	Shieldhall WwTW, currently has capacity to accommodate development however should all development be realised a growth project may be required
SLC Flooding	This site lies within the extents of the Cathkin Braes Flood Study Area. Early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area and potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Site remote from sewer but must connect, appropriate SUDS and buffer to watercourse required - presumption against culverting.
Air Quality	This is close to the AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	
Other Comments	
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Rutherglen
Site Reference	MIR140
Address	East Farm Site 2
Site size (hectares)	4.04
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	121 (at 30 units per hectare)
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site opposite existing settlement boundary encroaching into greenbelt area and agricultural land. Settlement boundary at this location is well defined by Cathkin Road.
Landscape	Urban fringe farmland- substantial tree belt along boundary with Cathkin Road.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests. Improved pasture. Ecological surveys required.
Built Heritage	N/A
Open Space	N/A
Minerals	Within coal mining low risk area
Public Access	No footway connections
Road Network	TA would be required. Visibility should be achievable as the Cathkin Road is subject to a 40mph speed limit. A footway/ cycleway should be included in any future proposal.
Site Access	The site would be limited to 200 units as it appears only one access can be achieved

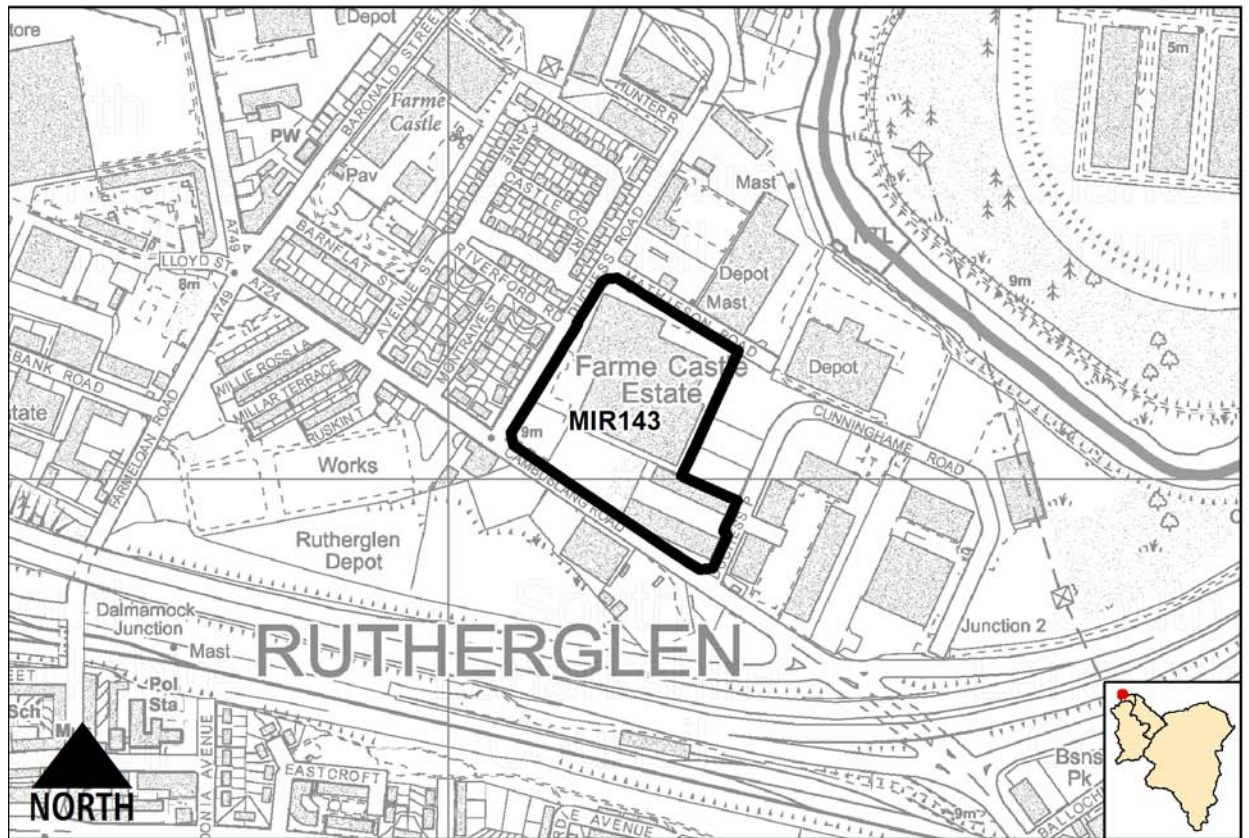
Public Transport	No direct link although there is a good bus service on A749 into Glasgow/ East Kilbride
Access to Services	Poor
Water	Daer WTW currently has capacity.
Sewerage	Shieldhall WwTW, currently has capacity to accommodate development however should all development be realised a growth project may be required
SLC Flooding	This site lies within the extents of the Cathkin Braes Flood Study Area. Early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area and potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Site remote from sewer but must connect, appropriate SUDS and buffer to watercourse required - presumption against culverting.
Air Quality	This is close to the AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	
Other Comments	
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Rutherglen
Site Reference	MIR142
Address	East Farm Site 3
Site size (hectares)	0.81
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	24 (at 30 units per hectare)
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site opposite existing settlement boundary encroaching into greenbelt area and agricultural land. Settlement boundary at this location is well defined by Cathkin Road.
Landscape	Urban farm fringeland - substantial tree belt along boundary with Cathkin Road.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests. Improved pasture. Ecological surveys required.
Built Heritage	N/A
Open Space	N/A
Minerals	Within coal mining low risk area.
Public Access	No footway connections
Road Network	Visibility should be achievable as Cathkin Road is subject to a 40mph speed limit.
Site Access	Access should be achievable from Cathkin Road in terms of visibility and junction spacing

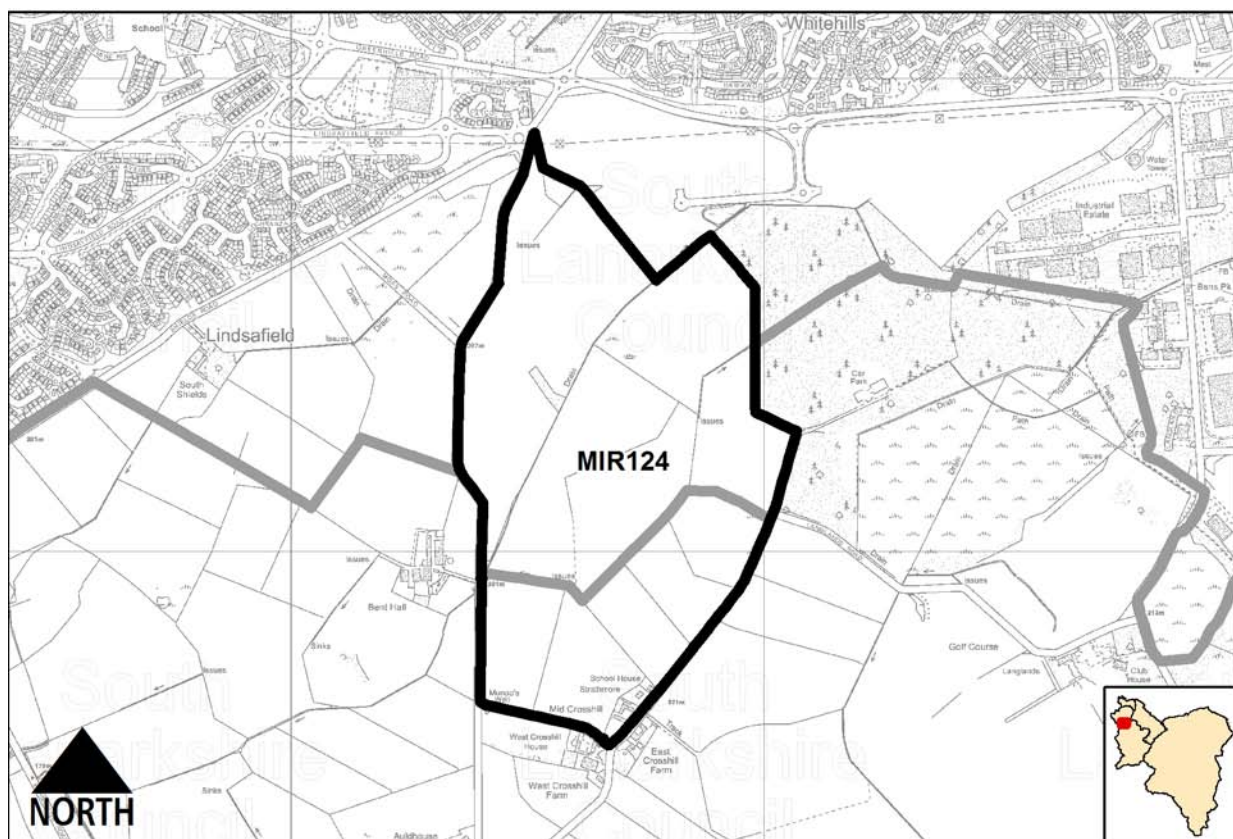
Public Transport	No direct link although there is a good bus service on A749 into Glasgow/ East Kilbride
Access to Services	Poor
Water	Daer WTW currently has capacity. There is a 250mm MDPE distribution main within the footprint of the site. The exact location should be confirmed by contacting our Asset Impact Team.
Sewerage	Shieldhall WwTW, currently has capacity to accommodate development however should all development be realised a growth project may be required.
SLC Flooding	This site lies within the extents of the Cathkin Braes Flood Study Area. Early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area and potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Site remote from sewer but must connect, appropriate SUDS and buffer to water feature on site boundary required - presumption against culverting.
Air Quality	This is close to the AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	
Other Comments	
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Rutherglen
Site Reference	MIR143
Address	Duchess Road
Site size (hectares)	3.21
Current Use	Industrial
Proposed Use	Development Framework Site
No of Units (residential)	70
Location	Within settlement.
Brownfield/Greenfield	Brownfield
Settlement Pattern	Vacant core industrial/business land/warehouses surrounded by similar land use other than to the west where bounded by an established residential development. Former Whisky Bond warehousing so currently Hazardous Installation status. Possibly suitable for mixed used or residential given the residential use adjacent to the west.
Landscape	Valuable existing 'green edges' on Duchess and Cambuslang Road frontages - mature broadleaf trees. Significant local landscape feature.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests. Species Survey may be required due to old buildings requiring to be removed.
Built Heritage	Archaeological trigger zone on south western corner of site.
Open Space	N/A.
Minerals	Within coal mining low risk area.
Public Access	Good footway links. Junction and visibility possible
Road Network	TA required. Any development must take account of the

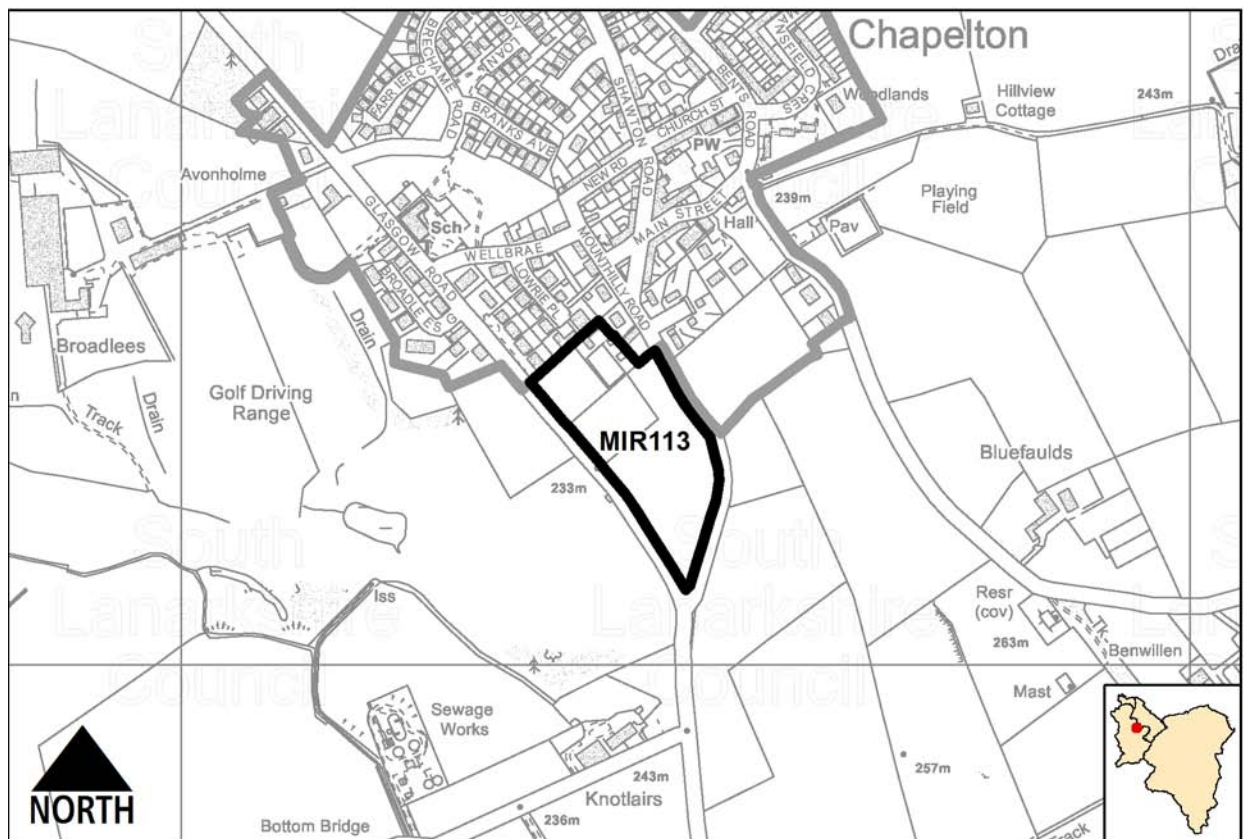
	proposed Downiebrae Road extension
Site Access	Potentially several options however Cambuslang Road should not be utilised
Public Transport	Good linkages to bus and rail
Access to Services	Local services available
Water	Milngavie WTW currently has capacity.
Sewerage	Shieldhall WwTW currently has capacity to accommodate development however should all development be realised a growth project may be required
SLC Flooding	This site lies within the extents of the Lower Clyde Flood Study Area. Early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area as well as the potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	There are records of historical flooding in the area which should be assessed. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Foul to sewer and appropriate SUDS required - further investigation may be required given previous use.
Air Quality	This is within the AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	
Other Comments	Power diversion required.
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	Auldhouse
Site Reference	MIR124 (part of EK01/002)
Address	Midcrosshill Farm, Auldhouse
Site size (hectares)	59.01
Current Use	Agricultural land
Proposed Use	Housing
No of Units (residential)	Could accommodate over 1750 units at 30 units per hectare.
Location	Partly within settlement partly edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Significant encroachment into greenbelt. Potential settlement coalescence issues with Auldhouse
Landscape	Plateau Farmland/Urban Fringe Farmland. Various agricultural landscape features (hedgerows and trees)
Natural Heritage	Possible deep peat soil on part of site. Need for peatland depth survey. Protected species and habitat surveys required. No direct or obvious indirect connectivity to any Natura qualifying interests. However, development proposals would need to take account of the adjacent Langlands Moss LNR and its proposed extension.
Built Heritage	N/A
Open Space	Greenspace/open space masterplan required. Partly within Green Network designated area.
Minerals	Partly in coal mining low risk area
Public Access	Various access routes adjacent to or partially crossing the site. Access plan required
Road Network	This site would require a TA. There are a number of

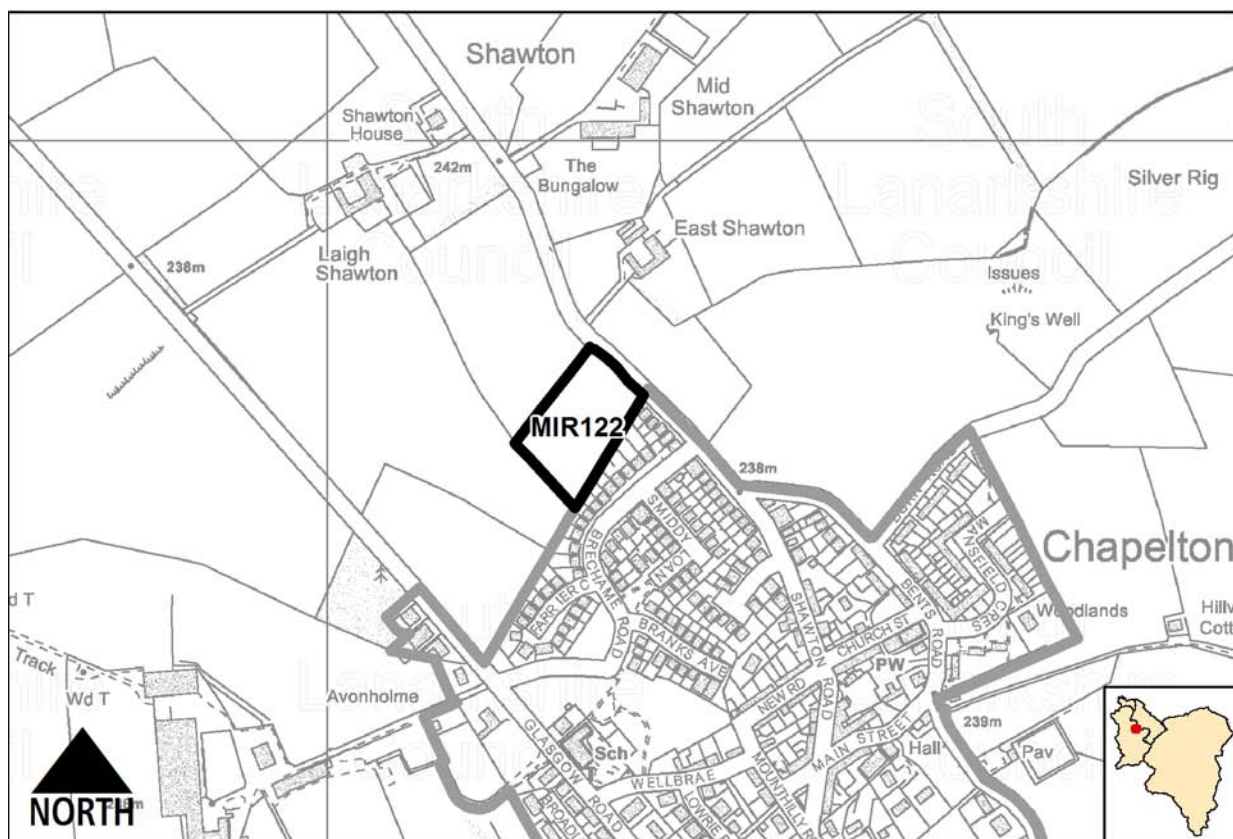
	junctions that are close to capacity which would be impacted by this site. Langlands Road and Crosshill Road are not currently suitable for increased trips
Site Access	Accessibility poor - TA required. Three accesses required. Access could be taken from Auldhouse Road. Visibility and junction spacing should be achievable.
Public Transport	Nearest bus stop is on Greenhills Road which is greater than 400m from site. Poor
Access to Services	Poor - no services at present.
Water	Camps WOA currently has capacity- 6" and 3" distribution mains along roads within development area,
Sewerage	Philipshill/Allers - sits on the boundary between both WwTW. Actual flows etc would determine which works this development would flow to.
SLC Flooding	This site lies within the extents of the East Kilbride Surface Water Management area and early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area as well as potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	Multiple minor watercourses flow through or along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Number of small watercourses flow through the site. Site is also remote from sewer but must connect. Appropriate SUDS and buffer to watercourses required - presumption against culverting. Water features may limit developable extent of the site.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Rejected by Reporter for SLLDP1. Power diversion required. Upgrade and additional power equipment also required.
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Chapelton
Site Reference	MIR113
Address	Mounthilly Road
Site size (hectares)	2.24
Current Use	Agriculture
Proposed Use	Residential (1.58 hectares) greenspace
No of Units (residential)	20
Location	Settlement Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining countryside.
Landscape	Visually prominent site on settlement edge. Plateau Farmland.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests. Improved pasture. Ecological surveys required.
Built Heritage	N/A
Open Space	N/A
Minerals	No coal mining legacy.
Public Access	No core paths affected
Road Network	Generally acceptable - no TA required
Site Access	Access could be taken from Mounthilly Road. Access from A726 cannot be achieved due to junction spacing (210m). Junction spacing acceptable on Mounthilly Road. Visibility may be an issue from the site due to geometry of Mounthilly Road. The 30mph speed limit would need to be extended.

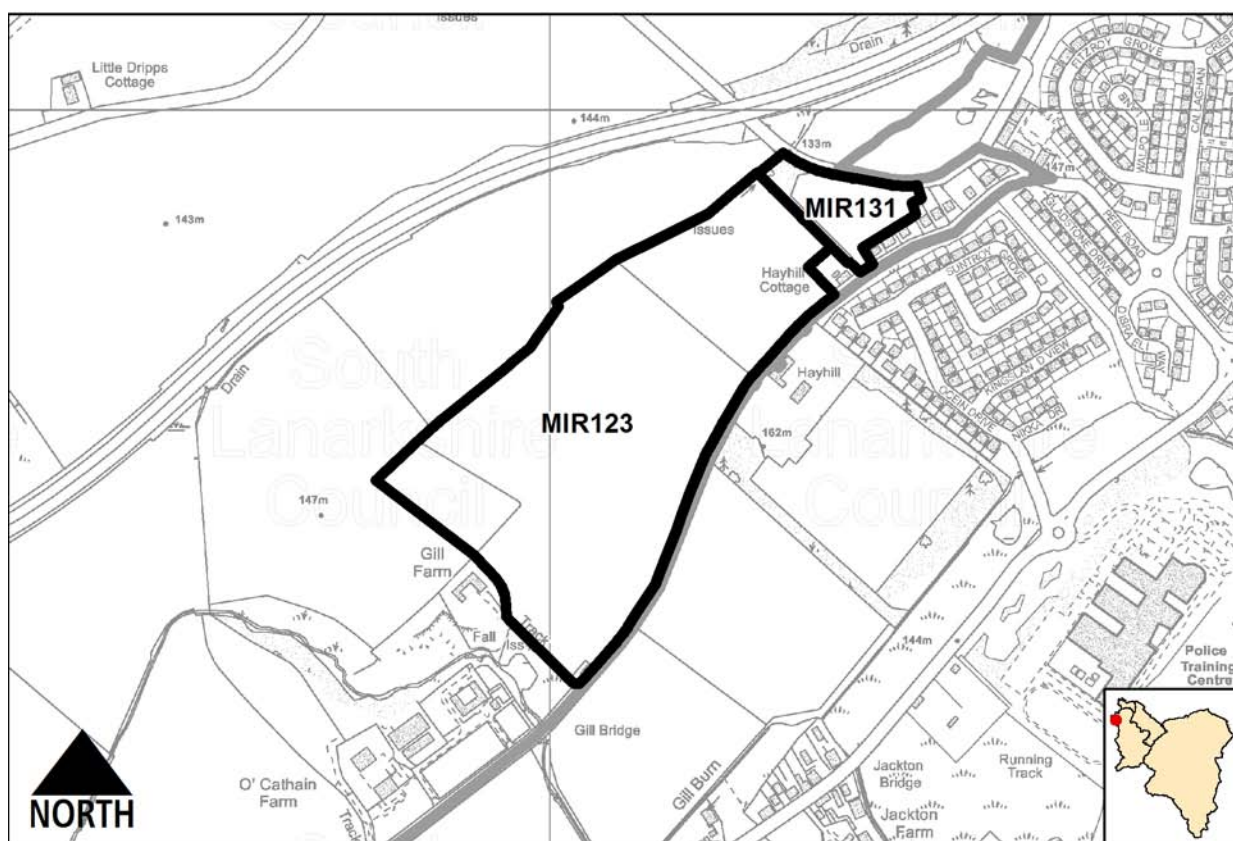
	Footway connection would be required to tie into footway on east side of Mounthilly Road and along the frontage of the site on A726 Glasgow Road. Therefore acceptable subject to visibility.
Public Transport	No train station nearby. Bus stops (existing) are within 400m therefore acceptable
Access to Services	Generally good - (within Chapelton) therefore acceptable.
Water	Camps WOA currently has capacity.
Sewerage	Chapelton DOA has limited capacity and a growth project may be required should this development proceed Scottish Water asset within the footprint of the proposed site.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	Foul to sewer and appropriate SUDS required.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Chapelton
Site Reference	MIR122 (part of EK02/002)
Address	Midshawton Farm, Chapelton
Site size (hectares)	0.86
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	25
Location	Settlement edge.
Brownfield/Greenfield	Greenfield
Settlement Pattern	Greenbelt land adjacent to existing settlement - rear garden fences to south/east of the site and no real link to existing settlement. Does not round off settlement, and does not have a defensible boundary.
Landscape	Plateau Farmland
Natural Heritage	Mature trees on outer boundary. No direct or obvious indirect connectivity with any Natura qualifying interests. Improved Pasture, SNH Carbon and Peatland - Priority Peatland. Surveys required.
Built Heritage	Archaeological Site at East of site
Open Space	N/A
Minerals	No coal mining legacy.
Public Access	No identified path network.
Road Network	Footway would be required to connect to existing within Chapelton
Site Access	Access onto Shawton Road - visibility splays may be difficult to achieve. Speed limit may require to be reduced

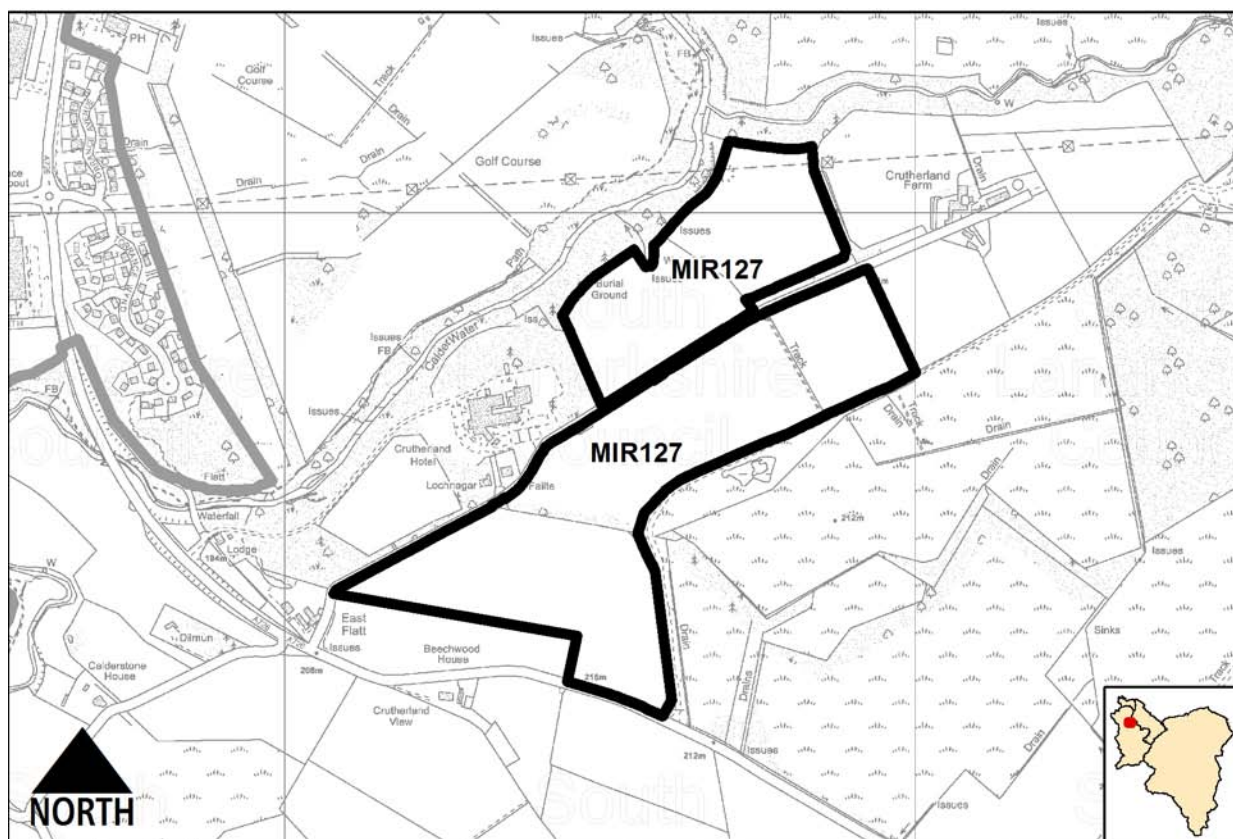
	depending on vehicular speeds
Public Transport	Site within 400m of bus stop may be able to have additional stops
Access to Services	Small shop 700m from site - poor access to Chapelton.
Water	Camps WOA currently has capacity .
Sewerage	Chapelton DOA has limited capacity and a growth project may be required should this development proceed (Scottish Water asset in the vicinity of the proposed site. SEPA would advise developer should consult with Scottish Water on available capacity at the asset as SEPA would request connection.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	Site remote from sewer but must connect. Appropriate SUDS required.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Rejected by Reporter LDP1
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	East Kilbride
Site Reference	MIR123 (part of EK04/010)
Address	O'Cathian Farm, East Kilbride
Site size (hectares)	14.29
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	400+ units at 30 units per hectare
Location	Settlement edge.
Brownfield/Greenfield	Greenfield
Settlement Pattern	Adjacent to settlement boundary (CGA) formed by Hayhill Road. Would encroach into narrow greenbelt wedge to west of East Kilbride towards Waterfoot and Thorntonhall.
Landscape	Urban fringe farmland.. Site is undulating with parts elevated and prominent from the north GSO. Structural landscaping required.
Natural Heritage	Hedgerow boundary features. No direct or obvious indirect connectivity with any Natura qualifying interests. Improved pasture. Species and habitat surveys required.
Built Heritage	B listed Gill Farm, adjacent to site. . Hayhill House adjacent to southern boundary.
Open Space	Adjacent masterplan for CGA includes significant greenspace.
Minerals	No coal mining legacy
Public Access	Wider access network route along boundary. No footway connections
Road Network	Hayhill Road is a narrow rural road and would not be

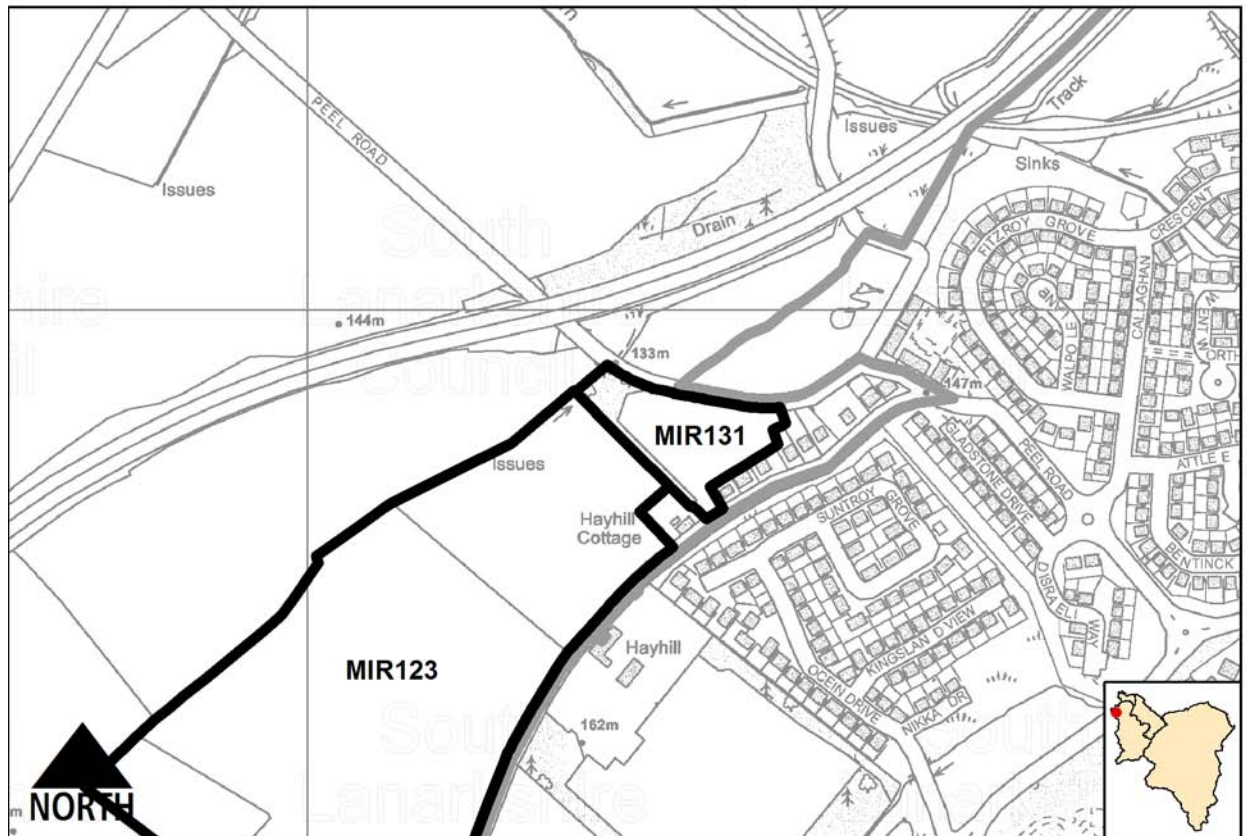
	suitable for an increase in vehicular traffic. Hayhill Road would need to be widened to allow two way traffic to flow. TA would be required
Site Access	The site would likely require 2 separate access points due to the size of the plot. Visibility and junction spacing should be achievable
Public Transport	Nearest bus stop is over 400m
Access to Services	No local services nearby.
Water	Daer WOA currently has capacity
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development
Flood Risk (SEPA)	A minor watercourse flows along the northern site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Site adjacent to Gill Burn and small watercourse flows through the site. Site remote from sewer but must connect, appropriate SUDS and buffer to watercourses required - presumption against culverting.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Power diversion required.
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	East Kilbride
Site Reference	MIR127
Address	Crutherland Farm
Site size (hectares)	28.01
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	840 (at 30 per hectare)
Location	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site both physically and visually isolated in the established Green Belt and remote from East Kilbride settlement, no pedestrian links.
Landscape	Partly within Lower Clyde and Calder Glen Special Landscape Area - Urban Fringe Farmland/Incised River Valley landscape character area..
Natural Heritage	No direct or obvious indirect connectivity to any Natura qualifying interests. Development proposals would need to demonstrate that there would be no significant impact on the nearby Blantyre Muir SSSI (e.g. from hydrological changes or construction dust) Rough grazing and moorland. Mature trees/hedgerows along boundaries/field edges. Site adjacent to ancient woodland along Calder Water.
Built Heritage	Adjacent to B Listed Crutherland House.
Open Space	Site adjacent to Calderglenn Country Park. No formal footpaths through site.
Minerals	Northern part of site within Coal Mining Referral Area.

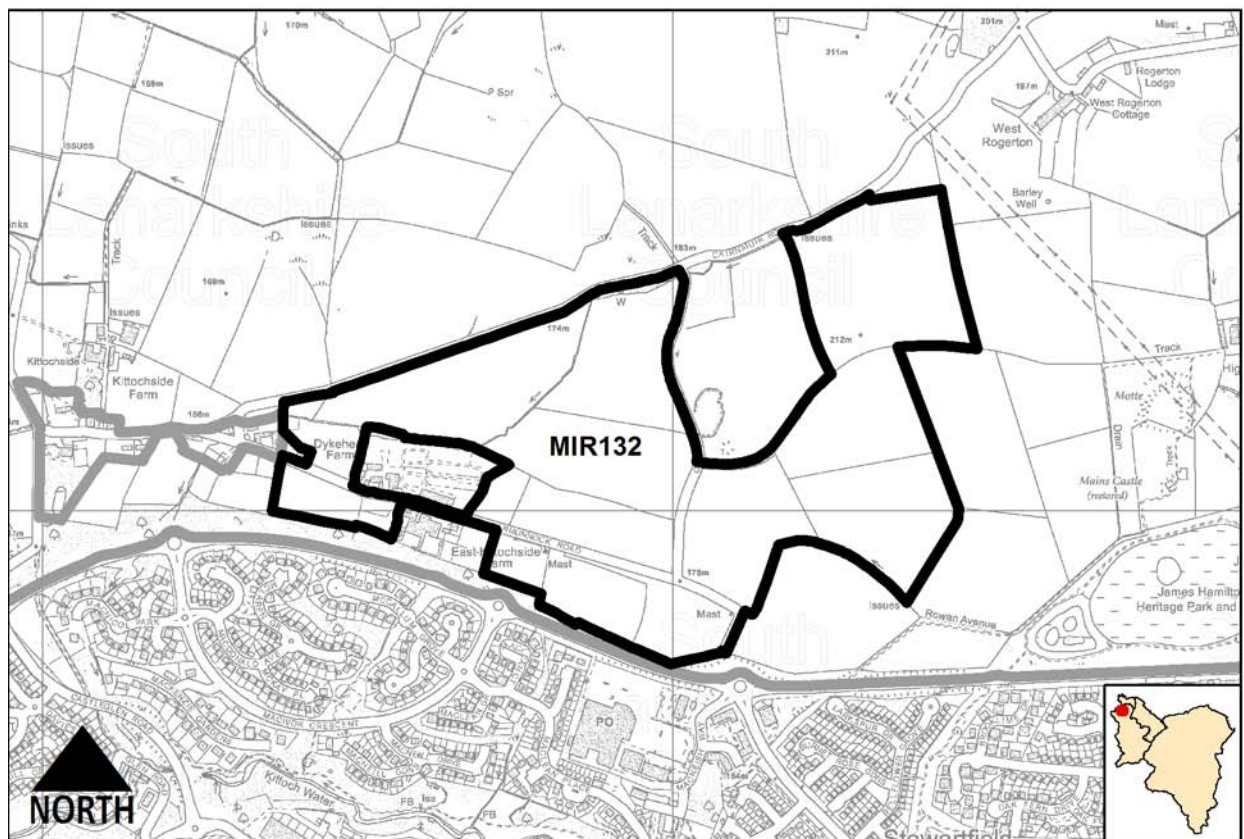
Public Access	Wider access network and aspirational core paths. No footway connections
Road Network	TA would be required. The road towards Crutherland Farm is public but the proposed site boundary does not go to the A726 and therefore may not be able to be upgraded sufficiently should this be one of the access points.
Site Access	The site would require a minimum of 2 access points. Visibility splays and junction spacing should be achievable
Public Transport	Nearest bus stop is over 400m
Access to Services	No local services nearby
Water	Camps WTW currently has capacity. There currently are no water assets serving this development.
Sewerage	Currently outwith a catchment.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development
Flood Risk (SEPA)	Minor watercourses flow along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Site adjacent to Calder Water and Rotten Burn. Small watercourse also on site. Site remote from sewer but must connect, appropriate SUDS and buffer to watercourse required - presumption against culverting.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	East Kilbride
Site Reference	MIR131
Address	Hayhill Road
Site size (hectares)	1.22
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	36 (at 30 units per hectare)
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Encroaches into narrow greenbelt wedge to west of East Kilbride.
Landscape	Urban Fringe farmland; site slopes from south east to north west. Prominent from the GSO. Improved pasture.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests.
Built Heritage	N/A
Open Space	N/A.
Minerals	No coal mining legacy
Public Access	None.
Road Network	Generally acceptable - no TA required
Site Access	Existing speed limit is 60mph in rural character. Junction spacing acceptable. Visibility appears to be achievable. Features in advance of site would be required, i.e. gateway or change in speed limit. Footway link does not appear feasible. Therefore poor due to footway connection to existing housing, - potential safety issue of residents walking

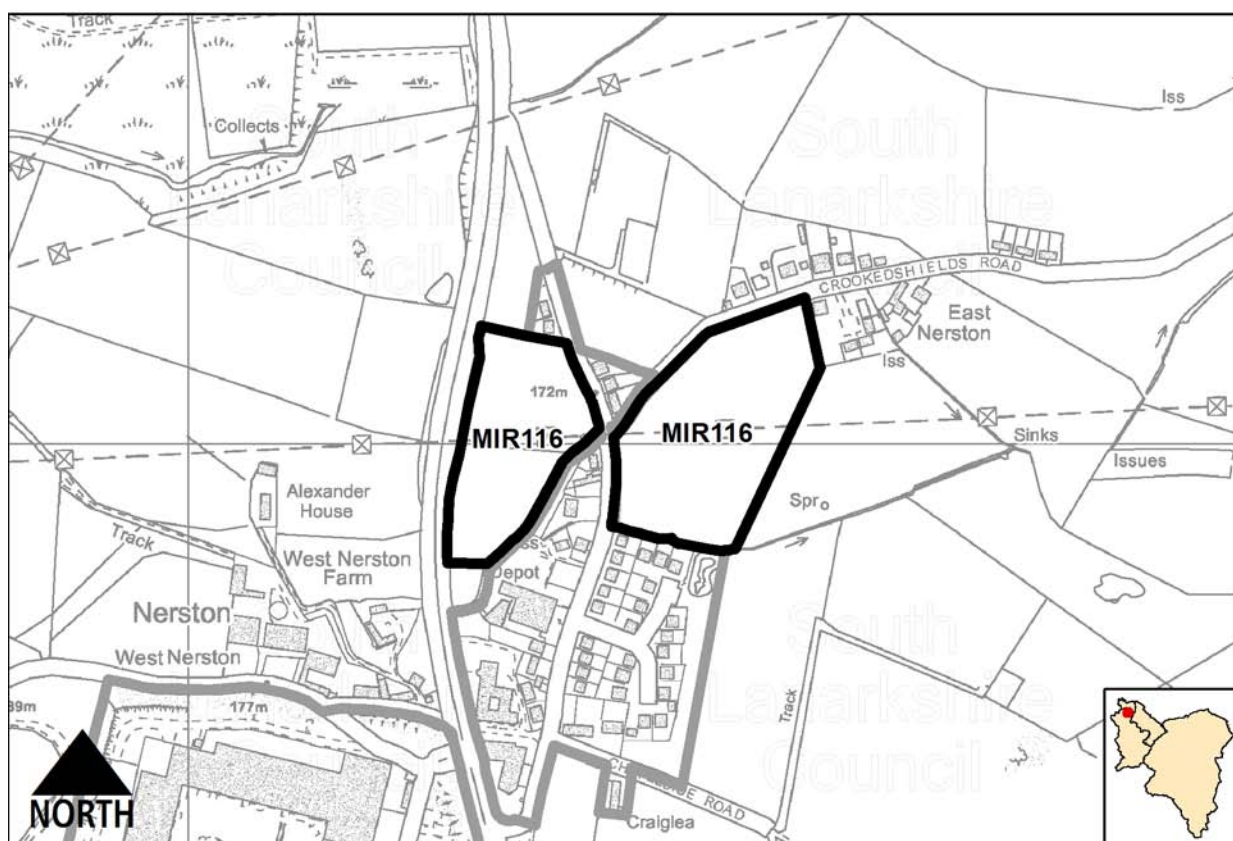
	on carriageway.
Public Transport	Nearest bus stop >600m therefore not accessible. Nearest train station approx. 1600m - no footway connection (Thorntonhall) and 1600m to Hairmyres. Therefore poor.
Access to Services	Poor - due to lack of footway provision from site.
Water	Daer WTW currently has capacity.
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required. Early engagement with Scottish water via a Pre development Enquiry is advised.
SLC Flooding	This site lies within the extents of the East Kilbride Surface Water Management area and early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area as well as the potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	Minor watercourses flow along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Small watercourse flows through the site. Site remote from sewer but must connect, appropriate SUDS and buffer to watercourse required - presumption against culverting.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	East Kilbride
Site Reference	MIR132
Address	East Kilbride North
Site size (hectares)	38.48
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	690
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Green Belt, greenfield site lying north of Stewartfield Way. Land is undulating and north east section is elevated. Incursion into a sensitive area of greenbelt. Greenbelt defensible boundary currently formed by Stewartfield Way would be significantly weakened. Coalescence risk with Killochside.
Landscape	Urban Fringe Farmland-Long established field pattern with various agricultural landscape features, mature hedgerows and trees. This is a highly visible, elevated area of the green belt and provides a visual backdrop to the urban area of East Kilbride.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests. Improved pasture. Protected species, habitat, tree surveys required - TPOs.
Built Heritage	Development on the eastern third of this site would have a significant impact on the setting of the Category A listed Mains Castle (LB26626) and Laigh Mains, castle earthworks (SM 2994) as it would impact on the views to the heritage

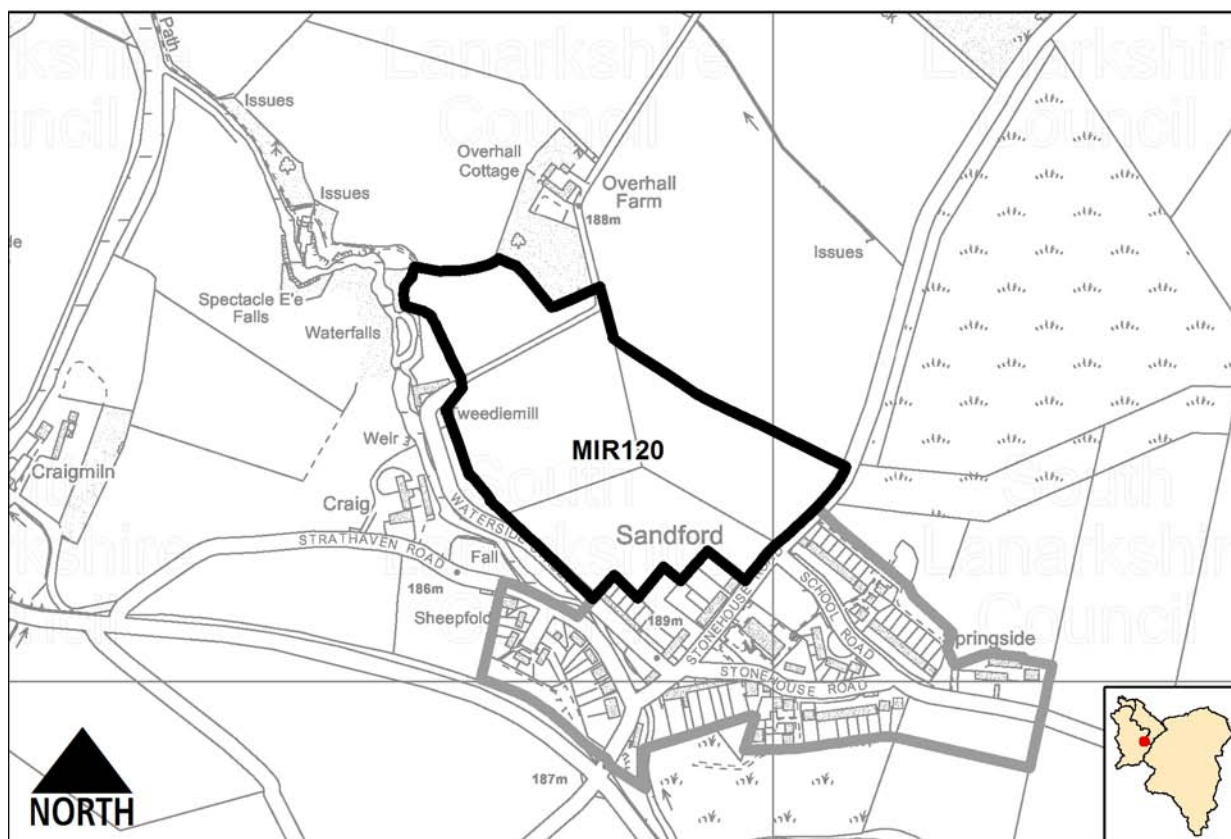
	assets from the South and East, where they are seen against a backdrop of open fields and also on views towards the proposed site from the heritage assets, would be difficult to mitigate. If brought forward, the site boundary should be amended to omit the eastern area of the site.
Open Space	Greenspace masterplan required.
Minerals	Within coal mining low risk area.
Public Access	Aspirational Core Paths and Wider Access Network Route. Poor public access no footways
Road Network	The existing rural roads would not be capable of the increased traffic generation.
Site Access	The site would require a minimum of 2 access points
Public Transport	Poor – none exists near site
Access to Services	Poor
Additional Roads and Transportation Comments	690 units along Stewartfield Way would impact on the A726/Stewartfield Way and Whirlies roundabouts. The cumulative effect this site plus approvals for the CGA and proposed upgrades to the roundabouts and upgrading Stewartfield Way would need to be considered.
Water	Camps and Daer WOA currently has capacity There is a 21" Spun iron trunk main and a 90mm distribution main running through the site.
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required.
SLC Flooding	This site lies within the extents of the East Kilbride Surface Water Management area and early consultation is recommended to discuss SUDS and known flooding issues as well as the potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	Minor watercourses flow along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information and a detailed layout plan required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Small watercourses flow through the site. Site remote from sewer but must connect, appropriate SUDS and buffer to watercourse required - presumption against culverting. Water features may limit developable extent of the site.
Air Quality	Close to AQMA at the Whirlies – would need to be taken into consideration.
Noise	N/A
Planning History	
Other Comments	Power diversion required. Upgrade and additional power equipment also required.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Nerston
Site Reference	MIR116
Address	Old Glasgow Road
Site size (hectares)	4.76
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	Over 140 (at 30 units per hectare)
Location	Settlement edge.
Brownfield/Greenfield	Greenfield
Settlement Pattern	Greenbelt land adjacent to existing settlement. Would result in a significant encroachment into the greenbelt to the west and east of Nerston.
Landscape	Urban fringe farmland within narrow greenbelt wedge. Site rises to west towards Glasgow Road and falls away to east.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests. Ecological surveys required.
Built Heritage	South west section within archaeological trigger area.
Open Space	N/A
Minerals	Within coal mining low risk area.
Public Access	None
Road Network	Old Glasgow Road is subject to a high level of on street parking during the day. A TA would be required. Concerns over the impact at the A749/Old Glasgow Road junction. Crookshields Road is unsuitable.
Site Access	Access to site (west) could only be taken at one point due to off slip from A749. Crookshields Road is a narrow rural road

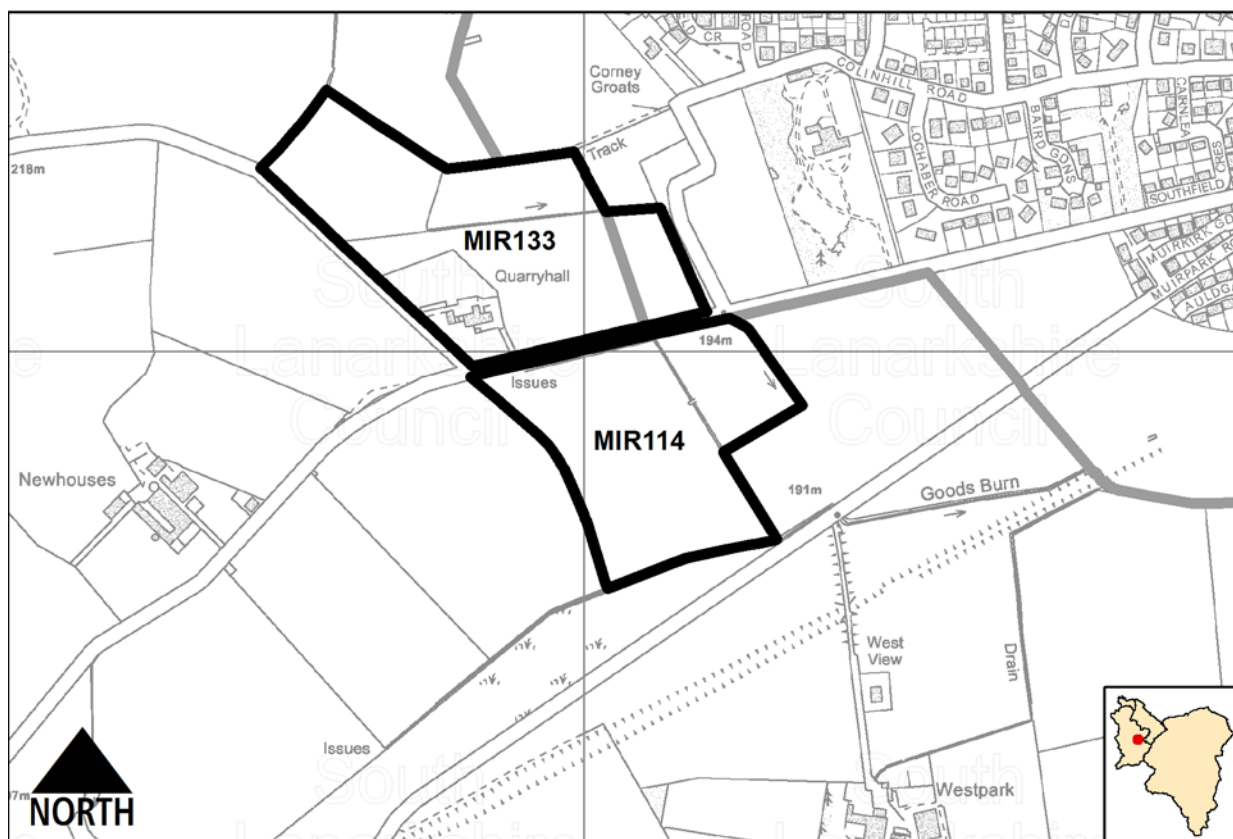
	which is not suitable for an increase in vehicle trips. Access would need to be taken from Old Glasgow Road (for both plots). The development could link to existing footways/cycle route network. It may be difficult to engineer a solution for access. A roundabout would address junction spacing issues however it may be difficult to provide suitable deflection. Further work required to see if access can physically be taken.
Public Transport	Nearest bus stop is within 400m however bus users would require to cross A749 without any facilities. The next nearest bus stop is at Kingsgate. In terms of public transport (bus), the site is not currently accessible. The train station is not within walking distance.
Access to Services	The Kingsgate Retail Park is relatively close and there is a controlled crossing facility on A749.
Water	Daer WTW currently has capacity.
Sewerage	Shieldhall WwTW currently has capacity to accommodate development however a growth project may be required. There is Scottish water infrastructure within the footprint of the site, the exact location of which can be ascertained.
SLC Flooding	This site lies within the extents of the East Kilbride Surface Water Management area and early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area as well as the potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information and a detailed layout plan will be required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted. Potential groundwater flooding issue also identified would need further site investigation.
Water Environment (SEPA)	Small watercourse adjacent to east portion of site. Site remote from sewer but must connect, appropriate SUDS and buffer to watercourse required - presumption against culverting.
Air Quality	Close to AQMA at the Whirlies – would need to be taken into consideration.
Noise	N/A
Planning History	
Other Comments	Power diversion required.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Sandford
Site Reference	MIR120
Address	Stonehouse Road
Site size (hectares)	7.55
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	90
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Green Belt edge of settlement. Proposed development scale excessive relative to size of settlement Poor vehicle access through historic village/narrow bridge. Narrow single track restricted road serving west of site confined by river/buildings and Waterside Street.
Landscape	Upland River Valley. Highly visible from the north A71/southern side of Strathaven.
Natural Heritage	Adjacent to Kype Water- important green network / biodiversity corridor. No direct or obvious indirect connectivity with any Natura qualifying interests. Sloping towards river. Farmland with mature trees/hedgerows along boundaries. Improved pasture.
Built Heritage	Historic village setting. Archaeological Trigger Site in north west part of site - Tweedmill.
Open Space	N/A
Minerals	Within coal mining low risk area.
Public Access	Rights of Way, along edge of site. No footway connections

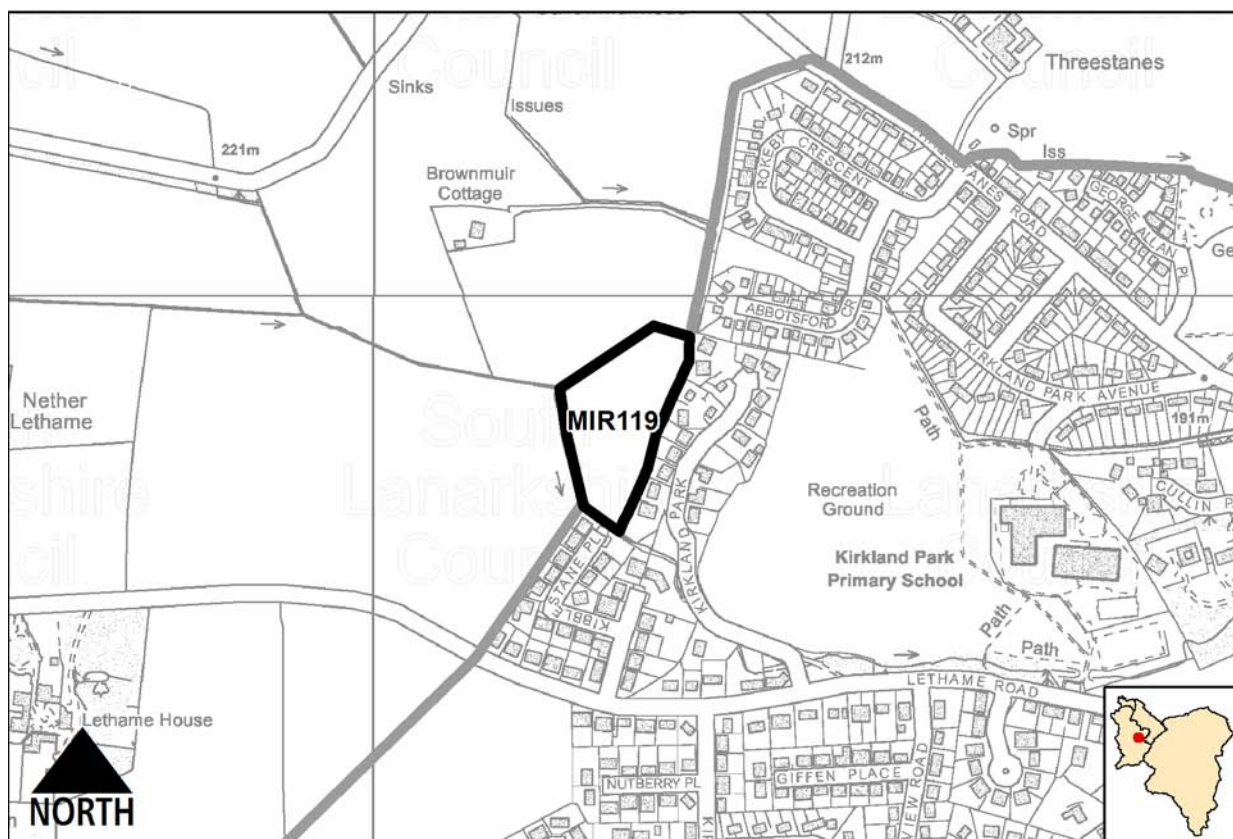
Road Network	Waterside Street and Sandford Road are narrow rural roads which would not be suitable for an increase in traffic.
Site Access	Access would be achievable from Sandford Road in terms of visibility splays and junction spacing. Footways would be required to connect to existing.
Public Transport	Nearest bus stop greater than 400m from site.
Access to Services	Local primary school is nearby.
Water	Camps WTW currently has capacity.
Sewerage	Strathaven WwTW currently has limited capacity and may require a growth project should all development proceed.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A small part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Water Environment (SEPA)	Kype Water adjacent to the site. Site remote from sewer but must connect, appropriate SUDS and buffer to watercourse required.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	Power diversion required. Upgrade and additional power equipment also required.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Strathaven
Site Reference	MIR114
Address	Newhouse Farm
Site size (hectares)	5.40
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	162 (at 30 units per hectare)
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Adjoins settlement boundary at north east corner of site however would leave a gap between site and existing settlement boundary to the south of A77,
Landscape	Plateau farmland. Southern boundary is watercourse, with A71 forming northern boundary. Weak western boundary to open countryside. Very few trees/hedges on site. Gentle slope from north to south.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests. Improved pasture, ecological surveys required.
Built Heritage	N/A
Open Space	N/A
Minerals	No coal mining legacy.
Public Access	Poor - no footway on south side of A71
Road Network	TA would be required. There are known junctions in Strathaven that at close capacity.
Site Access	Two access may be required depending on house numbers

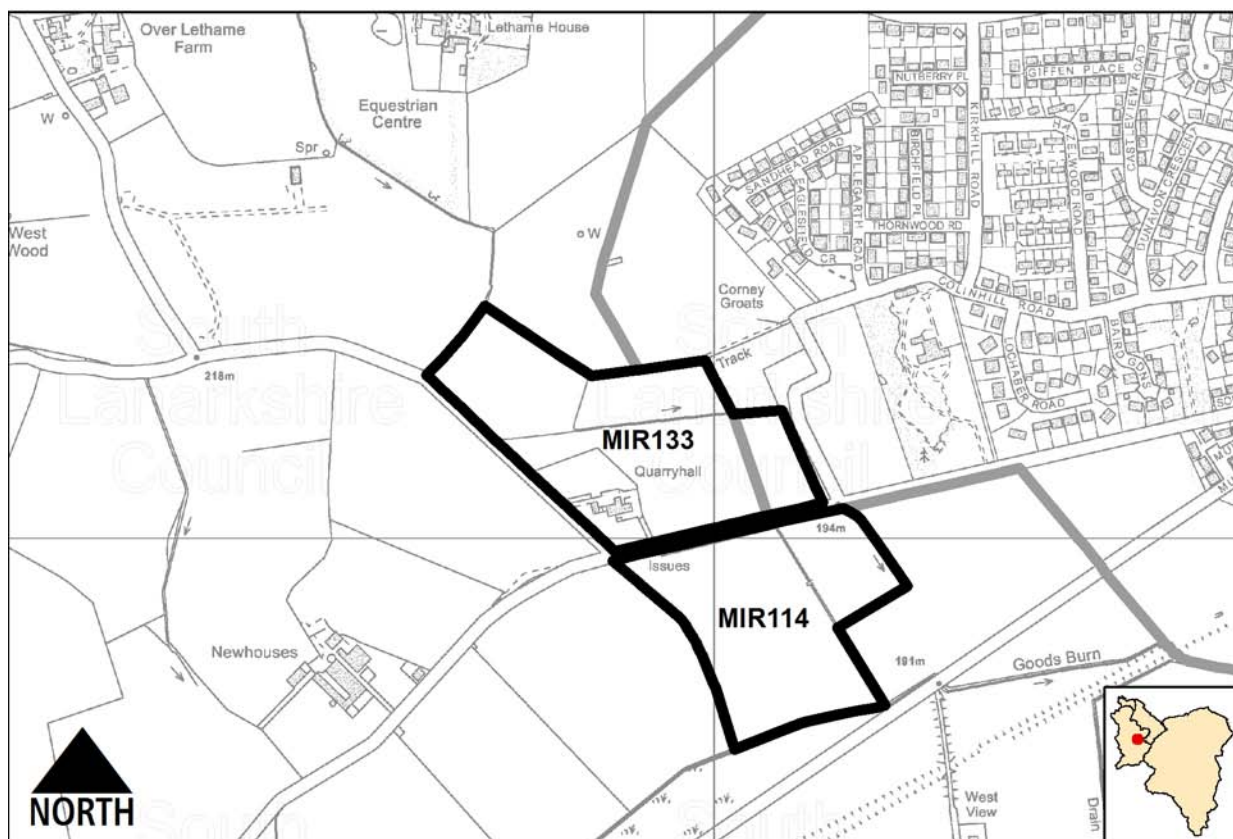
	which would be difficult to achieve on A71. A roundabout has been constructed for the site known locally as Colinhill. The required junction spacing of 210m could not be met due to the new roundabout and Brackenridge Highway.
Public Transport	Poor - nearest bus stop is over 400m
Access to Services	Town centre > 400m
Water	Camps WTW currently has capacity. Network upgrades may be required to allow connection to the Scottish Water network.
Sewerage	Strathaven WwTW currently has limited capacity and may require a growth project should all development proceed, Network upgrades may be required to allow connection to the Scottish Water network .
SLC Flooding	This site lies within the extents of the Strathaven Flood Study Area and early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area as well as the potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	A minor watercourse flows through the site which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Number of watercourses flow through the site including the Goods Burn. Site remote from sewer but must connect, appropriate SUDS and buffer to watercourse required - presumption against culverting. Water features may limit developable extent of the site.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Strathaven
Site Reference	MIR119
Address	Kibblestane Place
Site size (hectares)	1.30
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	18
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement, would extend built development west of Kirkland Park into the countryside.
Landscape	Plateau farmland, watercourse at only access point from Kibblestane Place, site rises steeply from vehicle access point and much of site is set at a higher level than existing adjacent built development.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests. Improved pasture, ecological surveys required.
Built Heritage	N/A
Open Space	N/A
Minerals	No coal mining legacy.
Public Access	None.
Road Network	No access to road network
Site Access	Only access point to site (from hammerhead at end of Kibblestane Place) involves crossing an existing burn. The submission suggests this can be culverted under the

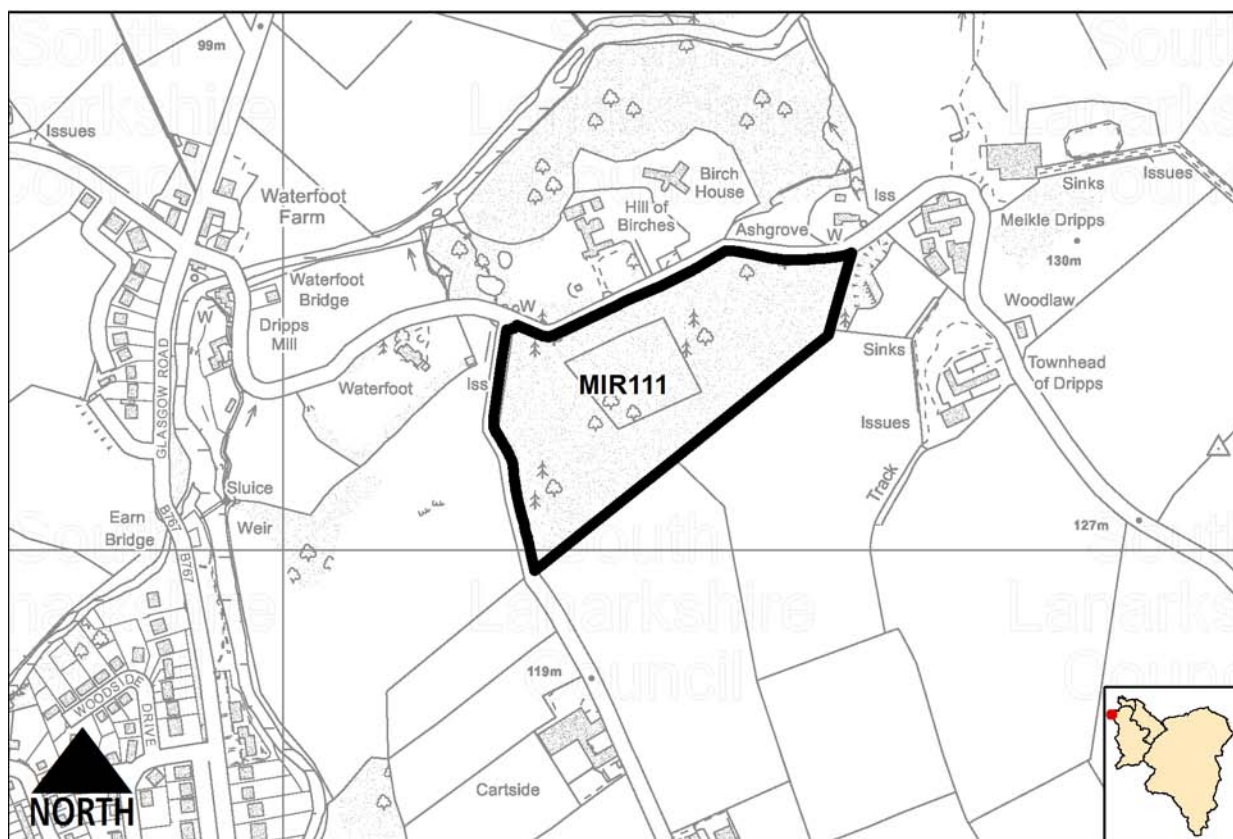
	proposed access road. This is unlikely to be acceptable as SEPA has noted a presumption against culverting.
Public Transport	Bus stops > 400m
Access to Services	Town centre > 400m
Water	Camps WTW currently has capacity.
Sewerage	Strathaven WwTW currently has limited capacity and may require a growth project should all development proceed.
SLC Flooding	This site lies within the extents of the Strathaven Flood Study Area and early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area as well as the potential for implementing flood protection measures as part of the proposed development
Flood Risk (SEPA)	A minor watercourse flows through the site which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Small watercourse adjacent to the site. Site remote from sewer but must connect, appropriate SUDS and buffer to watercourse required - presumption against culverting.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Strathaven
Site Reference	MIR133
Address	Quarryhall
Site size (hectares)	6.93
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	165
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement, extension to current residential development at Strathaven West. Would extend settlement boundary further west to minor road at Quarryhall Farm.
Landscape	Plateau farmland. Hedgerow to western boundary and some field boundary hedges and trees. Site slopes down from north to south.
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests. Improved pasture, ecological surveys required.
Built Heritage	No designations but farm buildings within site.
Open Space	N/A
Minerals	No coal mining legacy.
Public Access	Footway on north side of A71.
Road Network	TA would be required. There are known junctions in Strathaven that are close to capacity
Site Access	Two access may be required depending on house numbers which would be difficult to achieve on A71. A roundabout

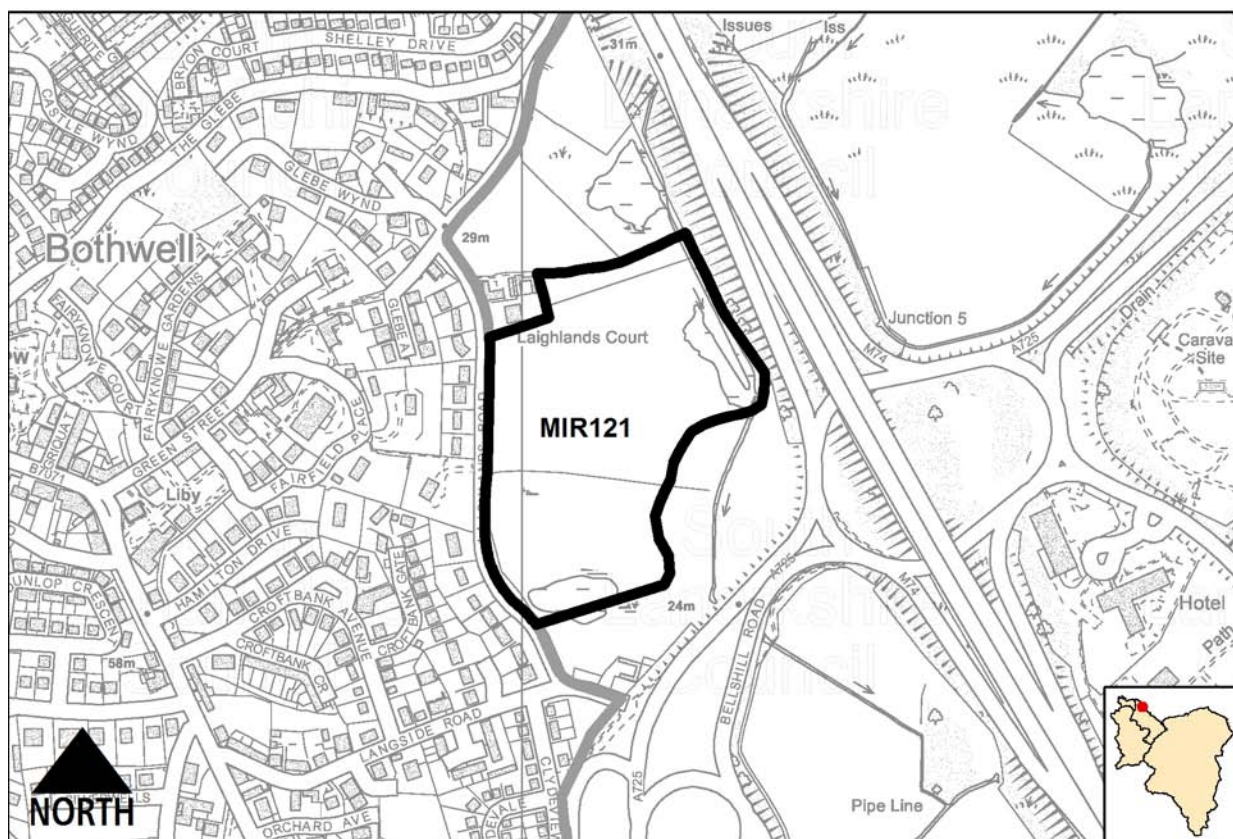
	has been constructed for the site known locally as Colinhill. The required junction spacing of 210m could not be met due to the new roundabout and Brackenridge Highway. Access would therefore require to be from 'Colinhill site' or from Brackenridge Highway. Visibility at Brackenridge Highway is not, however, suitable for increased vehicle trips. A maximum of 200 units could be served by the new roundabout for Colinhill development. This would restrict the number of units possible for this site.
Public Transport	Bus stops > 400m
Access to Services	Town centre > 400m
Water	Camps WTW currently has capacity. Network upgrades may be required to allow connection to the Scottish Water network.
Sewerage	Strathaven WwTW currently has limited capacity and may require a growth project should all development proceed, Network upgrades may be required to allow connection to the Scottish Water network.
SLC Flooding	This site lies within the extents of the Strathaven Flood Study Area and early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area as well as the potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	A minor watercourse flows through the site which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Small watercourse flows through the site. Site remote from sewer but must connect, appropriate SUDS and buffer to watercourse required - presumption against culverting. Water features may limit developable extent of the site.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	Power diversion required. Upgrade and additional power equipment also required.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Thorntonhall
Site Reference	MIR111
Address	Waterfoot Row
Site size (hectares)	5.54
Current Use	Agriculture/woodland
Proposed Use	Residential
No of Units (residential)	
Location	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Isolated site in greenbelt 1km west of Thorntonhall. Nearest settlement is Waterfoot, East Renfrewshire, located approximately 300m west of the site.
Landscape	Urban fringe farmland within narrow greenbelt wedge. Site is partly covered by trees and was formerly planted with mixed woodland under a Forestry Commission woodland grant scheme
Natural Heritage	No direct or obvious indirect connectivity with any Natura qualifying interests. ecological surveys required.
Built Heritage	N/A
Open Space	N/A
Minerals	No coal mining legacy.
Public Access	Poor - rural location with no footway connections
Road Network	Roads are rural in nature with no footways. TA would be required. Residents of site would be reliant on private car due to location.
Site Access	Two accesses may be required subject to the number of

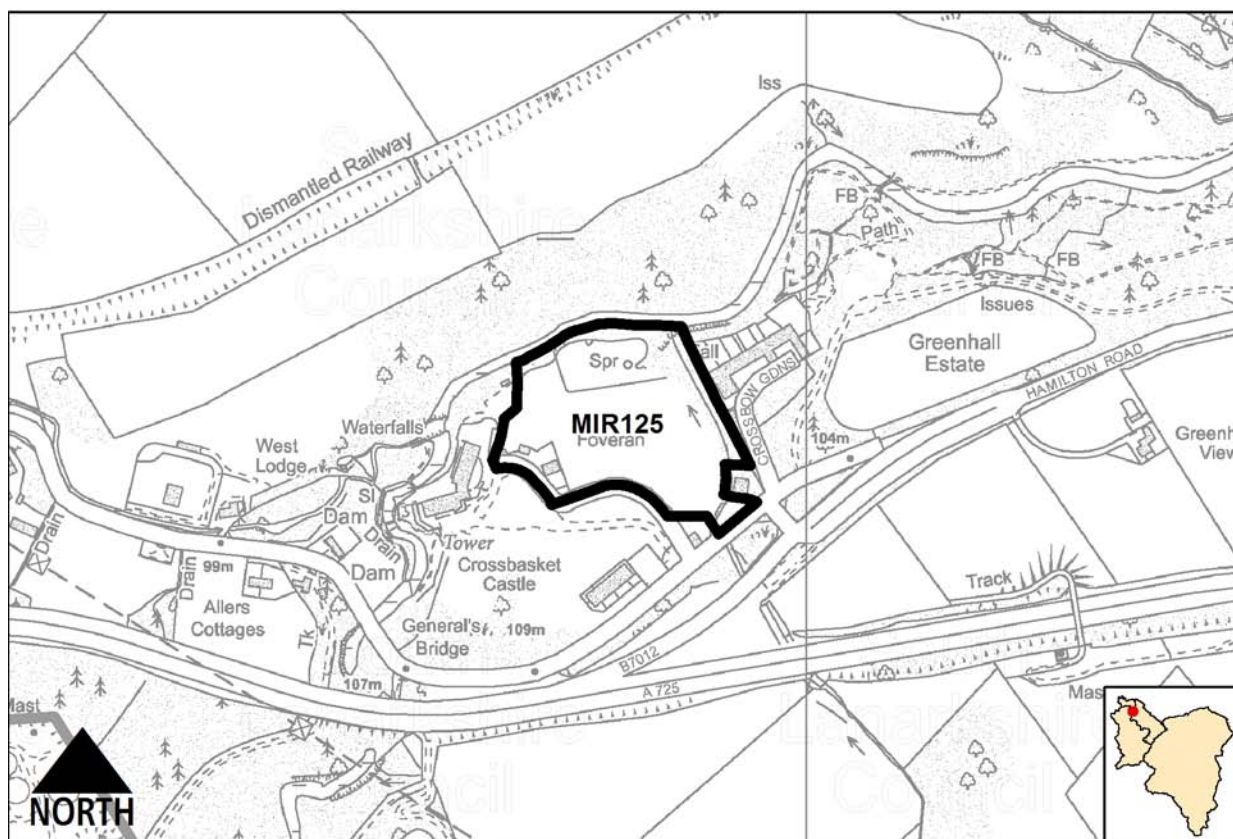
	units. Visibility splays should be achievable subject to a speed survey to demonstrate 85th percentile speeds
Public Transport	Poor - none
Access to Services	Poor - none
Water	Daer WTW currently has capacity.
Sewerage	Shieldhall WwTW currently has capacity to accommodate development however should all development be realised a growth project may be required.
SLC Flooding	This site lies within an area known to flood. Early consultation with the Council FRM team is recommended to discuss SUDS and known flooding issues in the area as well as the potential for implementing flood protection measures as part of the proposed development.
Flood Risk (SEPA)	A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Although no watercourses on site there may be a pond feature which will require consideration. Site is isolated from the sewer which may limit developability of the site - we would expect the site to connect. Appropriate SUDS also required.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Bothwell
Site Reference	MIR121
Address	Laighlands
Site size (hectares)	6.83
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	200+ (at 30 units per hectare)
Location	Settlement edge.
Brownfield/Greenfield	Greenfield.
Settlement Pattern	Not considered appropriate for rounding off settlement.
Landscape	Visually prominent location adjacent to major transport corridors.
Natural Heritage	Former SINC site hydrologically connected to Hamilton Low parks SSSI. No direct or obvious indirect connectivity to any Natura qualifying interests. Development proposals would need to demonstrate that there would be no adverse effects on the hydrology of the nearby Hamilton Low Parks SSSI.
Built Heritage	Not known.
Open Space	N/A
Minerals	Coal Authority standing advice area
Public Access	Adjacent to Clyde Walkway.
Road Network	Residential streets, some one-way, give access to B7071 then A725/M74. Number of units not known but could be 50/60 - high volume for existing unclassified network - likely to be egress issues.
Site Access	No obvious difficulties on to road network. Visibility splay of

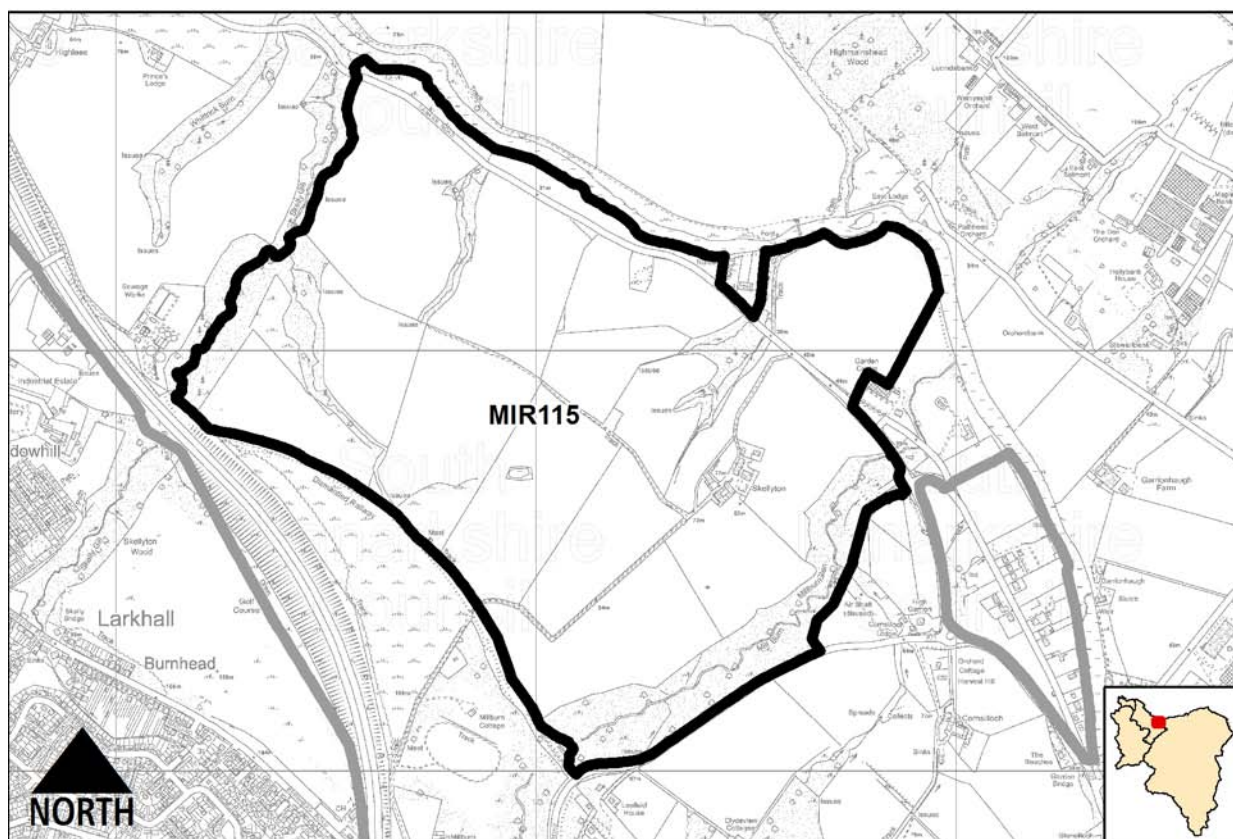
	2.4m x 60m likely.
Public Transport	Most of site <> 400m from bus stop. Poor connectivity. Uddingston railway station 2800m.
Access to Services	Bothwell Town Centre 500m. Schools 800m and 1700m.
Water	Camps and Daer WOA currently has capacity however the site is not currently serviced by Scottish Water.
Sewerage	Bothwellbank WwTW - A growth project is required to increase the capacity at Bothwellbank WwTW to accommodate all planned growth.
SLC Flooding	A flood risk assessment will be required to identify the extent and level of flooding at this location. This information should be able to help inform the potential extent of development on this site.
Flood Risk (SEPA)	Fully within the 1 in 200 year floodplain of River Clyde. New development within this area is therefore viewed as unacceptable. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted. Recommend removal from plan (detailed report from FRH required to justify this request).
Water Environment (SEPA)	See comments above
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	The site preserves the setting of Bothwell and makes a contribution to the biodiversity of the area as well as separating the suburb from the adjacent motorway at Raith Interchange.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	High Blantyre
Site Reference	MIR125
Address	Crossbaskets
Site size (hectares)	2.99
Current Use	Open space associated with Crossbaskets Castle.
Proposed Use	Residential.
No of Units (residential)	9
Location	Isolated.
Brownfield/Greenfield	Greenfield.
Settlement Pattern	
Landscape	
Natural Heritage	Woodland - Burn Valley green network corridor. Adjacent to and impacting on SINC site. No direct or obvious indirect connectivity with any Natura qualifying interests.
Built Heritage	Some development here would be possible without significant impact on the setting of A listed Crossbasket Castle (LB1004), but the location and layout would need detailed discussion. A characteristic of the castle's setting is the sweep of parkland to the east and south, bisected by the formal driveway approach to the castle main entrance. This is clearly evident in late 19th century mapping. Restricting residential development to the eastern edge of the proposed allocation site would help maintain the open, historic parkland approach, minimising impact on the castle setting.
Open Space	Adjacent to potential LNR.
Minerals	Coal Authority standing advice area

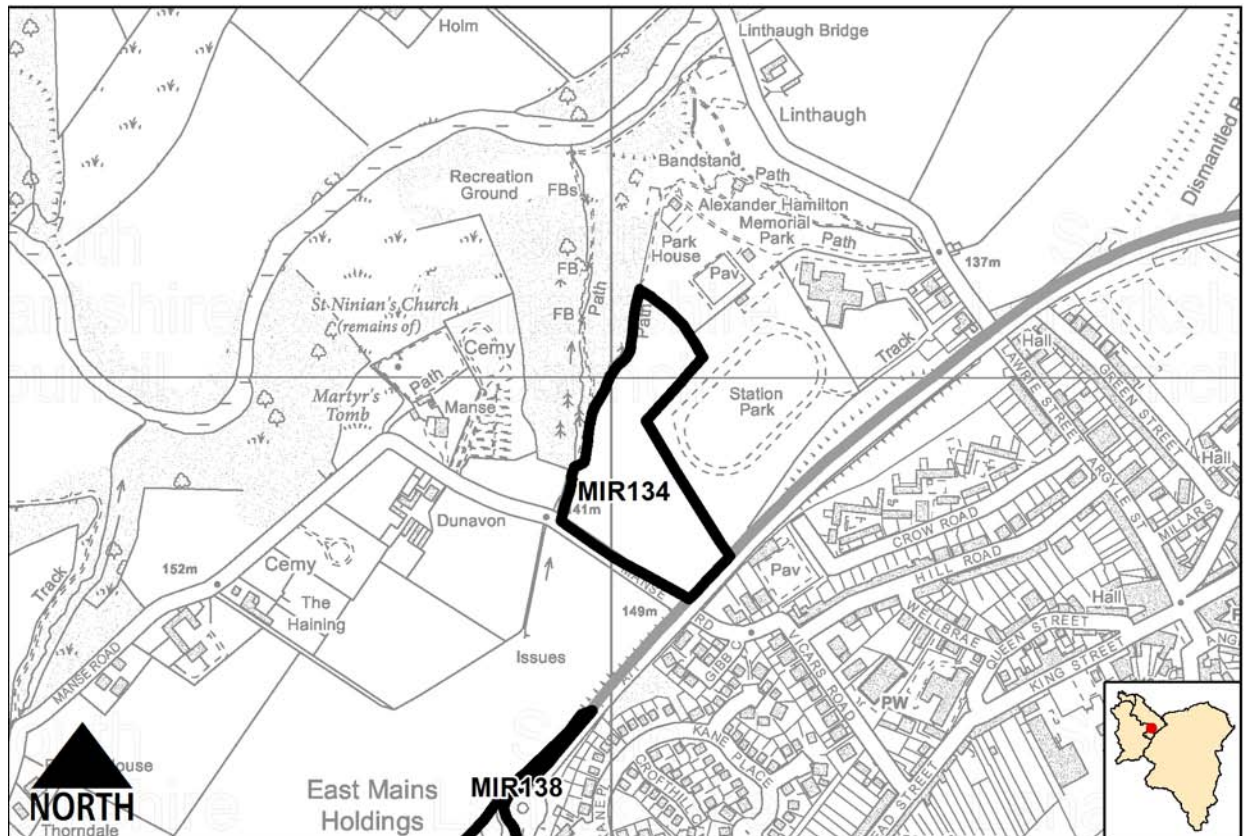
Public Access	Adjacent to Greenhall estate. Various Core Paths close to site. Footway connections, however site is relatively rural in nature
Road Network	Stonemeadow Road would be capable of additional trips from 9 housing units
Site Access	Visibility splays should be achievable subject to a speed survey to demonstrate 85th percentile speeds.
Public Transport	Nearest bus stop is less than 400m, however this is for buses in only one direction.
Access to Services	Poor
Water	Daer WTW currently has capacity however the site is not currently serviced by Scottish Water.
Sewerage	Currently outwith a catchment .
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A small part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A minor watercourse is also adjacent to the site. Flood Risk Assessment required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Small watercourse flows through the site and Rotten Calder Water adjacent to northern boundary. There also appears to be a spring on site. Site is remote from the sewer but must connect - this may limit developability of the site. Appropriate buffers to the water features and SUDS required.
Air Quality	Close to AQMA at the Whirlies – would need to be taken into consideration.
Noise	N/A
Planning History	
Other Comments	Power diversion required.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Larkhall
Site Reference	MIR115
Address	Skellyton Farm
Site size (hectares)	159.06
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	2500
Location	Isolated.
Brownfield/Greenfield	Greenfield
Settlement Pattern	CGA scale development site outwith existing settlement boundary, does not relate to existing settlement pattern.
Landscape	Significant visual impact in Clyde Valley. Site is within Special Landscape Area and adjacent to national Tourist Route
Natural Heritage	Several SINC sites, Milburn Glen SSSI, Burn valley woodlands. No direct or obvious indirect connectivity to any Natura qualifying interests. However, site boundary includes almost the whole of the Millburn SSSI. An extensive buffer between any development and the SSSI woodland would be needed.
Built Heritage	Part of site located within archaeological trigger area.
Open Space	N/A
Minerals	Parts of site within Coal Authority referral area.
Public Access	Various Core paths. Poor - site is rural in nature
Road Network	Main roads around site are A71 and A72. TA would be required, however, there are known capacity issues at Horsely Brae/ Garrion Bridge. This site would generate a

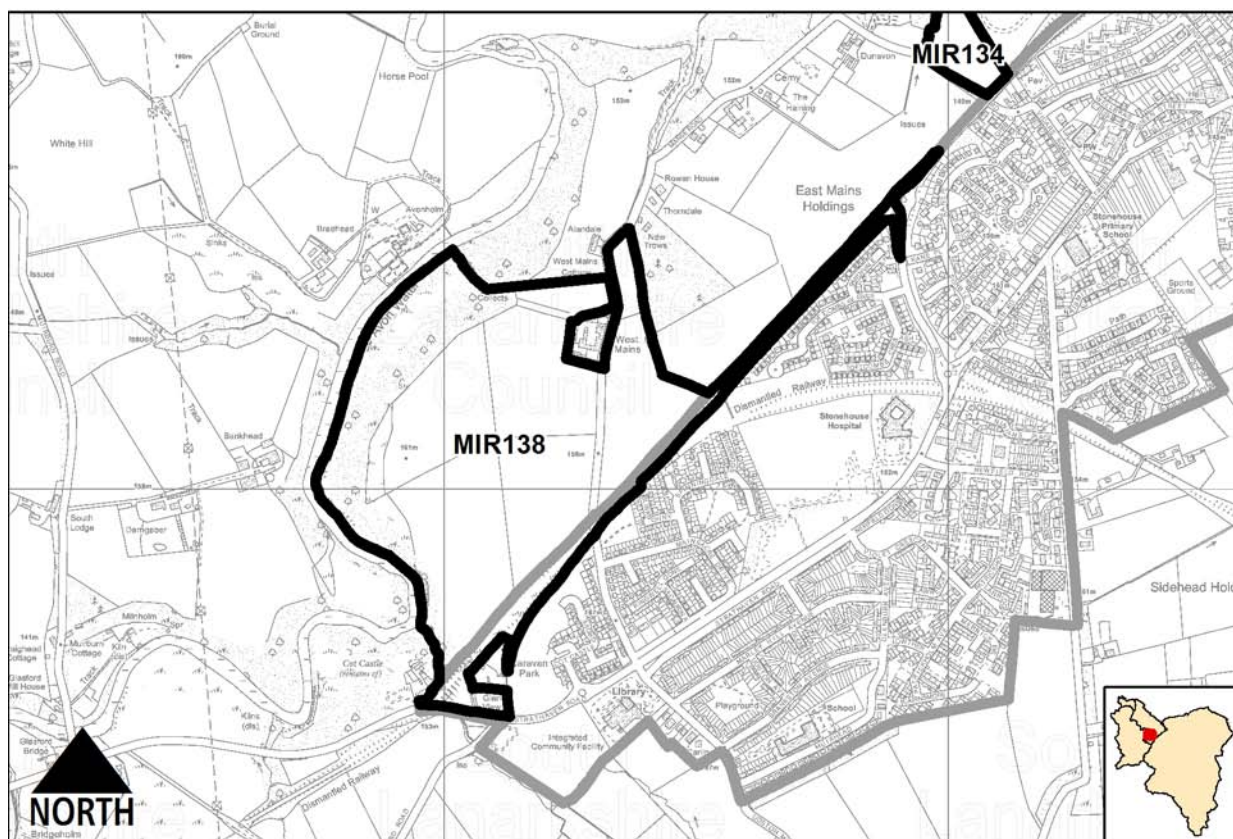
	significant volume of traffic.
Site Access	Several access points would be required, more likely in the form of roundabouts given the size of the site.
Public Transport	Poor - none
Access to Services	Poor
Additional Roads and Transportation Comments	The potential impact on the M74 junction 7 would require to be determined prior to allocating the site within the plan. Transport Scotland has been in discussions regarding the upgrade of the M74 junction 7 as a result of the Larkhall CGA proposals. The developer of the CGA was required to improve the slips at the junction and we understand there to be problems on the A72 due to significant queuing of traffic. Further development traffic could lead to impacts at the junction if queuing increases on the local road blocking the safe operation of the slips.
Water	Camps and Daer WOA currently has capacity.
Sewerage	Skellyton WwTW currently has limited capacity to serve this development and will require a growth project (5 growth criteria will be required from the developer).
SLC Flooding	A flood risk assessment will be required to identify the extent and level of flooding at this location. This information should be able to help inform the potential extent of development on this site.
Flood Risk (SEPA)	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. Multiple minor watercourses also flow through to the site. Flood Risk Assessment required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Multiple watercourses on site and adjacent to the River Clyde. Site remote from the sewer but must connect. Given scale of proposals comprehensive drainage assessment (foul and surface water/SUDS) will be required. Buffers to watercourses will also be required - presumption against culverting. Water features may limit developable extent of the site.
Air Quality	N/A
Noise	N/A
Planning History	Consent issued for 77 metre high wind turbine HM/14/0407
Other Comments	Power diversion required. Upgrade and additional power equipment also required.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Stonehouse
Site Reference	MIR134
Address	Lot 5
Site size (hectares)	2.42
Current Use	Agriculture
Proposed Use	Residential
No of Units (residential)	33
Location	Settlement edge, but lies beyond Stonehouse bypass which forms a defensible settlement boundary. Not considered suitable for rounding off settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would breach strong settlement edge.
Landscape	Visually prominent within Special Landscape Area.
Natural Heritage	Adjacent to potential LNR. No direct or obvious indirect connectivity with any Natura qualifying interests.
Built Heritage	N/A
Open Space	Adjacent to public park.
Minerals	Coal Authority standing advice area.
Public Access	Wider access network routes. Poor - site is rural in nature
Road Network	Manse Road is a narrow rural road with limited residential properties - not suitable access to a sizeable housing site. TA would be required. Access onto A71 would not be appropriate due to its nature; i.e. district distributor road. No footway network to connect to.
Site Access	Access onto A71 would not be appropriate due to its nature; i.e. district distributor road.

Public Transport	Poor
Access to Services	Access would be under A71 towards Stonehouse.
Water	Camps WTW currently has capacity.
Sewerage	Stonehouse WwTW has limited capacity and a growth project may be required if this development was to proceed. Network upgrades may be required to allow this development to reach the network.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Small watercourse on boundary of site. Site remote from sewer but must connect. Appropriate SUDS and buffer to watercourse required.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Power diversion required. Upgrade and additional power equipment also required.
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Stonehouse
Site Reference	MIR138 (part of HM11/00)
Address	Stonehouse North and West
Site size (hectares)	39.49
Current Use	Agriculture
Proposed Use	Development framework mixed use mostly residential.
No of Units (residential)	
Location	Settlement edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement development would breach the strong settlement boundary formed by the dismantled railway line and would encroach into the Green Belt and Special Landscape Area.
Landscape	Visually prominent site within Special Landscape Area. Plateau farmland/incised river valley
Natural Heritage	Avon Water woodlands, including areas of Ancient Woodland, grassland habitats. No direct or obvious indirect connectivity with any Natura qualifying interests.
Built Heritage	Development in the part of the proposed area immediately beside Cot Castle, motte (SM 2627) has potential for significant adverse impact on the setting of the monument. We would recommend that in order to mitigate such impacts, existing trees between the proposed area and the scheduled monument should be retained as part of any development proposal.
Open Space	N/A

Minerals	Part of site within Coal Authority referral area.
Public Access	Affects several core path and wider access network Access plan required.
Road Network	TA would be required. Manse Road not currently suitable for use.
Site Access	Access onto A71 at existing roundabout may require additional land to ensure roundabout can be constructed to standards. At least 2 accesses would be required. This may be an issue due to junction spacing requirements at the south west of the site.
Public Transport	Poor - bus stops >400m
Access to Services	Relatively close to Stonehouse
Water	Camps WOA currently has capacity.
Sewerage	Stonehouse WWTW has limited capacity to accommodate this size of development and a growth project would be required if this development was to proceed. Network upgrades may be required to allow connection to the Scottish Water network.
SLC Flooding	No objection subject to a suitable FRA and SUDS being provided for the development.
Flood Risk (SEPA)	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A minor watercourse also flows along the site boundary. Flood Risk Assessment required.
Water Environment (SEPA)	Number of watercourses on and adjacent to the site including the Avon Water. Site is remote from the sewer but must connect. Given scale of proposals comprehensive drainage assessment (foul and surface water/SUDS) will be required. Buffers to watercourses will also be required - presumption against culverting. Water features may limit developable extent of the site.
Air Quality	N/A
Noise	N/A
Planning History	Majority of site covered by a planning application which was refused. Applicant appealed and the appeal was dismissed.
Other Comments	Power diversion required. Upgrade and additional power equipment also required.
Outcome	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

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
www.southlanarkshire.gov.uk

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