

# South Lanarkshire

Planning and Building Standards Services

## Local Development Plan 2

**Volume 1**

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Community and Enterprise Resources



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## Preface

### 1.0 Preface

The South Lanarkshire Local Development Plan 2 promotes the continued growth and regeneration of South Lanarkshire, whilst at the same time protecting and enhancing the environment. The plan builds on the first South Lanarkshire Local Development Plan by continuing with the programme of housebuilding through the Community Growth Areas and encouraging the development of Masterplan and Development Framework sites. In addition, new projects such as City Deal and the Council's own housebuilding programme have been identified as key priorities for the Council over the next few years.



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The aim of the second South Lanarkshire Local Development Plan (LDP2) is to guide future development to improve the quality of life for everyone in South Lanarkshire, following on from the vision set in the Council Plan ['Connect'](#). Through its vision, objectives and strategy, LDP2 provides the framework to encourage development that will benefit communities and safeguard the environment. This ambitious, achievable aim will make South Lanarkshire a place where people will want to live, work, visit and invest.

## 2.0 Introduction



### Profile of South Lanarkshire

- 2.1** South Lanarkshire covers an area of 1,772 km<sup>2</sup>, from Rutherglen and Cambuslang, on the boundary with Glasgow, to the Southern Uplands at Leadhills, east to Biggar and Dolphinton and west to Thorntonhall and Drumclog.
- 2.2** With 320,530 residents (2019 mid year estimates), and 147,434 households (2019 National Records of Scotland estimate), the population of South Lanarkshire continues to grow. In terms of population, it is Scotland's fifth largest local authority - after Glasgow, Edinburgh, Fife and North Lanarkshire.
- 2.3** The 2020 Scottish Index of Multiple Deprivation (SIMD) identifies 431 datazones within South Lanarkshire. Of these, 60 zones (13.9%) are included within the most deprived 15% of datazones in Scotland. South

Lanarkshire has the fifth largest number of 'employment deprived' (19,617) and the fifth largest number of 'income deprived' people in Scotland (40,695). Areas within Rutherglen, Cambuslang, Blantyre, Hamilton, Larkhall and the rural area remain a continuing concern in terms of unemployment and low income.

- 2.4** South Lanarkshire contains an extensive range of natural and historic environmental sites and features, including New Lanark World Heritage Site. The extensive rural area includes Special Landscape Areas which cover the Clyde and Avon Valleys, and parts of the Southern Uplands and the Pentland Hills. There are 10 'Natura 2000' Sites of International Importance for Nature Conservation and 45 Sites of Special Scientific Interest (SSSI) within or partially within South Lanarkshire. In addition, there are 30 Conservation Areas and around 1,100 Listed Buildings.
- 2.5** The M74, running north to south through South Lanarkshire, and the A725, A71, A70 and A702, all running east to west, provide effective road links between the towns, villages and communities and the wider area. These are complemented by an extensive rail network, with services from Glasgow to Hamilton, East Kilbride, Rutherglen, Cambuslang and Lanark town centres, and from Carstairs to Edinburgh, which are a focus of retail, leisure, commercial, civic, educational and health facilities.
- 2.6** The construction of new houses (all tenures) has continued, with 7,322 built between 2012 and 2019. This has been complemented by private sector investment in new commercial and industrial development and by Council investment in community infrastructure. The latter includes the schools modernisation, roads and transportation and housing investment programmes.
- 2.7** The schools modernisation programme has delivered 19 new or refurbished secondary schools (including 2 Additional Support Needs), 1 Social Emotional and Behavioural Needs school and 128 new or refurbished primary schools, all of which were completed by 2019. In addition, Education Resources has started its new programme of nursery provision across South Lanarkshire.

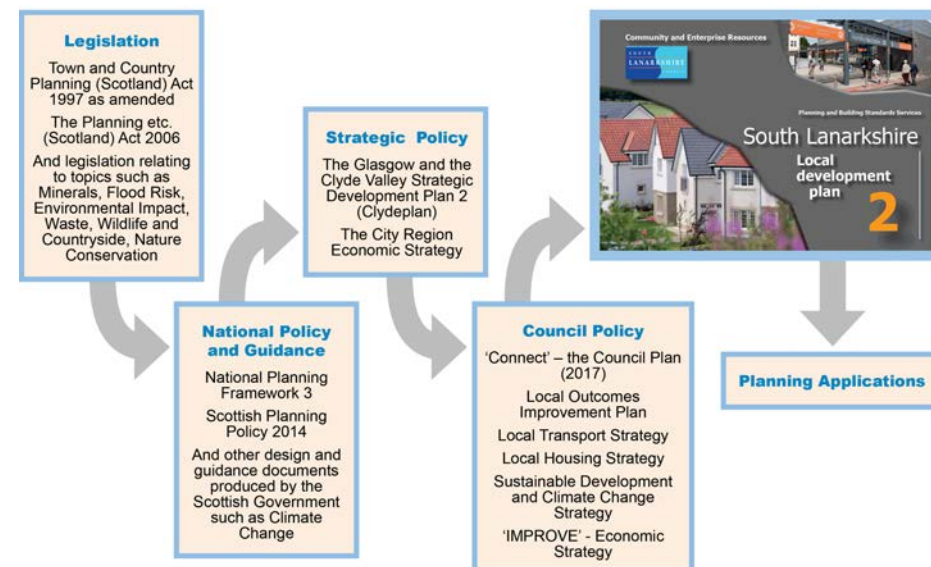
## Introduction

- 2.8** New commercial and industrial investment has taken place in industrial and business locations such as at Clyde Gateway (Farne Cross) and new retail developments in Hamilton, Cambuslang and Rutherglen.
- 2.9** In common with other areas there have been significant job losses in South Lanarkshire in recent years. Over the 2017 to 2027 period South Lanarkshire's total employment is forecast to rise by 1,400 or 1.1%. South Lanarkshire is therefore only experiencing half the growth rate for employment when compared to Scotland as a whole (2.2%). A focus for some of the investment needed to generate these jobs will be in Clyde Gateway, Hamilton International Technology Park and Peel Park, East Kilbride.
- 2.10** In relation to sustainable economic growth South Lanarkshire has approximately 9,585 businesses (2018). The majority of these are small, employing fewer than 20 employees (over 90%) and the remaining 10% employing 20 or more people. The businesses are reasonably spread throughout the Council area with a higher concentration, approximately 35%, in the Hamilton area.
- 2.11** Glasgow City Region City Deal is a major public sector initiative to revitalise the economy of the Greater Glasgow area, which covers eight council areas, including South Lanarkshire. This will bring over £1 billion investment and;
- fund major infrastructure projects,
  - create thousands of new jobs and help thousands of unemployed people back to work,
  - improve public transport and connectivity,
  - drive business innovation and growth and generate billions of pounds of private sector investment.
- 2.12** In addition, the Council recognises that it has to respond to the challenges presented by its ageing population, the growing number of households requiring accommodation, and the need to stimulate economic activity

and create employment. Whilst, at the same time, consider the impact of climate change on people, the economy and the natural and built environment. The Council must also take recognition of 'Climate Injustice', that is the potential increase of health and social inequalities from the impacts of climate change.

- 2.13** Based upon these factors, a vision for the South Lanarkshire Local Development Plan 2 (SLDLP2) has been developed. It remains broadly as it was in South Lanarkshire Local Development Plan and has been further developed to take into account economic and legislative changes since the plan was adopted. The aims of the vision are to address forthcoming challenges and promote South Lanarkshire as a place in which to invest, live, visit and work.

Figure 2.1



### National Policy

- 2.14** The Council has a statutory duty under the [Planning etc. \(Scotland\) Act 2006](#) to prepare a local development plan (LDP). This must contain the planning policies which provide the basis for assessing and determining planning applications and which guide and shape future land use. The LDP is one tier in the hierarchy of plans that sets out planning policy for the Council. Following a review that started in 2015 the Scottish Government committed to the reform of the planning system which concluded with the Planning (Scotland) Act 2019 that received Royal Assent in July 2019. Among the changes that will be introduced is the merging of the National Planning Framework and Scottish Planning Policy within one document which, when approved by Parliament, will form part of the Development Plan. The revised development plan system will also include extending the life of an LDP from 5 years to 10 years and involve greater consultation and engagement with communities. The details of the revised system will be included in new regulations and guidance which will be produced following publication of NPF4 and SPP. In addition, at the time of producing the LDP2, the possible effects of leaving the European Union and how this will impact on the planning system are not known.
- 2.15** At national level, policy is set out in the [Government's Economic Strategy](#), the [National Planning Framework 3 \(NPF3\)](#) and [Scottish Planning Policy \(SPP\)](#). NPF3 highlights the importance of place, and identifies where the national priorities for investment should take place to support the core aim in the Government's Economic Strategy for sustainable economic growth. SPP focuses on how development should be delivered if this aim is to be satisfied and introduces a presumption in favour of development that contributes to sustainable development while aiming to achieve the right development in the right place, not to allow development at any cost. The Planning Bill proposes establishing these documents as part of the development plan.



### Strategic Policy

- 2.16** Under Section 16 of the [Planning etc. \(Scotland\) Act 2006](#) local development plans should be properly integrated with other statutory plans and strategies affecting the development and use of land. Where land to which an LDP relates is within an SDP area, the planning authority preparing the LDP are to ensure the plan prepared is consistent with the SDP. [Clydeplan Strategic Development Plan 2 \(SDP2\)](#), produced by the Glasgow and the Clyde Valley Strategic Planning Authority, was approved in 2017 and provides the strategic context for development in the wider Glasgow city-region. SDP2 aims to support economic competitiveness and social cohesion whilst acknowledging the need to adopt a sustainable environmental approach.
- 2.17** The [City Region Economic Strategy](#) aims to promote sustained and inclusive economic growth across the Glasgow City Region. This builds on the projects already identified through the City Deal initiative.

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### Local Policy

- 2.18** The Council Plan, '[Connect](#)' (approved December 2017) sets out South Lanarkshire Council's aims between 2017 to 2022. As with previous plans the overarching vision remains to 'improve the quality of life for everyone in South Lanarkshire'. The plan identifies a range of objectives aimed at working towards this vision.
- 2.19** LDP2 has a specific role to play in supporting a number of 'Connect' objectives. In particular it should;
- support the local economy by providing the right conditions for inclusive growth,
  - work with communities and partners to promote high quality, thriving and sustainable communities,
  - improve the road network, influence improvements in public transport and encourage active travel,
  - improve the availability, quality and access of housing.
- 2.20** The [Community Empowerment \(Scotland\) Act 2015](#) introduced the requirement for Community Planning Partnerships to develop a Local Outcomes Improvement Plan (LOIP) and any appropriate Locality Plans (called Neighbourhood Plans in South Lanarkshire). It also gave community planning a statutory purpose to focus on improving outcomes and tackling inequalities of outcome, including in localities whose communities experience the poorest outcomes. Three wards with high inequality scores have been identified to pilot the approach, these are included in Table 3.1.
- 2.21** In response to the loss of major employers in the East Kilbride area, the East Kilbride Taskforce was established to consider economic and employment issues. In addition, rural South Lanarkshire currently benefits from the EU LEADER programme which has three themes - developing communities, growing business (including social enterprise and

entrepreneurship) and heritage, culture and the environment. A rural task force is proposed to consider options for tackling deprivation, inequality and poverty in rural South Lanarkshire.

- 2.22** Several of these objectives are addressed in a range of plans and strategies. These include the LOIP, the [Community Plan](#), the [Local Transport Strategy \(LTS\)](#), the [Local Housing Strategy \(LHS\)](#), the [Sustainable Development and Climate Change Strategy](#) and the [Economic Strategy](#). These all provided context in the preparation of LDP2.
- 2.23** The vision, themes, objectives and spatial strategy of LDP2 are based on and acknowledge the approach and direction taken in these supporting plans, policies and strategies.

### Supplementary Guidance

- 2.24** Under the terms of Section 22 of the Planning etc. (Scotland) Act 2006, Statutory Supplementary Guidance (SG) was produced on a number of topics. These formed part of South Lanarkshire Local Development Plan. However, the new Planning Act introduces changes in the development plan system. This includes a change in approach to the production of local development plans with much less reliance on SGs. In light of this, the Council changed its approach to producing additional planning guidance. In place of SGs, Volume 2 of LDP2 contains detailed policies which will provide guidance on a range of topics in support of the main policies in Volume 1.
- 2.25** In addition, the Council will produce supporting planning guidance on the following topics and additional guidance will be brought forward as and when required. Once approved, these will be material planning considerations when assessing planning applications.
- Community Infrastructure Assessment and Affordable Housing,
  - Renewable Energy,
  - Design and Placemaking,
  - Green Networks and Green Space,

- Town Centres and Retailing,
- Natural and Historic Environment.

**2.26** Some of these may be included within a Development Manual which is being considered to accompany the Development Plan.

### Technical studies

**2.27** A number of technical studies have been used to inform preparation of LDP2.

**Transport Appraisal:** The Council has undertaken a proportionate transport appraisal to determine the potential transport implications of the spatial strategy. This included discussions with Transport Scotland. Furthermore, a Scottish Transport Assessment Guidance (STAG) based appraisal is ongoing that will inform future decisions on transport infrastructure improvements within the Clydesdale Area.

**Habitats Regulations Appraisal:** A Habitats Regulations Appraisal (HRA) for LDP2 has been undertaken in compliance with the EC Habitats Directive (Council Directive 92/43/EEC) and the Conservation (Natural Habitats, &c.) Regulations 1994, as amended. The HRA Record concludes there will be no adverse effect on the integrity of any Natura 2000 sites as a result of LDP2.

**Equalities Impact Assessment:** A full Equalities Impact Assessment (EqIA) has been carried out. This concluded that there are no adverse impacts in terms of equalities legislation or on community relations.

**Strategic Environmental Assessment:** LDP2 is subject to the Environmental Assessment (Scotland) Act 2005. This requires the Strategic Environmental Assessment (SEA) of all public sector policies, plans, programmes and strategies. This required the preparation of an Environmental Report (ER) to accompany the Main Issues Report (MIR). Both the ER and MIR have been the subject of consultation. LDP2 is accompanied by an updated ER which evaluates the potential environmental effects of the plan. The preparation of the updated ER has influenced the development of LDP2.

### South Lanarkshire Local Landscape Character Assessment 2010 (LCA):

This was approved by South Lanarkshire Council and updates the 1999 Glasgow and the Clyde Valley Regional LCA, providing greater detail on the local landscape character. This was used to inform the preparation of the document entitled 'Validating Local Landscape Designations'.

**Validating Local Landscape Designations 2010:** This document identifies six Special Landscape Areas (SLAs) in South Lanarkshire. It was approved by South Lanarkshire Council and these designations remain relevant in preparing LDP2.

**Landscape Capacity Study for Wind Energy 2016:** This report provides guidance on the capacity of local landscapes to accommodate wind turbines. Its addendum, the Tall Wind Turbines: Landscape Capacity, Siting and Design Guidance 2019, provides additional requirements for siting and design for taller turbines of 150-200m in height. Together with 'Validating Local Landscape Designations' and 'South Lanarkshire Local Landscape Character Assessment', these documents provide the basis for making a technical assessment of the sensitivity and capacity of the various landscape character types in South Lanarkshire to accommodate windfarm and turbine development.

### How to use the plan

**2.28** This plan will cover a period of 5 years from the date of adoption. Every part of South Lanarkshire is covered by a land use policy. Depending on the location and nature of a particular proposal, applicants, stakeholders and other interested parties should consider the proposals maps (this refers to all maps) that accompany LDP2. It should also be noted that more than one policy may apply to a particular area and that some policies overlay each other for example, Prime Agricultural Land and Special Landscape Areas.

**2.29** In order to determine which policies or proposals are relevant the following steps should be taken:

- identify the property or land on the proposals maps,

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- note the colour, lines or symbols and the policy or proposal reference which covers the land or property,
- compare these to the symbols on the plan key and this will indicate which policies or proposals affects the property or land,
- locate the relevant policies or proposals within the LDP2 (Both Volume 1 and Volume 2).

**2.30** Some policies are not site specific, for example; Community Infrastructure Assessment and Development Management. These policies apply to all development proposals, as appropriate. It should be noted that where there is a main policy in Volume 1, this can be supported by additional detailed policy guidance in Volume 2 (these are cross referenced in both Volumes). Both volumes should be referred to when considering development proposals. In addition some policies (for example, Renewable Energy), direct users to additional requirements set out in supporting planning guidance. The relationship between Volume 1 and Volume 2 policies and supporting planning guidance is summarised in Appendix 1.

### 3.0 Vision and Spatial Strategy



**3.1** LDP2 seeks to ensure that future development takes place in a sustainable way and respects the distinctive and valued qualities of the area's natural and built environment. At the same time, however, it must recognise the need for, and encourage, economic growth and regeneration. Together, this should lead to the creation of well designed and located places which can improve the quality of life for everyone in South Lanarkshire.

**3.2** The Plan's overall strategic vision is:-

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

**3.3** LDP2 has to demonstrate how the Council can work towards achieving this vision by identifying appropriate, detailed and specific land use related objectives. Four distinctive themes have been identified around which the plan's objectives are structured and developed:

- Economy.
- People and Places.
- Environment.
- Infrastructure.

**3.4** This provided the basis for identifying four broad objectives which seek to;

- encourage sustainable economic growth,
- meet the communities needs,
- enhance and safeguard the environment,
- maximise the use of and seek opportunities to enhance existing infrastructure.

**3.5** These have been used to develop the more specific and focused objectives described in Figure 3.1.

**3.6** If progress is to be made in achieving these objectives, the LDP2 has to encourage development in the right place, at the right time and of the right quality. Consequently, the spatial and land use implications of pursuing these objectives and the development opportunities they generate, together make up the spatial strategy for the plan. The individual components of the spatial strategy are described in Figure 3.1, along with the overall relationship between the plan's vision, themes, objectives and spatial strategy, set against a background of considering impacts on climate change. This sets the overall strategy of LDP2.

**3.7** In addition, LDP2 must reflect the policy approach and direction taken in SDP2. It identifies sites which can operate as Strategic Economic Investment Locations (SEILs) and a network of Strategic Town Centres

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which support a range of economic, civic and social functions. Encouraging and facilitating the role of the SEILs and the Town Centres will contribute towards meeting the vision and objectives of LDP2.

- 3.8** The location and nature of the regeneration and growth priorities contained in LDP2, particularly the Community Growth Areas and Development Framework and Residential Masterplan sites, will continue to play a significant role in achieving the plan's vision and objectives. The development priorities are complemented by the plan's commitment to environmental protection and enhancement, including identification of a Strategic and Local Green Network. Taken together, appropriate developments within the SEILs, Town Centres, Masterplan sites, Community Growth Areas and Development Framework sites accord with the plan's vision and contribute towards achieving its objectives. Therefore they represent a significant component of the plan's spatial strategy and are included in the development priorities, (Table 3.1 and Appendix 3).
- 3.9** This is an approach which will also contribute towards the delivery of the outcomes sought through the Council's Economic Strategy. This aims to support investment in Strategic Economic Investment Locations, Town Centres and appropriate business locations, including Clyde Gateway, the completion of strategic road and transport links, the delivery of housing in appropriate locations, including the Council's house building programme, and the regeneration of vacant and derelict land sites. It also acknowledges the need to protect and enhance the Council's unique landscape, cultural and built heritage. The infrastructure improvements being delivered through the Glasgow Region City Deal will contribute to unlocking the economic potential of the area.
- 3.10** In addition, the Council supports inclusive growth which combines increased prosperity with greater equity. LDP2 can contribute to the delivery of the [Local Outcomes Improvement Plan](#) which has an overarching objective to tackle poverty, deprivation and inequalities in South Lanarkshire.

### Policy Development

- 3.11** The policies used to assess and determine if development proposals would contribute towards achieving the plan's objectives and thus secure the preferred land use outcomes described in both the Spatial Strategy and the Economic Strategy are set out under the relevant theme. Some of these policies are strategic and are included as part of the overall vision and strategy objectives;
- Spatial Strategy.
  - Climate Change.
  - General Urban Areas/Settlements.
  - Green Belt and Rural Area.
  - Development Management and Placemaking.
  - Visitor Economy and Tourism.
  - Community Infrastructure Assessment.
- 3.12** This approach will ensure that any changes in legislation, government policy or environmental and climate change impacts can be taken into account when assessing development proposals. In addition the application of these policies, when considering new proposed developments, will allow development to be directed towards the most sustainable locations or to areas where regeneration and economic growth would be beneficial. The strategy will also consider development proposals for minerals and renewable energy and balance the economic benefits of such development against any potential impacts on the environment or local communities. LDP2 will also provide other development opportunities through revisions of settlement boundaries and, where appropriate, the consolidation of small groups of houses into newly defined settlement areas.
- 3.13** Through the LDP2 four additional small settlements have been added at Blaircross, Kaimend, Limekilnburn and Devonburn. These were clusters of housing where because of the pattern of housing and other uses it was appropriate to designate it as a settlement. Designation as a settlement will afford the area some degree of protection from certain types of development that require to be outwith a specific buffer area

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around settlements and may also give opportunities to apply for different types of funding that is open to identified communities. In the next local development plan, the council intends to carry out a wider assessment of community boundaries in the rural area.

### Policy 1 Spatial Strategy

The spatial strategy of LDP2 will encourage sustainable economic growth and regeneration, move towards a low carbon economy, protect the natural and historic environment and mitigate against the impacts of climate change. To achieve this the spatial strategy will:

1. Direct larger developments to sustainable urban locations (Cambuslang/Rutherglen, Hamilton/Blantyre, Larkhall, East Kilbride, Carluke, Lanark) and ensure that any development proposals for smaller towns and villages are of a compatible scale.
2. Promote the 'City Deal' initiative, including the provision and improvement of strategic transport infrastructure and development of the Community Growth Areas.
3. Support regeneration, including the development of Clyde Gateway and the redevelopment of appropriate brownfield sites.
4. Support proposals and initiatives relating to the Local Outcomes Improvement Plan.
5. Ensure that proposals for new development seek to minimise and mitigate against the effects of climate change, including flood risk.
6. Promote the use of district heating systems and the use of heat mapping to identify areas where this is demonstrated to be feasible.
7. Safeguard and protect town, neighbourhood and village centres in accordance with the town centres first principle.
8. Ensure an adequate, flexible and generous supply of land for housing, industry and business in appropriate locations.
9. Protect and enhance the natural and historic environment.

10. Protect and enhance the green network within and around settlements and encourage new forestry and woodland creation in appropriate locations.
11. Support renewable energy developments in appropriate locations.
12. Continue to ensure an adequate and steady supply of minerals and maintain a minimum ten year land bank of aggregates.

Table 3.1 includes a list of all the projects that are appropriate to the spatial strategy, with full details included in Appendix 3.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

Table 3.1 : Spatial Strategy Development Priorities (full details contained in Appendix 3)

Category	
<b>City Deal</b>	Cathkin Relief Road. Stewartfield Way, East Kilbride. Greenhills Road, East Kilbride. Community Growth Areas: East Kilbride; Hamilton; Newton and Larkhall.
<b>Strategic Economic Investment Locations (SEILs)</b>	Clyde Gateway (Shawfield); Hamilton International Technology Park; Peel Park North, East Kilbride; Scottish Enterprise Technology Park, East Kilbride; Poneil (including proposed extension).
<b>Network of Strategic Centres</b>	Hamilton. East Kilbride. Lanark.

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<b>Community Growth Areas</b>	<b>Hamilton Area:</b> Hamilton West; Ferniegair; Larkhall. <b>East Kilbride Area:</b> East Kilbride. <b>Cambuslang/Rutherglen Area:</b> Newton. <b>Clydesdale Area:</b> Carluke South East; Carluke Moor Park.
<b>Development Framework Sites</b>	<b>Hamilton Area:</b> University of West of Scotland Almada Street/Barrack Street Hamilton; University of West of Scotland (new campus) Hamilton International Technology Park. <b>East Kilbride Area:</b> East Kilbride Town Centre; Langlands West; Hurlawcrook Road; Redwood Crescent; St. James Centre (north). <b>Cambuslang/Rutherglen Area:</b> Clyde Gateway; Bridge Street/Somervell Street; Duchess Road. <b>Clydesdale Area:</b> Market Road, Biggar; Bellfield, Coalburn; Law Hospital, Law; Birkwood Estate, Lesmahagow.
<b>Residential Masterplan Sites</b>	<b>East Kilbride Area:</b> East Overton Extension, Strathaven; Glassford Road, Strathaven. West of Redwood Drive, East Kilbride. <b>Clydesdale Area:</b> Upper Braidwood; Braidwood House, Braidwood; Manse Road, Forth; Angus Terrace, Douglas, Bellefield Road (West) Lanark.
<b>Home+ (Councils Housing Investment Programme)</b>	Delivery of 1000 new affordable homes by 2021 across South Lanarkshire.
<b>Schools Modernisation Programme</b>	New nursery provision.  Extension/adaptation of existing primary and secondary schools across South Lanarkshire.
<b>Local Outcomes Improvement Plan</b>	<b>Hamilton Area:</b> Burnbank/Hillhouse/Udston. Strutherhill

<b>Neighbourhood Plans</b>	<b>Cambuslang/Rutherglen Area:</b> Whitlawburn and Springhall
<b>Local Nature Reserves</b>	See Table 6.1 for full list.

### Climate Change

**3.14** The plan's overall strategic vision is to address the land use issues arising from the impact of climate change, as outlined in the Council's [Sustainable Development and Climate Change Strategy](#). To achieve this it is critical to reduce carbon dioxide emissions from new buildings and adapt to the impacts and take advantage of the opportunities of climate change. Assessment of development proposals should take account of future climate change impacts and allow flexibility and scope for adjustment. Any planning decisions taken, that include an element of uncertainty regarding climate change, should be suitably flexible to make adjustments should evidence on impacts become more certain. These aims translate into policies which, where appropriate, will:

- Ensure development is sustainably located to make best use of public transport and the established social and economic infrastructure, and has no significant adverse impacts on the environment.
- Make new buildings as carbon neutral as possible and resilient to the impacts of climate change.
- Safeguard and enhance blue/green networks including SuDS.
- Reduce waste.
- Support the use of renewable, low and zero carbon energy generating technologies and reduce South Lanarkshire's reliance on fossil fuels.
- Encourage the use of district heating systems.
- Address the effects of climate change on areas of medium to high flood risk.

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**3.15** LDP2 also reflects the need to support development that will help to meet the Scottish Government's target of the equivalent of 50% of the energy for Scotland's heat, transport and electricity consumption to be supplied from renewable sources by 2030, as set out in the [Scottish Government's Energy Strategy \(2017\)](#).

Figure 3.1 Vision and Spatial Strategy



**3.16** SPP also states that LDPs should support the development of heat networks in as many locations as possible. This can include schemes that are initially reliant on carbon-based fuels if there is potential to convert them to low carbon fuels in the future. Where new major developments are planned (as defined in the development management regulations), they should incorporate the provision of a heat network on site. This should be a recognised requirement and designed at the earliest stages of the application process. A feasibility or energy statement should be submitted to establish whether district heating has been incorporated into the development, and justification of the approach taken.

**3.17** In addition, proposals for new developments should, where appropriate, incorporate space to be safeguarded for future pipework/piperuns and energy centres. This space could be incorporated into grass/green corridors and along footpaths or roads so they can be more easily excavated for installing heat network pipes without significant disturbance. This should also ensure that any land required for the network is protected so that new infrastructure, such as roads or other services, do not obstruct the development of planned heat networks.

**3.18** In June 2015 the Scottish Government designated energy efficiency as a national infrastructure priority. This covers energy efficiency and heat decarbonisation of both domestic and non-domestic buildings. As a result, the Council will prepare a Local Heat and Energy Efficiency Strategy which will include measures aimed at tackling and encouraging both heat and energy efficiency initiatives.

**3.19** Consequently, the plan recognises the need for the location and design of new developments to respond and adapt to meet the challenges of climate change, whilst having regard to the need to pursue growth and regeneration.

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### Policy 2 Climate Change

In order to fulfil the plan's overall strategic vision, as defined in paragraph 3.2, and to meet Scottish Government targets relating to climate change and the reduction of greenhouse gases, any new development proposals should seek to minimise and mitigate against such effects by ensuring that they;

1. are sustainably located;
2. where appropriate involve the reuse of vacant and derelict land;
3. utilise renewable energy sources;
4. incorporate low and zero carbon energy generating technologies at an early design stage, and therefore reduce predicted carbon dioxide emissions in line with current building standards;
5. avoid areas of medium to high flood risk;
6. protect ecosystem services by ensuring no significant adverse impacts on the water and soil environment, air quality, biodiversity and blue/green networks, have no adverse effect on the integrity of any Natura 2000 sites and identify opportunities for enhancement of the natural heritage;
7. include opportunities for active travel routes and provide for trips by public transport;
8. include opportunities for the creation and enhancement of green infrastructure;
9. include opportunities for the greening of vacant and derelict land;
10. provide electric vehicle recharging infrastructure to encourage greater use of low carbon vehicles;
11. minimise waste through the provision of appropriate recycling, storage and collection points within developments;

12. where appropriate, development proposals should ensure that they can be connected to heat networks, including district heating, which may be developed in the future; and
13. avoid or minimise disturbance of carbon-rich soils and, where appropriate, include provision for restoration of damaged peatlands.

Where an applicant is able to demonstrate that a proposal has significant technical constraints in the use of low and zero-carbon generating technologies other solutions will be considered.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### General Urban Areas and Settlements

**3.20** LDP2 seeks to protect and enhance the quality of life of South Lanarkshire's residents within its main urban areas and smaller settlements. To achieve this, the character and amenity of these areas has to be safeguarded. The majority of the built up areas of South Lanarkshire are not subject to specific policies and proposals identifying development opportunities. It is nonetheless important that these areas are safeguarded and enhanced and the amenity enjoyed by their residents is protected. This will be taken into account in the consideration of any development proposals in these areas. This can include guest houses, children's nurseries, medical facilities, community uses, small scale retail or workshop units.

**3.21** This policy will apply to all those areas within the recognised settlement boundaries, where no specific policies or proposals apply.

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### Policy 3 General Urban Areas and Settlements

Within the urban areas and settlements identified on the proposals map, residential developments on appropriate sites will generally be acceptable. Proposals for uses that are ancillary to residential areas will be assessed on their individual merits, with particular regard to their affect on the amenity and character of the area.

Particular consideration will be given to likely impacts on the amenity of the area. This will include locally important greenspace, local services and facilities, proposed servicing, parking arrangements and access.

Developments which would be detrimental to the amenity of residents and the wider community or to the character of the surrounding area will not be permitted. This particularly applies to 'bad neighbour' uses which can affect neighbours by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### Green Belt and Rural Area

**3.22** The Green Belt is a national, strategic and local resource. Within South Lanarkshire the Green Belt encloses the urban settlements of Cambuslang, Rutherglen, East Kilbride, Strathaven, Hamilton, Bothwell, Uddingston, Blantyre, Larkhall, Stonehouse and Carluke. This area is well served by a range of services and has high levels of road, rail and path connectivity. Consequently, there is continued pressure for development, particularly on the edges of the established urban centres.

**3.23** The settlement boundaries across South Lanarkshire have been reviewed to take account of new and consented development. In addition, amendments are proposed to settlement boundaries to take account of land identified as suitable for new development through site assessment. These sites have been selected in sustainable locations that have a limited impact on the environment. The council has not carried out a comprehensive review of all of its settlements at this time.



**3.24** Beyond the Green Belt the remainder of South Lanarkshire is predominantly rural in nature with a dispersed settlement pattern. This part of the Council area includes extensive areas of high quality landscape, historic and cultural environmental designations. Pressure for housing development remains high, particularly where there are reasonable road connections via the A702 and in locations that are accessible to the M74. The focus of this plan is on supporting existing communities by directing development to within existing settlement boundaries and ensuring that the identity of these small settlements is not lost. Where there are no

## Vision and strategy

opportunities for small scale development within these settlements, consideration may also be given to limited settlement expansion, of an appropriate scale, which supports communities within the rural area.

- 3.25** Overall the aim of this policy is to control development in the Green Belt and Rural Area and ensure there is no unacceptable significant adverse impact on the environment or on local services and infrastructure.

### Policy 4 Green Belt and Rural Area

#### Green Belt

The purpose of the Green Belt is to:

- direct development to the most appropriate locations and support regeneration,
- protect and enhance the character, landscape setting and identity of the settlement,
- protect and provide access to open space.

Development in the Green Belt will be strictly controlled and any proposals should accord with the appropriate uses set out in SPP.

#### Rural Area

Within the Rural Area the Council seeks to protect the amenity of the countryside while, at the same time, supporting small scale development in the right places that is appropriate in land use terms and is of high environmental quality that will support the needs of communities.

#### Green Belt and Rural Area

Both the Green Belt and the Rural Area function primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Development which does not require to locate in the

countryside will be expected to be accommodated within the settlements identified on the proposals map. Isolated and sporadic development will not be supported.

The scale of renewable energy developments will be governed by considerations set out in Policy 18 - Renewable Energy.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### Development Management and Placemaking

- 3.26** The development management process has a key role in encouraging the creation of attractive, sustainable places that are socially and economically successful, with access to a high quality natural environment. The Council expects developers to respond to this challenge and contribute towards improving the quality of South Lanarkshire's towns, buildings and spaces. The LDP2 sets out the approach the Council will expect developers to adopt when planning and designing new developments.
- 3.27** LDP2 clearly sets out how the Council will assess and determine planning applications and is aimed at providing applicants with the certainty they need when preparing plans for new developments. This can reduce the risk to developers during the design process and encourage them to support innovative and imaginative design solutions. Further policies and information on design requirements is contained in Volume 2 and supporting planning guidance.
- 3.28** In addition, developers are encouraged to engage in pre-application discussions with the Council to ensure that any proposals comply with planning policies allowing them to be dealt with faster. Developers are also encouraged to contact all infrastructure providers at an early stage in the design process.

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## Placemaking

**3.29** The Council expects the design and layout of new developments to:

- create buildings and places which respect their surroundings,
- establish a sense of place and identity,
- contribute positively towards the existing character of an area,
- are easy to get to and move around in, particularly for pedestrians and disabled people, and
- incorporate the principles of sustainable development.

**3.30** In addition the siting, design and layout of developments, including Community Growth Areas, Development Framework sites and Residential Masterplan sites, should accord with the principles of placemaking. This requires developers to demonstrate an understanding of landscape setting and context which reinforces the character and settlement patterns of local areas. Potential developments should contribute to a sense of place and have an understanding of local building traditions and materials. Housing developments are also expected to take account of [Designing Streets](#) and [Creating Places](#).

**3.31** Taking all this into consideration should result in the creation of valued and appreciated places people can identify with, which can integrate the activities and services used by the community and where people will want to live, work, visit and enjoy. This will help communities fulfil their economic and social potential.

**3.32** As part of the consultation and engagement process for LDP2 the Council utilised the Scottish Government's [Place Standard Tool](#) as a way to understand the function of 'place' across South Lanarkshire. This proved an interesting insight on how communities function and how they are perceived by people from different age groups and backgrounds. The Place Standard Tool will be used in future consultation, particularly relating to community planning. Developers should consider using the Place Standard Tool as part of their design process.

## Policy 5 Development Management and Placemaking

In order to ensure that development takes account of the principles of sustainable development, all proposals require to be well designed and integrated with the local area. Proposals should have no unacceptable significant adverse impacts on the local community and the environment. Where appropriate, proposals should include measures to enhance the environment and address the six qualities of placemaking. Further detail is included in supporting planning guidance on Design and Placemaking.

When assessing development proposals, the Council will ensure that, where appropriate;

1. there is no unacceptable significant adverse impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or amenity;
2. the development shall not have an unacceptable significant adverse impact on the amenity of any nearby residential properties in terms of overshadowing, overlooking or other loss of residential amenity as a result of light, noise, odours, dust or particulates or other emissions;
3. the proposed development provides suitable access, parking and connection to public transport, encourages active travel, has no adverse implications for public safety and incorporates inclusive access for all people, regardless of disability, age or gender;
4. sustainability issues are addressed through carbon reduction measures and energy efficient design, layout, site orientation and building practices, including provision for heat network infrastructure and safeguarding space for future pipework/piperuns and energy centres;
5. risks to new development from unstable land resulting from past mining activities are fully assessed and, where necessary, mitigated prior to development;
6. the development will have no unacceptable significant impact on the natural or historic environment and no adverse effect on the integrity of any Natura 2000 sites;

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7. the development does not result in, or can mitigate against, any unacceptable significant adverse impact on quiet areas, the water environment, air quality or soil quality;
8. the proposal includes appropriate:
  - utility and roads infrastructure
  - open space, green infrastructure and landscape provision
  - water management (including foul drainage) and Sustainable Drainage Systems (SuDS) including the provision of SuDS during construction of the development.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### Visitor Economy and Tourism

**3.33** South Lanarkshire's location on the edge of the central belt, with major north-south and east to west transport links and a high quality historic and natural environment, gives the area a large potential tourist market, especially for short breaks and day visitors. South Lanarkshire also offers a wide variety of tourist and visitor attractions that contribute to the local economy and present opportunities for regeneration by providing employment and generating expenditure on goods and services. In particular, New Lanark, one of only five world heritage sites in Scotland, is a major attraction for tourists, including international visitors. The [Lanarkshire Area Tourism Strategy](#) aims to provide a strategic focus for tourism provision in Lanarkshire. In addition, the [Tourism Development Framework for Scotland](#) provides further guidance to planning authorities to help secure growth in the visitor economy and highlights future opportunities for investment and development to Councils and other stakeholders.

**3.34** By providing authentic experiences, excellent quality, value for money and accessible for all, South Lanarkshire can contribute positively to the local visitor economy and wider Scottish tourism sector. In doing so there is a need to significantly increase the perceived value to the visitor and offer them a greater incentive to visit, return, and spend longer time within the area, making South Lanarkshire a destination of first choice. Opportunities to develop new assets and experiences based on the correct visitor market will be a key aim. Such development must ensure experiences are tailored to the geographic location and the particular attraction which draws visitor footfall to that location. The opportunity to expand or upgrade established facilities which contribute to the visitor economy should be encouraged. Any development proposals must show that they can positively contribute towards the visitor economy, are in an appropriate location, are well designed and accessible for all visitors, are financially sustainable and offer good value, and ensure that the quality of the natural and historic heritage of the area is conserved and enhanced.

**3.35** LDP2 seeks to encourage sustainable tourism developments in appropriate locations that conserve the quality of the natural and historic heritage of the area in which many of the tourist attractions and activities are based. It also recognises that there is a need to promote existing tourist attractions and protect these from inappropriate development activity.

### Policy 6 Visitor Economy and Tourism

The provision of new, high quality visitor attractions, activities, facilities, infrastructure and accommodation, and the safeguarding and maintenance of existing features will be supported where they are shown to positively contribute towards the visitor economy. Proposals will be expected to demonstrate they are sustainable and viable by focusing on the visitor demographic attracted to the locality, and showing how this has influenced the proposal. All development shall respect the area's natural, built and cultural resources and be accessible to all users. Suitable access and car parking provision is required to be incorporated into proposals.

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Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### Community Infrastructure Assessment

**3.36** Community infrastructure assessment is required to recognise and address the impact a development may have on a specific area. In this regard, the council may seek developer contributions in relation to: affordable housing; roads and transportation; education provision; recreation; and council-owned community facilities. Contributions from developers will be sought to address the direct consequences or impacts of a proposed development. They are not intended to resolve existing deficiencies in infrastructure.

**3.37** Taking account of the economic circumstances and the constraints on funding and resources the Council takes a reasonable and proportionate approach to the level of contribution expected and the timing of providing the funding. In doing so, it will aim to strike a balance between setting contributions at a level that addresses projected impact and ensuring that the development remains viable but in turn delivers economic and social benefits. Where there is a need for new infrastructure in areas where there may be combined developments, such as Community Growth Areas, pooled contributions may be appropriate.

### Policy 7 Community Infrastructure Assessment

Where development proposals would require capital or other works or facilities to enable the development to proceed, financial contributions towards their implementation will be required. Where justified in accordance with the provisions of Circular 3/2012 : Planning Obligations and Good Neighbour Agreements, contributions will be sought in relation to affordable housing; roads and transportation; education provision; recreation; and council-owned community facilities. Supporting Planning Guidance will be

prepared and consulted on, including in relation to the contributions sought. These contributions will be appropriately assessed and developers will be required to ensure transparency in the financial viability of a development. In each case contributions must:

1. serve a planning purpose,
2. be necessary to make the proposed development acceptable in planning terms,
3. be directly related to the proposed development,
4. be fairly and reasonably related in scale and kind to the proposed development, and
5. be reasonable in all other aspects.

The Council will either seek the direct provision of such works or facilities by developers, or, in appropriate cases, a financial contribution from the developer to fund off site provision either by third parties or by the Council itself. Where contributions are required these should be secured through planning condition or a legal agreement before permission is issued. Lump sum payments for capital works will normally be made when the work is carried out but consideration will be given to the use of endowments, phased payments, or other mechanisms, provided clear timeframes are agreed.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### Other Requirements

**3.38** Developers should be aware that where there is insufficient capacity in the electricity network for a major development where asset reinforcement is required, that the developer will be required to pay for this if it is a sole use asset. If others also benefit, the developer will make a proportional payment.

## Economy

### 4.0 Economy



#### Employment

- 4.1** Promoting sustainable economic growth is a key objective of LDP2. This aligns with the aim of the Council's Economic Strategy to have a strong and dynamic economy, where businesses, communities and residents can prosper. Providing and identifying a range and choice of sites suitable for economic development can make a significant contribution towards meeting these objectives.
- 4.2** The SDP identifies a number of strategic economic investment locations (SEILs), targeted at key growth sectors which require to be promoted and safeguarded in LDP2. The locations in South Lanarkshire include Clyde Gateway (Shawfield), Poniel, Hamilton International Technology Park (HITP), and in East Kilbride, Scottish Enterprise Technology Park (SETP) and Peel Park North. The SDP makes provision for the LDP to extend or consolidate SEILs in response to changing circumstances. In

this respect, LDP2 identifies an opportunity to extend the SEIL at Poniel to incorporate land with consent for an energy park located to the west of the existing SEIL.

- 4.3** The Glasgow City Region City Deal includes a series of infrastructure projects which will make a significant contribution to encourage investment in, and ensure the future development of the SEILs and other major employment locations in South Lanarkshire. The proposed upgrading of Greenhills Road and Stewartfield Way will improve accessibility to the SEILs and core industrial and business areas in East Kilbride and improve their marketability.
- 4.4** There are also a number of Development Framework sites identified in LDP2 which contain opportunities for employment related development (refer to Appendix 3). Additionally, there are a wide range of other industrial estates and business locations in South Lanarkshire. These range from large, modern estates to low amenity, local yardspaces. All of these areas have a role in providing local employment opportunities and the majority continue to function well as locations for industrial and business use. These are retained as 'core' industrial and business areas. In some areas there are higher vacancy rates and pressure for the introduction of non-industrial/business uses. These are identified as 'other employment land use areas' where a more flexible approach to non-industrial proposals will be taken, subject to meeting specific criteria. Table 4.1 sets out the categories of employment land use areas and the policy approach relating to these. Detailed policies for assessing non-conforming uses in industrial and business areas are set out in Volume 2.
- 4.5** There is also a need to maintain a supply of marketable sites for industry and business across South Lanarkshire which range in size and amenity, to meet a variety of requirements. The industrial and business land audit is kept up to date through the annual monitoring process, to ensure continuity of the marketable supply. The land supply in South Lanarkshire is currently considered adequate to meet the potential demand for industrial and business uses over the plan period.

- 4.6** LDP2 identifies an opportunity to extend the existing industrial estate at Lesmahagow south, by amending the settlement boundary to include an area of greenfield land at Balgray Road. This extension will form part of the 'core' industrial and business area.
- 4.7** The rural area of South Lanarkshire can offer opportunities for industrial and business developments with a specific locational need or which require large areas of land with direct access to the motorway network. Such proposals will be considered on their merits. Smaller scale rural business developments and farm diversification proposals can provide local economic benefits. All proposals for industrial and business development outwith settlements should conform to the relevant Green Belt and rural area policies.
- 4.8** The office/service sector is also an important part of the South Lanarkshire economy. In general, class 4 offices shall be supported in industrial and business locations, and class 2 offices in town and local centres.

### Policy 8 Employment

The Council will support sustainable economic growth and regeneration by encouraging the development of business in South Lanarkshire through the identification of employment land use areas. The categories of employment land use areas and appropriate uses are set out in Table 4.1 and shown on the proposals maps.

A range and choice of marketable sites for employment uses across South Lanarkshire will be maintained. The Council will monitor this through the annual land audit process.

Class 4 office developments shall be supported in employment land use areas, and class 2 offices in town and local centres.

Proposals for industrial, business and office developments outwith the locations listed in Table 4.1 will be assessed against the relevant LDP2 policies which apply in the area where they are located.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

Table 4.1 Schedule of Employment Land Categories

Proposed Designation	Role and Characteristics	Policy approach
<b>Strategic Economic Investment Locations (SEILs)</b>	<p>Strategically important locations identified in the Strategic Development Plan.</p> <ul style="list-style-type: none"> <li>Clyde Gateway (Shawfield) (business and financial services/distribution and logistics)</li> <li>Poniel (Clydesdale) (distribution and logistics)</li> <li>Hamilton International Technology Park (business and financial services/life sciences/creative and digital industries)</li> <li>Scottish Enterprise Technology Park (East Kilbride) (life sciences/creative and digital)</li> </ul>	<p>Promote development of the key sectors identified in SDP (See Appendix 3 Development Priorities).</p> <p>Development proposals will also be assessed against Policy ICD1 in LDP2.</p>

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	<p>industries/green technologies(research and development))</p> <ul style="list-style-type: none"> <li>Peel Park North (East Kilbride) (life sciences/creative and digital industries)</li> </ul>	
<b>Development Framework Sites</b>	Large mixed use sites where employment uses will be integrated with other land uses	Requirements for each Development Framework Site are set out in Appendix 3 Development Priorities
<b>Core Industrial and business areas</b>	Established industrial and business areas which range from modern attractive business parks to local yardspace areas. These are shown on the proposals maps.	These areas are retained for industrial /business use (class 4/5/6) and any exceptions must meet the appropriate criteria in Policy ICD2.
<b>Other employment land use areas</b>	Areas designated for industrial use but where there is an increasing element of non industrial use. These are shown on the proposals maps.	A flexible approach to development in these areas with non industrial uses (except residential/retail) considered provided these meet certain criteria in Policy ICD3.

### Network of Centres and Retailing

- 4.9** Shopping patterns are changing and this has an impact on the role and function of town centres. There is a need to ensure that town centres are fit to support the economic and social aspirations of their communities. SPP contains a town centre first principle, and requires local development plans to identify a network of centres.
- 4.10** The individual centres in South Lanarkshire support a diverse range and scale of economic and social roles and functions. These include shops, offices, entertainment, civic, education, health and leisure activities. The Council's Economic Strategy, Promote, also recognises that town centres need to support the economic and social aspirations of their communities,

and that they have a role to play in providing them with sustainable access to the goods and services they need. Collectively, they make up a network of centres ranging from strategic to local centres. These are listed in Tables 4.2 and 4.4.

- 4.11** The Council is developing strategies for its Strategic and Town Centres. There are currently a number of these being progressed. The most advanced is Hamilton's which has been subject to consultation and the development of an action plan. Similar strategies are proposed for Larkhall, Blantyre and Cambuslang. The aim is to include all Strategic and Town Centres in this process. The conclusions from these strategies may result in consolidation or amendments to existing Town Centre boundaries. The Council will take account of these strategies, as appropriate, and put forward supporting planning guidance which would be a material planning consideration.

Table 4.2 Strategic and Town Centres

Category	Centres
<b>Strategic Centres:</b>	East Kilbride Hamilton Lanark
<b>Town Centres:</b>	Blantyre Biggar Cambuslang Carluke Larkhall Rutherglen Strathaven

### Strategic Centres

- 4.12** Strategic Centres are facing major challenges adapting to the economic downturn, the rise of large out-of-centre superstores, the changing format of stores and the increasing use of online shopping. This results in a higher proportion of vacancies and a reduction in the quality and choice

of goods and services. SDP2 has identified the roles and function of each centre, the challenges they face and the actions needed to ensure these centres can continue to play their part in providing communities with sustainable access to the services and goods they need (as shown on Table 4.3). The Council acknowledge this and will:

- Safeguard and protect the Strategic Centres.
- Support centres in adapting to the changing needs of occupiers and advances in technology, including giving consideration to alternative uses (including residential), where appropriate.
- Support appropriate marketing and promotional initiatives to help sustain the centres and improve footfall.
- Improve the built environment to make more attractive areas.

Table 4.3 Network of Strategic Centres Roles and Functions; Managing Change

Centre	Dominant Roles and Function	Challenges	Action
<b>East Kilbride</b>	Retail, business, civic, health, community, leisure uses, public transport hub.	<ul style="list-style-type: none"> <li>• Competition from other centres.</li> <li>• Need for more marketable floorspace.</li> <li>• Complicated layout and connections between the variety of uses.</li> <li>• Improve the internal and external fabric of the shopping centre.</li> <li>• Accessing funding opportunities.</li> <li>• Raise the profile of the town centre and potential of the visitor economy for both day and evening economy.</li> <li>• Parts of the area subject to flood risk.</li> </ul>	<ul style="list-style-type: none"> <li>• Reconfiguring of retail floorspace and rezone the shopping centre to create differentiated shopping trips.</li> <li>• Support investment to maintain and grow the town centre's role and function.</li> <li>• Progress funding applications to support a range of activities including incubation units, business support training, major refurbishments.</li> <li>• Redevelopment of public facilities.</li> <li>• Renew/replace/refurbish building fabric.</li> <li>• Re-launch shopping centre to a wider catchment with a new brand and identity.</li> </ul>
<b>Hamilton</b>	Retail, business, economic, civic, community, leisure, public transport hub.	<ul style="list-style-type: none"> <li>• Competition from other retail locations.</li> <li>• Underused floorspace and key vacant buildings in town centre.</li> <li>• Ongoing maintenance and enhancement of public realm and the accessibility of the town centre.</li> <li>• Limited retail offer and low footfall.</li> <li>• Parts of area subject to flood risk.</li> </ul>	<ul style="list-style-type: none"> <li>• Take forward the Hamilton Business Improvement District.</li> <li>• Review options to improve public realm and the accessibility of the core area.</li> <li>• Improve the diversity, offer and choice to strengthen both the day and the evening economy.</li> <li>• Encourage a range of uses to increase footfall.</li> </ul>
<b>Lanark</b>	Tourism and cultural, heritage assets, retail, civic, community, public transport hub.	<ul style="list-style-type: none"> <li>• Limited population catchment.</li> <li>• Quality of retail offer and vibrancy of town centre.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop the retail offer, evening economy and the town centre's administrative role for the wider rural area.</li> <li>• Improve visitor economy and cultural and historical opportunities and linkages within the town centre.</li> </ul>

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### Town Centres

**4.13** As with the Strategic Centres, a similar pattern is emerging in South Lanarkshire's other town centres in response to changing shopping patterns. A key planning issue will be to ensure they continue to provide shopping facilities and services that meet consumer expectations of choice and quality, and are accessible by good public transport networks. The Town Centres also provide a wider economic role and a focus for local communities.

### Local Centres

**4.14** Within Local Centres, such as neighbourhood and village centres, there are typically a small group of shops including grocers, newsagents, chemists, bakers and other services which serve the local community. These centres often have hot food shops, betting offices and hairdressers. They provide a day-to-day service and are particularly important to less mobile people in communities. It is important to preserve the retail function of these centres. In particular, the Council would be concerned if convenience (food) shopping outlets were to disappear from these local centres Table 4.4 lists the Local Centres.

Table 4.4 Local centres

Area	Local centres
<b>Cambuslang/Rutherglen</b>	Burnside, Fernhill, Halfway, King's Park.
<b>East Kilbride</b>	Calderwood, East Kilbride Village, Greenhills, Lindsayfield, Stewartfield, St James Centre, St Leonards, The Murray, Westwood.
<b>Hamilton</b>	Almada St, Bothwell, Burnbank, High Blantyre, Hillhouse, Low Waters, Stonehouse, Uddingston.
<b>Clydesdale</b>	Blackwood/Kirkmuirhill, Carnwath, Coalburn, Crossford, Douglas, Forth, Law, Lesmahagow.



**4.15** The Council also recognises that not all centres have the same profile and there may be instances where a centre has a higher proportion of retail to non-retail uses, and vice-versa. The Council expects that centres will continue to have a role to play in the provision of retail uses for the community they serve. Consequently, when assessing development proposals regard will be given to the impact the proposal has on the role and function of the centre.

### Out of centre retail and commercial locations

**4.16** In addition to the Strategic, Town and Local Centres there has been demand for and the subsequent development of other retail and commercial floorspace outwith these centres. The locations of out of centre retail and commercial developments are shown on the proposals map and listed in Table 4.5. In some cases the location is restricted to commercial uses only.

Table 4.5 Out-of-Centre Retail/Commercial Locations

Operating/consented	Location	Use
<b>Out-of-Centre Retail/Commercial locations (operating)</b>	<b>Cambuslang/Rutherglen Area:</b> Bridge Street Dalmarnock Road	Retail Retail
	<b>East Kilbride Area:</b> Auction Market, Strathaven Howard Avenue, East Kilbride Kingsway East, East Kilbride Kingsgate Retail Park, East Kilbride Linwood Avenue/College Milton, East Kilbride Mavor Avenue, East Kilbride Stroud Road/Kelvin Road, East Kilbride	Retail Retail Commercial Retail Retail Retail Commercial
	<b>Hamilton:</b> Cherryhill, Larkhall Hamilton Retail Park (Douglas Park) Whistleberry Retail Park, Blantyre	Retail Retail Retail
	<b>Clydesdale:</b> Loch Park Carluke Teiglum Rd Lesmahagow	Retail Retail

### Policy 9 Network of Centres and Retailing

The Council seeks to support a network of Strategic, Town and Local Centres to provide retail and other local services to the communities of South Lanarkshire. In addition the role of existing out of centre retail and commercial locations is recognised.

### 1. Strategic and Town Centres

Within the Strategic and Town Centres listed in Table 4.2 a mixture of uses compatible with their role as commercial and community focal points will be supported, including shops, offices, leisure, community, civic, health, residential and other uses appropriate to the network of centres.

The Council is undertaking 'Health Checks' for each of the Strategic and Town Centres and this work will be subject to stakeholder consultation.

### 2. Local Centres

Within the Local Centres listed in Table 4.4, any proposals for change of use will be assessed with regard to the provision of an appropriate mix of uses that will meet economic and social need. A retail element should be retained to serve the needs of the local community.

### 3. Out of centre retail/commercial locations

Within the out of centre retail/commercial locations listed in Table 4.5 proposals for extensions, reconfiguration and change of use will be considered on a case by case basis. There is the opportunity for the out of centre locations to offer a diverse range of uses within the network of centres, while ensuring that they do not threaten the vitality and viability of the Strategic, Town and Local Centres.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### New Retail/Commercial Proposals

**4.17** There is continued interest in retail and commercial development. The retail development market is changing, with a move towards a focus on convenience goods. As a consequence, the format of proposed stores is reducing in size from supermarket (approximately 9,000m<sup>2</sup> gross and

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above), to smaller convenience stores ranging from approximately 1,000m<sup>2</sup> to 5,000m<sup>2</sup> gross. Proposals of this nature can often look to out of centre locations. However, this will only be considered once Strategic and other Town Centre locations, edge of strategic and edge of other town centre locations, and other commercial centre locations have been assessed through the sequential approach outlined in Policy 10. This policy also requires developers to assess the impact of the proposal on the vitality and viability of the Strategic, Town and Local Centres affected and demonstrate there will be no unacceptable cumulative impacts. New retail/commercial development proposals require to help to meet qualitative or quantitative deficiencies. They should be in locations that reduce the need to travel by private vehicle, and are accessible by walking/cycling routes and public transport.

Major development proposals over 2,500m<sup>2</sup> (gross) comparison floorspace; 1,000m<sup>2</sup> (gross) convenience, should be accompanied by a retail assessment. This should include a quantitative assessment of retail impact and capacity, and/or an assessment of qualitative deficiency. The cumulative effect of recently implemented or consented retail developments in nearby locations should also be taken into account. In particular locations, for example local centres, a retail assessment may also be required for developments less than 1,000m<sup>2</sup> (gross) floorspace.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### Policy 10 New Retail/Commercial Proposals

Any proposals for retail or commercial development will be assessed against the following criteria and must;

1. follow the sequential approach as set out in SPP (including Town and Local Centres);
2. demonstrate there would be no significant adverse effect on the vitality and viability of the Strategic and Town Centres and/or Local Centres;
3. help to meet qualitative and quantitative deficiencies;
4. complement regeneration strategies for the area;
5. promote sustainable development;
6. take account of development location and accessibility;
7. minimise environmental and traffic impact;
8. have no significant impact on the natural or historic environment and no adverse effect on the integrity of any Natura 2000 sites;
9. promote quality design and accessibility for all;
10. take account of drainage and service infrastructure implications.

# People and places

## 5.0 Housing



- 5.1** The development of housing is a key part of the economy and can be used as an indicator of an area's prosperity and attractiveness. Providing new housing of the right type, at the right price, can encourage people to locate or stay in the area. It is also a key land use that, if poorly located, designed and delivered, can have an adverse impact on the environment and the quality of people's lives.
- 5.2** A range of housing types, at different prices, tenures and locations are needed to cater for the increasing number and variety of households, maintain the viability of communities, and support the operation of local labour markets and the wider economy. This is particularly relevant when providing housing for first time buyers and encouraging young families to settle and remain in a specific location.

- 5.3** Under the Housing (Scotland) Act 2001, South Lanarkshire Council has a duty to assess housing needs and demand, and set out an appropriate strategy (Local Housing Strategy) and plan (Local Development Plan), to meet identified housing requirements.
- 5.4** SPP states that a [Housing Need and Demand Assessment \(HNDA\)](#) should be carried out to provide an evidence base for defining housing supply targets and allocating land in LDPs. Part of the evidence prepared for the SDP was an HNDA which set the context and requirements for housing land allocation in LDPs. These requirements are outlined in SDP2.
- 5.5** The Strategic Development Plan (Clydeplan – 2017) requires the council to satisfy the housing land requirements set out in its schedules 8, 9 and 10 for each housing sub-market area and South Lanarkshire as a whole, up to year 10 from the date of adoption of the local development plan (Policy 8 – Housing land requirements).

### Statement

#### Examination Findings (Comment by Reporter)

During the examination of this local development plan, various elements of the calculation of housing land supply up to 2030, (using the most up to date agreed 2018 Housing Land Audit), were the subject of unresolved disagreement. This was due to a combination of a lack of sufficient information and the information required not being able to be provided within the normal timescale of an examination. The examination report stated that the evidence submitted did not allow the reporter to safely conclude there was not a shortfall against the Clydeplan requirements.

Consequently, the council will work closely with the home building industry in the preparation of future housing land audits and in the preparation of the next local development plan to ensure that it adequately evidences how it has satisfied housing land requirements.

## People and places

- 5.6** Where a shortfall in the 5 year effective housing land supply does arise within a housing market area, a further release of housing land will be supported where policy 11 below is satisfied. At the same time, the council will work together with the house building industry to bring forward sites previously considered non-effective, ensure the efficient delivery of the existing supply and seek to overcome marketing issues or other constraints where possible. In terms of urban capacity these are sites which have been identified through the urban capacity study as having longer term potential for development for housing.
- 5.7** The Council expects developers to provide a diverse and attractive mix of house types and sizes. This should include different tenure mixes to ensure that a full range of housing types are provided, in order to meet the diverse housing need and demand across the Council area.
- 5.8** Planning will work alongside Housing and Technical Resources to ensure that any need for specialist housing provision that is identified through the Local Housing Strategy will be addressed by the identification of appropriate sites through the council's Strategic Housing Investment Plan and subsequently through the Housing Land Audit. No unmet need has been identified for gypsies/travellers and travelling show people in South Lanarkshire. Should a need arise for this specialist group, this would be considered against policy DM14 (Gypsy, Travellers and Occupational Traveller's Sites).

### Policy 11 Housing

There will be a minimum five year effective supply of housing land at all times during the lifetime of the plan as set out in the strategic development plan (SDP2). This will be monitored and updated annually. The Council

will support development on the sites included in the Housing Land Audit and identified on the proposals map<sup>(i)</sup>. Developers must provide a range of house size and types to give greater choice in meeting the needs of the local community whilst recognising the demands of the wider housing market area.

If, during the period of the plan, a shortfall in the five year supply of effective land is identified, the Council will support development proposals, which are effective and capable of meeting the identified shortfall, in order of preference:

1. Non-effective sites that can now be demonstrated to be effective.
2. Urban Capacity sites.
3. Additional brownfield sites.
4. Sustainable green field sites.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### Affordable Housing

- 5.9** Housing is a basic need, and having somewhere to live that is safe and warm provides a firm basis for other aspects of life. A key priority in 'Connect', the Council Plan 2017-22, is to improve the quality, access and availability of housing. This can be done in a variety of ways, including the provision of affordable housing and choice of housing type and location.

<sup>i</sup> To be in accordance with this local development plan, and for permission to be granted, detailed proposals, including applications for planning permission in principle, for Housing Land Audit site HM3416 Avon Road Larkhall must retain an undeveloped buffer between the site and the Clyde Valley Woods SAC. Any application for planning permission must demonstrate that this buffer, which must be a minimum 15m wide, is of sufficient extent to ensure that potential indirect effects associated with housing development, as identified in The Woodland Trust (2012) publication 'Impacts of development on nearby ancient woodland: addendum', would not adversely affect the mixed woodland on base-rich soils associated with rocky slopes of the Clyde Valley Woods SAC, either alone or in combination with other plans or projects

## People and places



**5.10** Affordable housing is defined in SPP as 'housing of a reasonable quality that is affordable to people on modest incomes'. Typically, it is housing available at below market prices that meets the needs of those unable to afford to buy or rent on the open market. HND A2 and SDP2 identify a likely requirement of 99,730 units of affordable housing between 2012 and 2029 across the Clydeplan area, with 13,603 (14%) of these houses located in South Lanarkshire.

**5.11** In setting an overall HST which takes account of the need to provide affordable housing, the Council in its LHS, considered a wide range of factors, including the availability of public subsidy and the contribution to be made by making best use of the existing affordable housing stock. For affordable housing, the LHS concludes that the overall supply target should be, as a minimum, 300 units per annum. The role of the Affordable Housing policy is to enable the delivery of these requirements and this policy applies across all four Housing Market Areas (HMAs) in South

Lanarkshire (Cambuslang/ Rutherglen, East Kilbride, Hamilton and Clydesdale). These HMAs are relatively self contained areas within which most people move house when their needs or circumstances change.

**5.12** The Council has also produced supporting planning guidance on community infrastructure assessment and affordable housing. This will provide details on the levels of contribution the Council will expect, either financially in lieu of on-site provision or through the provision of serviced land within the development site, in order to meet its affordable housing needs.

### Policy 12 Affordable Housing

The Council will expect developers to contribute to meeting affordable housing needs across South Lanarkshire by providing, on sites of 20 units or more, up to 25% of the site's capacity as serviced land for the provision of affordable housing. In addition, other solutions will be considered if these prove to be the most appropriate for the site.

If on-site provision is not a viable option the Council will consider off-site provision in the same Housing Market Area. In these areas the Council will require developers to make a contribution to fund social rented affordable housing on alternative locations within the same Housing Market Area.

The provision of a commuted sum will only be acceptable if on or off site provision cannot be provided in the locale or there are no funding commitments from the Scottish Government.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

## People and places

- 5.13** In June 2017 the Scottish Government substantially increased the Council's Resource Planning Assumptions to £97 million (2017-2021). As a result the Council is now committed to delivering 1,000 new council houses through the Home and Investment Programme (2018-2023). This was approved by the Council in November 2017 and is updated annually. These sites are included in the housing land audit.

### Places

- 5.14** In order to achieve high quality housing environments, the Council will also expect the siting, design and layout of all housing developments to accord with the principles of placemaking ([Designing Streets Creating Places](#)). New housing developments should have a distinct identity, create safe and pleasant places that are easy to move around and are welcoming, adaptable and resource efficient. Housing proposals should respect the local character, provide valued and appreciated open space and create a distinctive identity. The aim being to create a desirable environment in which people will want to live and which provides the social, economic and environmental benefits they need. Supporting planning guidance on Design and Placemaking is being prepared which sets out the council's requirement for new developments.
- 5.15** New housing developments can also generate a need for associated infrastructure. This can include social, recreational or educational facilities as well as improvements to road, water, sewerage or other infrastructure. Scottish Water will continue to work with both the Council and Developers to highlight where there is available capacity within their network, and where improvements to the water and sewerage network may be required. Ensuring that housing developments have the right kind of supporting infrastructure is an important part of creating places that can meet the needs of the community and operate sustainably. Consequently, proposals will also have to accord with the terms of the Community Infrastructure Assessment policy contained in this plan.

### 6.0 Green Network and Greenspace



**6.1** The Green Network is a series of high quality connected greenspaces, within and around the settlements of South Lanarkshire which delivers a range of multiple benefits. This includes contributing towards placemaking, helping to improve air quality, mitigating greenhouse gases through carbon storage, supporting biodiversity, enhancing health and quality of life and providing flood storage and areas for leisure activity. South Lanarkshire's extensive watercourse systems also provide important 'blue network' biodiversity and landscape linkages. Strategically, South Lanarkshire lies within both the Central Scotland Green Network area and the Glasgow and the Clyde Valley Green Network Partnership area. In addition, the Clyde Gateway has been identified as a strategic priority for delivery of the green network. This is reflected in the development framework requirements for Clyde Gateway (Appendix 3).

- 6.2** At the local level there is a well established green network within the larger urban centres. This is complemented by a rural network of access routes, watercourses, wildlife corridors, parks and country parks which provide strategic linkages from the urban green network to the wider countryside. Extension and enhancement of the green network will be supported, including provision of allotments and community growing spaces. Woodlands form an integral part of the green network. Any development proposals which involve loss of woodland should take account of the Scottish Government's control of woodland removal policy.
- 6.3** Opportunities for creating new links or enhancing existing links to the network will be considered when determining applications for new developments and in partnership with other public sector agencies. Green infrastructure should be an integral element of the design of new development proposals, providing open space and landscaping, and opportunities for water management access and habitat creation. The role of the green network in promoting active travel will also be promoted and considered as part of the assessment of development proposals. Further details are set out in supporting planning guidance.
- 6.4** Greenspace and other open space, including sports pitches, are a major component of the green network. LDP2 identifies priority greenspace sites which will be protected from development. Green network and greenspace policy seeks to protect existing resources from loss or fragmentation due to development, but also recognises there are opportunities to extend and enhance the network and provide new links.
- 6.5** There are also numerous small areas of greenspace in residential areas which enhance local amenity and provide accessible spaces for residents. The impact of development on such areas is considered under Policy 3 General Urban Areas/Settlements.

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### Policy 13 Green Network and Greenspace

#### Green Network

Development proposals should safeguard the green network, as identified on the proposals map, and identify opportunities for enhancement and/or extension which can contribute towards:

- placemaking,
- mitigating greenhouse gases and adapting to the impacts of climate change,
- supporting biodiversity,
- enhancing health and quality of life,
- providing water management including flood storage, and buffer strips,
- development of blue-green networks using existing watercourses,
- improving air quality,
- providing areas for leisure activity,
- providing areas for allotments and community growing areas, and
- promoting active travel.

#### Priority Greenspace

The loss of any areas of priority greenspace, identified on the proposals map, will not be supported. Partial loss will only be favourably considered where it can be demonstrated that:

1. The loss will not have an adverse impact on the character or function of the wider greenspace area.
2. There is no significant adverse impact on the landscape character and amenity of the site and surrounding area.

3. There is no significant adverse impact on natural and/or built heritage resources, and no adverse impact on the integrity of any Natura 2000 sites.
4. Partial loss of priority greenspace may also be favourably considered where the developer can provide compensatory provision of appropriate quality, accessibility and, where feasible, proximity or where it can be demonstrated that positive management or improved function/accessibility of the areas to be retained can best be achieved by the redevelopment of part of the site.
5. Development proposals which would impact upon outdoor sports facilities will be assessed against criteria set out in Scottish Planning Policy paragraph 226.
6. Developers should provide details of the green infrastructure maintenance requirements and the party responsible for these; funding for their long term delivery should be demonstrated to the planning authority before construction begins.

#### Green Infrastructure

New developments should incorporate new green infrastructure provision, appropriate to the scale and nature of the proposal, as an integral part of their design. Green infrastructure will be a core component of any masterplan (including Community Growth Areas), development framework site, or any other significant development proposal.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.



### Natural and Historic Environment

**6.6** Protecting and enhancing the natural and historic environment is a key objective of LDP2. South Lanarkshire contains a diverse range of resources, including internationally and nationally designated sites, protected species, listed buildings, conservation areas and numerous locally important designations. In addition, SPP directs planning authorities to take into account the wider environment and take a strategic approach to natural heritage, including recognition of its role in tackling climate change.

- 6.7** Policy 14 identifies a hierarchy of natural and historic designations where different degrees of protection will be required. The hierarchy is summarised in Table 6.2. LDP2 is also required to consider the impact of development on Protected Species. Detailed policies which apply to these designations are set out in LDP2 Volume 2.
- 6.8** Many of the designations also form part of the green network which connects greenspace in and around settlements. This is separately addressed in Policy 13 Green Networks and Greenspace.
- 6.9** Designated sites account for only a small proportion of the land in South Lanarkshire. Development proposals should consider impacts on the wider natural and historic environment, including biodiversity and geodiversity, local landscapes and townscape. The [South Lanarkshire Landscape Character Assessment 2010](#) provides guidance on local landscapes and should be taken into account in the consideration of development proposals. Developers should also take account of the Local Biodiversity Strategy 2018-2022.
- 6.10** Trees and woodlands are an important local natural heritage resource, and development proposals should ensure that these are managed, and protected and enhanced. The extensive rural area of South Lanarkshire also offers opportunities to create new woodlands and forestry, in line with the Glasgow and Clyde Valley Forest and Woodland Strategy. The Scottish Government has ambitious targets to achieve 15,000 hectares of woodland creation per year by 2025. The council recognises that it has an important role in contributing to that target. In addition, access rights are an important issue and, where relevant, they will be considered when determining planning applications. There are also opportunities for peatland restoration and management which would contribute to delivering the aspirations of Scotland's National Peat Plan.
- 6.11** Local Nature Reserves (LNRs) are valuable places as they combine protection of natural heritage with opportunities for people to enjoy, learn about and experience nature close to their homes. In South Lanarkshire

## Environment

there is an existing designated LNR at Langlands Moss, East Kilbride and a proposed LNR at Morgan Glen, Larkhall, which has been approved by the Council but has yet to be formally designated.

**6.12** In order to improve provision of LNRs, the Council has identified the sites listed in Table 6.1 and shown on the Strategy Map as potential LNRs. This includes an opportunity for an extension to the existing LNR at Langlands Moss. These sites encompass a broad spectrum of habitats, from ancient broadleaf woodland, open water, wetlands to grasslands and further details are contained in Appendix 3. Subject to available resources, the Council will develop a programme for the formal designation process for these sites. In the meantime, it is important to safeguard these locations from adverse impacts as a result of development. The detailed boundaries of the LNRs will be defined through the preparation of management plans for these areas, and included in Supporting Planning Guidance.

Table 6.1

Local Nature Reserves (Existing and Potential)			
Area	Name	Location	Status
Clydesdale	Milton	Carluke	Potential LNR
	Jock's Burn	Carluke	Potential LNR
Cambuslang/ Rutherglen	Holmhill	Cambuslang	Potential LNR
	Westburn Road	Cambuslang	Potential LNR
	Blairbeth	Rutherglen	Potential LNR
East Kilbride	Langlands Moss	East Kilbride	Designated 1996
	Langlands Moss Extension	East Kilbride	Potential LNR

Local Nature Reserves (Existing and Potential)			
	James Hamilton Loch	East Kilbride	Potential LNR
	Mossneuk	East Kilbride	Potential LNR
Hamilton	Morgan Glen	Larkhall	Approved by Council 2009
	Clyde Corridor/Redlees	Between Blantyre, Bothwell and Uddingston	Potential LNR
	Cadzow Glen	Hamilton	Potential LNR
	Backmuir Woods	Hamilton	Potential LNR
	Hamilton Low Parks	Hamilton	Potential LNR
	Millheugh and Greenhall	Blantyre	Potential LNR
	Neilsland and Earnock	Hamilton	Potential LNR
	Udston and Glenlee	Hamilton	Potential LNR
	Stonehouse Park	Stonehouse	Potential LNR

**6.13** Through the Local Biodiversity Strategy, the Council is progressing the identification of Local Nature Conservation Sites (LNCS), to give a level of protection to locally important sites for wildlife and biodiversity. The initial focus for site selection will be within the urban and green belt area. Sites of local importance for geodiversity will also be considered. Supporting planning guidance will be prepared, setting out details of the identification process and sites involved.

### Policy 14 Natural and Historic Environment

The Council will assess all development proposals in terms of their impact on the natural and historic environment, including biodiversity, geodiversity, landscape and townscape.

The Council will seek to protect important natural and historic sites and features, as listed in Table 6.2 Natural and Historic Environment Designations, and shown on the proposals map, from adverse impacts resulting from development, including cumulative impacts.

#### Category 1, 2 and 3 Designations

##### In Category 1 areas:

1. Development which would have a likely significant effect on a Special Protection Area (SPAs) or Special Area of Conservation (SACs) (Natura 2000 sites) will only be permitted where an appropriate assessment of the proposal demonstrates that there will be no adverse effect on the integrity of the site, following the implementation of any mitigation measures. Where it cannot be ascertained that there will be no adverse effect on the integrity of the site, proposals will only be permitted where there are no alternative solutions, there are imperative reasons of overriding public interest and compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.
2. The Council will seek to protect and preserve the Outstanding Universal Value of New Lanark World Heritage Site. Development proposals affecting the World Heritage Site and its setting will be assessed against the detailed criteria contained in Volume 2. Development proposals within the buffer zone will be assessed for their potential impact on the site's outstanding universal value.

In Category 2 areas, development will only be permitted where the objectives of the designation and the overall integrity of the area can be shown not to be compromised following the implementation of any mitigation measures. Any significant adverse effects must be clearly outweighed by social or economic benefits of national importance.

In Category 3 areas, development which would have a significant adverse impact following the implementation of mitigation measures will only be permitted where the effects are outweighed by significant social or economic benefits.

Where possible, any development proposals which affect natural and historic designations should include measures to enhance the conservation value of the site affected.

#### Protected Species

Development affecting protected species will not be permitted unless it can be justified in accordance with the relevant protected species legislation.

#### Local Nature Conservation

Development proposals which affect the existing and potential Local Nature Reserves listed in Table 6.1 will require to demonstrate that there is no significant adverse effect on the site's natural heritage, amenity or educational value following the implementation of appropriate mitigation measures.

The Council will seek to progress the identification of Local Nature Conservation Sites and produce planning guidance accordingly.

Development proposals should seek to manage, protect and enhance existing trees and woodland, in accordance with the Council's Tree Strategy.

## Environment

### Landscape

Development proposals should take account of the guidance in the South Lanarkshire Landscape Character Assessment 2010 and, where relevant, the Landscape Capacity Study for Wind Energy 2016 and its Addendum Tall Wind Turbines Landscape Capacity, Siting and Design Guidance 2019.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

Table 6.2 Hierarchy of Natural and Historic Environment Designations

	Designation	Volume 2 Policy
<b>Category 1 (International)</b>	Special Protection Areas	NHE7
	Special Areas of Conservation	NHE7
	World Heritage Site and its setting, and its buffer zone	NHE1
<b>Category 2 (National)</b>	Scheduled Monuments and their setting	NHE2
	Category A Listed Buildings and their setting	NHE3
	National Nature Reserves	NHE8
	Sites of Special Scientific Interest	NHE8
	Inventory of Gardens and Designed Landscapes sites and their settings	NHE4
	Inventory of Historic Battlefields sites and their settings	NHE5
	Prime Agricultural Land (Categories 1, 2 and 3.1)	NHE10
	The Water Environment *	NHE12

	Ancient Semi-natural Woodland (categories 1a and 2a on NatureScot Ancient Woodlands Inventory)	NHE13
	Nationally important carbon rich soils, deep peat and priority peatland habitat (classes 1 and 2 on NatureScot Carbon and Peatland 2016 map)*	NHE11
<b>Category 3 (Local)</b>	Special Landscape Areas	NHE16
	Category B and C Listed Buildings and their setting	NHE3
	Other archaeological sites and monuments and their settings*	NHE2
	Conservation Areas and their settings	NHE6
	Local Nature Reserves (LNR) and potential LNR	NHE15
	Tree Preservation Orders *	NHE14
	Other long established woodlands and woodlands of high conservation value (includes categories 1b and 2b on NatureScot Ancient Woodlands Inventory)	NHE13
	Other peatlands and carbon rich soils *	NHE11
	Country Parks	NHE17
	Core Paths, Core Water Routes (Paths) and water access/egress points, and Rights of Way	NHE18
	Quiet Areas	NHE19
	Local Biodiversity and Geodiversity*	NHE20 NHE21

Note: Designations with a \* are not shown on the proposals map

## 7.0 Infrastructure



### Transport

- 7.1** Scottish Planning Policy emphasises how the link between transport and land use has a strong influence on sustainable economic growth. It also highlights that the [Local Transport Strategy \(LTS\)](#) and LDP2 should be complementary and ensure consistency between the appropriate authorities involved in transportation. In this regard LDP2 conforms to the South Lanarkshire LTS 2013-2023 which, in turn, takes account of the Regional Transport Strategy prepared by the Strathclyde Partnership for Transport (SPT).
- 7.2** Table 7.1 summarises new road schemes contained in the LTS. The Council will have responsibility for the delivery of these, with the exception of Stonehouse (Private Developer).

Table 7.1 Road Schemes

Location	Project
Stewartfield Way, East Kilbride	Enhancement
A726/Greenhill Road East Kilbride	Widening
Downiebrae Road, Rutherglen	Upgrade
Lanark	Town Centre Circulatory System
Stonehouse	Relief Road

- 7.3** Scottish Planning Policy also states that plans should encourage new development in locations that are accessible by cycling and public transport and access to local amenities is within walking distance. Active travel networks should be identified and opportunities for sustainable travel modes promoted in the order of priority of walking, cycling, public transport and cars. As a result, proposals must seek to ensure, through the submission of an active travel plan, that active travel reflecting this order of priority is considered as a fundamental part of the master planning of the site and that sustainable transport options are incorporated into new development. In particular, the provision of new walking and cycling routes, and the enhancement of existing networks, to town centres and community, recreation and educational facilities and the feasibility of promoting public transport to serve developments should be explored.
- 7.4** In order to identify active travel networks, the Council has embarked on a programme of producing Active Travel Studies for the main settlements within South Lanarkshire. The aim of these is to identify the perceived and actual barriers to walking and cycling for everyday journeys in and around towns, encourage modal shift to walking and cycling by providing a range of facilities and priorities as well as the formation of “active travel friendly towns”. Each study includes a walking and cycling plan which identifies the following:

## Infrastructure

1. Major destinations within settlements and how well they are connected.
2. A schematic active travel network connecting those destinations.
3. The functions and derived level of provision for different types of connections.
4. A programme of recommendations to make active travel a viable option for everyday journeys.

**7.5** Studies have been completed for East Kilbride, Cambuslang, Newton and Rutherglen and work is currently ongoing for Carluke, Hamilton and Lanark. Funding awards are being sought for next financial year for Bothwell, Uddingston, Blantyre, Larkhall, Strathaven, Stonehouse and Forth. Following from that, studies for Biggar, Kirkmuirhill, Blackwood, Douglas and Abington will be taken forward.

**7.6** By engaging with the communities in these settlements and providing additional active travel opportunities it is envisaged that walking and cycling activities will increase for commuting to schools and places of work, leisure activities such as shopping and will improve the health and wellbeing of those living in South Lanarkshire.

**7.7** Any proposals for new development must ensure that appropriate sustainable transport options are available. A longer term objective is to promote a change from private to public modes of transport. This can be achieved by encouraging public transport, providing walking and cycling routes which encourage active travel, linking the places where people live to town centres, community and recreational facilities and sustainably locating major employment hubs and educational establishments.

**7.8** This may prove challenging in rural areas and the plan will aim to address this by reducing, where possible, the need to travel. This can be done, for example, by encouraging small businesses to locate in rural settlements to give employment opportunities to the local community.

**7.9** Major proposals for housing, industrial, minerals, waste and other commercial development should be accompanied by a Transport Assessment. This should consider how a proposed development will achieve sustainable travel by encouraging less reliance on private vehicles and facilitating cycling, walking and the use of public transport. Where possible, in relation to minerals and waste, options for rail transportation should be considered.

**7.10** Where rail transportation is not possible and the proposal is for waste or minerals development, the Transport Assessment should include a proposed haulage route to the nearest major road, sufficient to accommodate the level of heavy goods vehicle traffic proposed, taking account of the suitability of the road network and also avoiding, where possible, areas of high conservation value, accident risk routes and air quality management areas. Where appropriate, this may be controlled through the use of a suspensive planning condition or a simple agreement between the operator and the planning authority, but where necessary, the Council will seek to enter into an agreement under section 75 of the 1997 Planning (Scotland) Act, as amended, or other legal agreement, to establish, control and maintain an agreed haul route.

**7.11** The use of the public road network by significant numbers of heavy goods vehicles and their interaction with other road users can lead to a variety of issues, such as spillage, noise, dust and damage to the carriageway. The Council will expect operators to ensure that a drivers code of conduct is in place to mitigate many of these issues.

### Policy 15 Travel and Transport

The council expects active travel and the availability and /or provision of public transport facilities and access to be fundamental design and locational elements of new development. New development proposals should promote opportunities for travel by sustainable travel modes in the following order of priority – walking, cycling, public transport and car. Where appropriate, planning applications will be accompanied by an active travel

plan that demonstrates this order of priority has been considered and include proposals to reduce travel by car and encourage walking, cycling and public transport as alternative modes of transport. Proposals should also consider measures to mitigate the impact of increased traffic growth and have regard to the need to reduce air pollution and greenhouse gas emissions.

The council will complete active travel studies for the settlements within its area. In turn these will be included within supporting planning guidance to inform decision making on planning applications and develop measures to incorporate active travel schemes to serve new development. Existing walking and cycling routes including former railway lines will be safeguarded and enhanced where appropriate. The loss of these routes will only be acceptable where compensatory replacement can be provided. The council will support and promote infrastructure to encourage increased use of public transport. The council's cycling strategy identifies proposed strategic routes across the council area and reviews provision within towns.

Where appropriate, the Council will seek contributions from new developments towards the maintenance of public roads from operators of major mineral, waste, industrial and commercial (classes 4,5 and 6) developments which are likely to create extraordinary wear and tear to the local road network. In addition, if appropriate to the proposed development, the Council will seek agreement with the operator to establish, control and maintain an agreed haul route.

In certain circumstances the Council will require developers to prepare a Transport Assessment (TA) or Transport statement (TS) prior to the assessment of any planning application. The requirement for a TA is based on thresholds set by Transport Scotland. Any off site road improvements identified through a TA will require developers to make the necessary contributions in accordance with Policy 7 Community Infrastructure Assessment.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

- 7.12** The LTS commits to seeking investment from Transport Scotland in new infrastructure for long term projects (15 years plus) and improved rail services. In response, the Council has appointed consultants to undertake an appropriate appraisal, in accordance with Scottish Transport Appraisal Guidance (STAG), for transport issues in the Clydesdale Area of South Lanarkshire. This assessment will include objective setting, option generation, sifting and development and will propose potential solutions. The appraisal is underway and further work will include timescales, costs and other risks.
- 7.13** Of particular importance in this process will be the assessment of the potential to extend and enhance rail infrastructure. Scottish Transport Appraisal Guidance options are being considered with a range of modal options, including potential new rail stations at Symington and Law. The LDP2 proposals map indicates the areas of land at Symington and Law that may be required for future potential rail related development and seeks to safeguard this land from alternative development until the outcome of the assessment. This will be reviewed based on the outcomes of the appraisal, further work on viability and feasibility, and discussions with Transport Scotland.
- 7.14** In addition the Council is undertaking a review of park and ride facilities across South Lanarkshire. A Park and Ride Strategy has been prepared which identifies a number of options to increase park and ride provision. These options include potential extensions to existing park and ride facilities alongside new provision. Work is ongoing to identify which options should be progressed. One site, at Bridge Street Cambuslang, was consented in 2020 to provide a new park and ride facility for Cambuslang station. The LDP strategy plan and settlement plans indicate the areas under consideration for these facilities. For more detailed information on the options refer to the [Park and Ride Strategy](#) 2018-2027.

## Infrastructure

### Water Environment and Flooding

- 7.15** The water environment is made up of groundwater, surface water and watercourses and the associated riparian zone. It also includes the catchments of watercourses and wetland networks. Developments should not have a significant adverse impact on any part of the water environment. Scottish Environment Protection Agency (SEPA) is the regulatory authority responsible for ensuring that water quantity and quality is protected and maintained. The water environment has an important role to play in biodiversity and supports a variety of wildlife, including protected species, birds, aquatic species and biota. It also supports recreational and leisure uses, and tourism.
- 7.16** Under the Water Framework Directive (WFD), South Lanarkshire Council is identified as a responsible authority for river basin management planning. A key factor in LDP2 will be protecting and enhancing the water environment and preventing development from taking place within the floodplain, or where it will have an impact on its function. SPP sets out the measures authorities are expected to take to tackle the issues of flooding and drainage in their development plans, particularly when dealing with developments which will impact on the functional floodplain or the water environment generally.
- 7.17** The SDP2 supports the protection and enhancement of the water environment and the reduction of flood risk through: the delivery of collaborative, partnership working with organisations such as the Metropolitan Glasgow Strategic Drainage Plan Partnership; extension of the Glasgow and Clyde Valley Green Network; the use of sustainable urban drainage systems (SUDS); and the safeguarding of the storage capacity of all functional floodplains.
- 7.18** The Flood Risk Management (Scotland) Act 2009 aims to reduce overall flood risk and progress Local Flood Risk Management Plans. As a responsible authority under the Water Environment and Water Services (Scotland) Act 2003, the Council supports the objectives of the [second plan for the Scotland River Basin district](#) (2015). The LDP supports the

delivery of the River Basin Management Plan objectives and any new developments must protect and where possible deliver improvements to the water environment.

- 7.19** In addition, Scottish Water can advise where investment in the local wastewater treatment works may be required to accommodate cumulative future development. Any investment in the wastewater treatment works itself would be wholly funded by Scottish Water and not the developer. Scottish Water recommend that developers make contact early in the design process with the Development Operations Team, who can assess current available capacity and determine what is required to ensure the site can be serviced.

### Policy 16 Water Environment and Flooding

Any development proposals which will have an unacceptable impact on the water environment will not be permitted. This includes engineering works such as culverting. In determining proposals consideration shall be given to water levels, flows, quality, features, flood risk and biodiversity within the water environment. The use of buffer and no development zones will be introduced to protect the riparian zone. These measures have been identified as having a key role to play in ensuring that protection and improvement of the water environment accords with the Water Framework Directive and the underlying aims of the River Basins Management Plans.

The avoidance principle of flood risk management as set out in SPP must be met. This approach is key to the delivery of sustainable flood management. Within areas identified as functional floodplain the Council will not support any development proposals, except where a specific location is essential for operational reasons and appropriate mitigation measures can be taken that meet the principles of flood risk management. All development must take account of the requirements in SEPA's development plan guidance on flood risk.

Sites where flood risk may be an issue (due to one or more of the following):-

1. watercourse or culvert capacity is exceeded and out-of-bank flow occurs
2. sewer flooding
3. surface water and run off, and
4. impact of the proposal on groundwater.

shall be the subject of a local flood risk management assessment. Where the flood risk cannot be appropriately managed to prevent a significant adverse increase in the risk of flooding, either on the site or elsewhere, development will not be permitted.

The plan will take a precautionary approach to managing flood risk by considering flooding from all sources and working towards sustainable flood management.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### Waste

- 7.20** The Scottish Government's [Zero Waste Plan \(2010\)](#) (ZWP) set out a vision for reducing waste and treating it as a resource. In particular, before considering waste disposal, authorities must identify ways of reducing, reusing, recycling and recovering waste. This includes recycling demolition material as secondary aggregates, reusing 'green' waste and converting it to compost and recycling as much household waste as possible through the introduction of glass, paper and plastic bins for households (source segregation).

- 7.21** Waste can be used to recover energy, which has an important role in meeting renewable energy targets. However, this should not be at the expense of measures to reduce, reuse and recycle waste. As a part of the improved management of waste under Zero Waste Plan, there will be a reduced reliance on landfill.

- 7.22** SPP requires LDPs to identify appropriate locations for waste management facilities. This includes thermal treatment plants, waste recycling and processing operations, and composting and anaerobic digestion plants which can contribute towards the move away from landfill.

- 7.23** The ZWP places a national limit of only 5% of waste being sent to landfill and it is unlikely that any new landfill facilities will be proposed within the lifetime of this plan. As of 2020 there is only one active landfill within South Lanarkshire at Rigmuir, south of East Kilbride which is expected to cease accepting waste by 2021 and then enter its restoration phase. A former operational landfill for municipal waste at Cathkin has now entered its aftercare phase following capping and restoration.



## Infrastructure

- 7.24** Inert construction materials, where they cannot be recycled and reused by the construction industry, can form a useful restoration and infill material for former quarries. There is currently an operational site at Carscallan, Quarter, where restoration is being carried out on a former clay quarry by using inert material to infill the existing void. With the shift away from traditional landfill, other waste management measures are being explored.
- 7.25** There are currently two extant planning permissions for energy from waste developments located at Dovesdale Farm, Stonehouse and Whistleberry Road, Hamilton. Neither site currently benefits from a Pollution Prevention and Control permit from SEPA. On the basis of the foregoing, the Council has taken the view not to show or safeguard either the Dovesdale or Whistleberry Road sites on the proposals map until these matters are resolved.
- 7.26** SPP states that the planning system should support the provision of a network of infrastructure to allow Scotland's waste and secondary resources to be managed in one of the nearest appropriate installations, by means of the most appropriate methods and technologies. It also explains:
- that while a significant shortfall of waste management infrastructure exists, emphasis should be placed on need over proximity;
  - that the achievement of a sustainable strategy may involve waste crossing Council boundaries;
  - that, as the national network of installations becomes more fully developed, there will be scope for giving greater weight to proximity;
  - that regard should be had to the annual update of required capacity for waste, mindful of the need to achieve the all-Scotland operational capacity; and
  - that this should not be regarded as a cap.

- 7.27** All proposals for waste management facilities should show how they contribute towards delivering both the national annual waste management capacity required and an adequate and integrated network of waste management facilities.
- 7.28** Integral to this policy operating successfully is the need to ensure that all new developments are designed to include appropriate provision for the recycling, storage and collection of waste materials. The Council expects new commercial, business, industrial and residential developments to incorporate the requirements of the Zero Waste Plan into their design and layout by minimising the generation of waste during their construction and operational phase.

### Policy 17 Waste

The council will ensure that existing and new waste management facilities for the treatment and disposal of municipal and commercial waste, including waste transfer stations and recycling centres, shall be safeguarded for waste management use. Any development on or adjacent to these sites which would adversely affect, or be adversely affected by the operation of the facility will not be considered favourably.

In general, waste management facilities, recycling centres and transfer stations will be directed to core industrial and business areas (including industrial, and storage and distribution sites) and/or existing waste management sites, unless other material considerations indicate otherwise.

Any proposals for waste management facilities such as landfill, waste recycling and processing operations, composting or anaerobic digestion plants and thermal treatment plants must accord with appropriate criteria.

Planning applications for waste management operations shall be assessed against the following appropriate criteria:

1. The contribution a proposal makes towards delivering both the national annual waste management capacity required to meet the targets set out in the Zero Waste Plan, and an integrated and adequate network of waste management facilities (The capacity required is set out in SPP).
2. The impact on the local communities and other sensitive land uses is considered acceptable.
3. The development will have no significant effect on the natural or historic environment and no adverse impact on the integrity of any Natura 2000 sites.
4. The development will have no significant impact in terms of local environmental effects including noise, dust, vibration, odour, air quality, attraction of vermin or birds, litter, potential for the pollution of surface water or ground water contamination.
5. The site design will include appropriate lighting, measures for waste and pest control, and will have suitable access, landscaping and screening to minimise visual impact.
6. The hours of operation and the length of time of the proposed operation.
7. Traffic volumes and the effects on the road network and road safety.
8. There should not be a proliferation of sites in a locality that may be detrimental by virtue of cumulative impact; and
9. Suitability of the restoration and aftercare proposals for the site.

Any applications for energy from waste facilities shall be located where there are opportunities to connect with heat/power grids and users.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

### Renewable energy

**7.29** The [Scottish Government's Energy Strategy \(2017\)](#) sets a target of the equivalent of 50% of the energy for Scotland's heat, transport and electricity consumption to be supplied from renewable sources by 2030. SPP requires planning authorities to support the development of a diverse range of renewable energy technologies at appropriate locations, and requires that an area's full potential for electricity and heat from renewable sources is achieved in line with national climate change targets, giving due regard to relevant environmental, community, and cumulative impact considerations.

**7.30** In South Lanarkshire, onshore wind is the most significant renewable energy sector. There has been significant pressure for wind energy development in recent years. The Council, in line with Government policy, has taken a positive approach to accommodating such development. A substantial number of wind energy developments have taken place in South Lanarkshire, making a significant contribution to meeting the Scottish Governments targets. This has resulted in a reduction in the area's remaining capacity for onshore wind. The Council recognises that new opportunities for other renewable energy technologies may emerge in the coming years.

**7.31** Repowering of existing wind energy developments is becoming more significant as developments mature. This generally involves the installation of larger turbines and can result in additional environmental impacts. Repowering may also have environmental advantages such as increased electricity output and reuse of existing access tracks, underground services and control buildings. The policies in this local development plan will apply to proposals for repowering as well as to other wind energy proposals.

## Infrastructure

**7.32** Scottish Planning Policy requires that planning authorities should set out in the development plan a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms as a guide for developers and communities. This is based on three groupings in relation to the appropriateness of wind energy development as set out in Table 7.2 and shown on Figure 7.1. and in more detail on Renewable Energy Map 1. There are no Group 1 designations in South Lanarkshire. Group 2 areas incorporate community separation areas that are two kilometres wide. Where landform or other features restrict views from the settlement, land less than two kilometres from a settlement may be considered to have potential for wind energy development. The LDP does not use the term 'wind farm', the spatial framework for South Lanarkshire applies to all turbine developments of 15m or greater in height. Further guidance on the Spatial Framework is contained in the Renewable Energy supporting planning guidance document. This document will also give consideration to strategic capacity for wind farms.



Figure 7.1 Spatial framework for wind energy

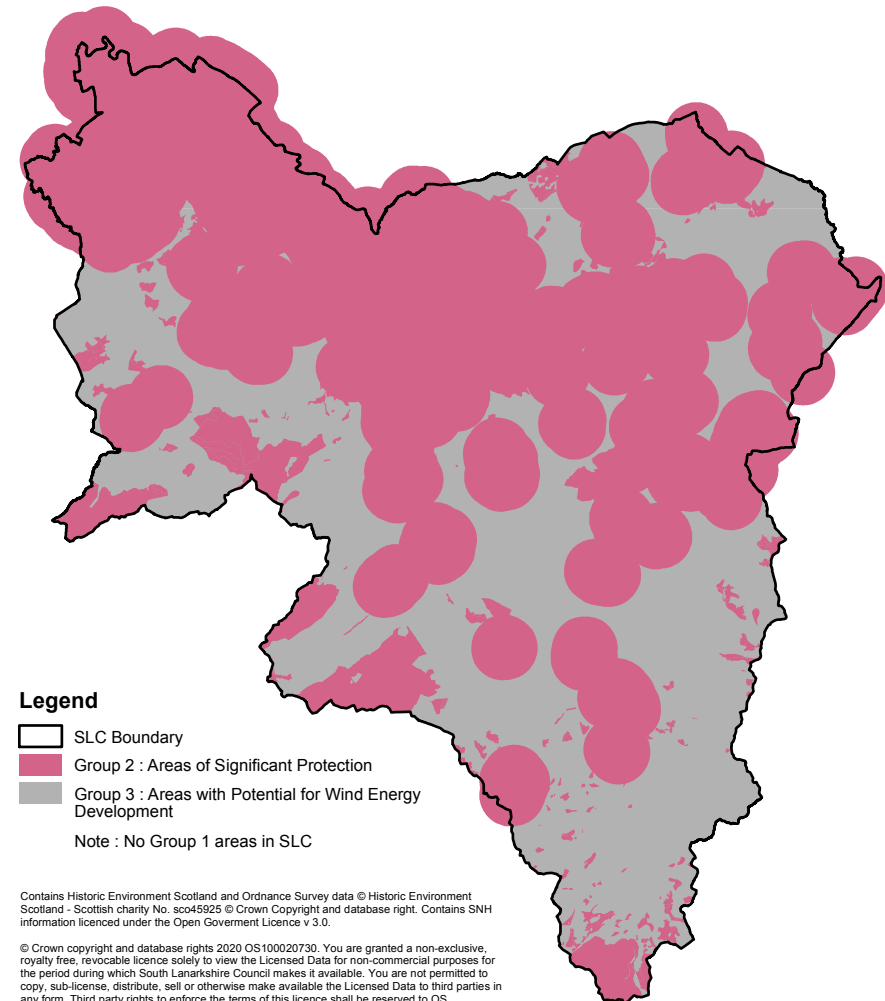


Table 7.2 Spatial Framework for onshore wind (SPP).

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

National Parks and National Scenic Areas.

**Group 2: Areas of significant protection:**

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

**National and international designations:**

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

**Other nationally important mapped environmental interests:**

- Areas of wild land as shown on the 2014 NatureScot map of wild land areas.
- Carbon rich soils, deep peat and priority peatland habitat.

**Community separation for consideration of visual impact:**

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

**Group 3: Areas with potential for wind farm development:**

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

**7.33** SPP indicates that the spatial framework should be complemented by a more detailed and exacting development management process where the merits of proposals are considered against the full range of

environmental, community and cumulative impacts. All renewable energy developments will therefore be assessed against the considerations set out in SPP. Renewable Energy Map 2 shows some of these development management considerations.

**7.34** To date, onshore wind has been the focus for renewable energy development in South Lanarkshire, with a small number of proposals for other types of renewables. However, there is potential for other types of development, including solar farms, biomass, small scale hydro schemes and other emerging technologies. A specific policy for biomass proposals is contained in Volume 2.



**7.35** Emerging technologies include energy hubs, where more than one energy resource is located on site and incorporate energy storage systems such as battery and hydrogen storage. Such proposals will be assessed against Policy 18 Renewable Energy. Energy from waste proposals will be assessed against Policy 17 Waste.

## Infrastructure

- 7.36** Policy 18 Renewable Energy sets out the overall approach to the assessment of proposed renewable energy infrastructure developments, and includes the Spatial Framework for Wind Energy development. Further policies and requirements for all renewable energy developments including onshore wind are set out in LDP2 Volume 2 and detailed guidance is contained in supporting planning guidance on Renewable Energy. Wind Energy developments must also take account of the guidance in the [Landscape Capacity Study for Wind Energy 2016](#) and its [addendum Tall Wind Turbines Landscape Capacity, Siting and Design Guidance](#) 2019 which are material planning considerations.

### Policy 18 Renewable Energy

Applications for renewable energy infrastructure developments will be supported, subject to an assessment against the principles set out in the SPP, in particular, the considerations set out at paragraph 169.

The Spatial Framework for Wind Energy set out in Table 7.2 and shown on Figure 7.1 applies to applications for wind energy developments of 15m or greater in height, including extensions and repowering proposals.

All renewable energy proposals shall be assessed against the relevant criteria and requirements set out in the Assessment Checklist for Renewable Energy Proposals contained in Volume 2.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

- 7.37** The Council has a well established and approved mechanism for the collection and distribution of community benefit related to renewable energy developments. This includes the Renewable Energy Fund (REF) as well as bespoke, targeted employability initiatives. The REF is used to administer community benefit schemes for a number of wind farms within

South Lanarkshire, providing grant assistance to support projects, within the locality of contributing developments. The Council will encourage operators of wind energy developments and other renewable energy infrastructure developments to contribute to the Council's REF and employability initiatives, or another similar mechanism for the management and distribution of community benefit funding. Contributions based on £5,000 per megawatt installed capacity will be sought. The REF will be reviewed, as appropriate, during the life of this LDP, with a view to considering how it can most effectively support local communities. In accordance with Scottish Government guidance, such contributions are not treated as material considerations in the assessment and determination of planning applications. Current government guidance is contained in "Good Practice Principles for Community Benefits from Onshore Renewable Energy Developments" (May 2019).

### Minerals

- 7.38** South Lanarkshire has a rich and diverse geology which provides minerals used in the construction and energy industries and supports local employment. SPP highlights the importance of these mineral resources to the economy, in particular the supply of aggregates for construction industries, and directs planning authorities to ensure a minimum 10 year aggregate landbank is available at all times.
- 7.39** SDP2 has a strong focus on future growth and a broad spatial framework. Policy 15 Natural Resource Planning - Mineral Resources Spatial Framework states that an adequate and steady supply of minerals will be maintained. This will include a landbank for construction aggregates equivalent to at least ten years' extraction. In addition, minerals development will be supported where they are in accordance with Clydeplan's Vision and Spatial Development Strategy, and individual proposals should balance economic benefit against the protection of the environment and local communities from potential impacts.



**7.40** SPP directs authorities to consider identifying 'Areas of Search' for minerals. Given the extensive range and geographical location of economically viable minerals across South Lanarkshire, the whole Council area is considered as viable and treated as an 'Area of Search'. Within this, however, there are areas which are unsuitable for mineral extraction due to the impact they may have on local communities, the landscape or the general environment. Therefore, any development proposals for the extraction, processing and deposition of minerals or material associated with mineral extraction must be carried out with minimum impact and appropriate mitigation. The Council will balance the economic benefit from such development against any potential impacts on the environment and local communities.

### Policy 19 Minerals Development

In considering applications for the extraction of minerals, the Council will balance the economic and other benefits from such development against any potential impacts on the environment and local communities. Any development proposals for the extraction, processing and deposition of minerals or material associated with mineral extraction must be carried out with impacts reduced to acceptable levels and with appropriate mitigation.

If, at the time when an application for planning permission to extract construction aggregates is under consideration, the landbank for such aggregates is less than that needed to provide a supply for at least ten years, the deficiency will be a material consideration in the determination of the application.

Development proposals must also accord with other relevant policies and proposals in the development plan. Refer to Appendix 1 for relevant Volume 2 policies and additional guidance.

## Policies and guidance

### Relationship between Policies and Guidance

Volume 1 Policies	Volume 2 Policies	Additional Guidance
<b>1 Spatial Strategy</b>		<a href="#">South Lanarkshire Local Outcomes Improvement Plan</a>  <a href="#">South Lanarkshire Economic Strategy</a> <a href="#">Glasgow and the Clyde Valley Strategic Development Plan</a> <a href="#">Glasgow City Region Economic Strategy 2017-2035</a>
<b>2 Climate Change</b>	SDCC1 Vacant, Derelict and Contaminated Land SDCC2 Flood Risk* SDCC3 Sustainable Drainage Systems SDCC4 Sustainable Transport* SDCC5 Waste Management Facilities and Buffer Zones* SDCC6 Renewable Heat* SDCC7 Low and Zero Carbon Emissions from New Buildings	<a href="#">South Lanarkshire Sustainable Development and Climate Change Strategy</a>  South Lanarkshire Air Quality Strategy South Lanarkshire Carbon Management Plan <a href="#">Scottish Government</a> Energy Strategy  SLC Developer Design Guidance on SuDS
<b>3 General Urban Area/Settlements</b>		<a href="#">Creating Places</a>  <a href="#">Designing Streets</a> South Lanarkshire Residential Development Guide  SLC Supporting Planning Guidance Development Manual
<b>4 Green Belt and Rural Area</b>	GBRA1 Rural Design and Development GBRA2 Business Proposals within Green Belt and Rural Area GBRA3 New Equestrian Business GBRA4 Conversion and Re-use of Existing Buildings GBRA5 Redevelopment of Previously Developed Land Containing Buildings GBRA6 Replacement Houses GBRA7 Small Scale Settlement Extensions (Rural Area only) GBRA8 Development of Gap Sites GBRA9 Consolidation of Existing Building Groups GBRA10 Accommodation Associated with an Existing or Proposed Rural Business GBRA11 Hutting	<a href="#">South Lanarkshire LEADER Local Development Strategy</a>  SLC Supporting Planning Guidance Development Manual  SLC Business Plan Template

## Policies and guidance

Volume 1 Policies	Volume 2 Policies	Additional Guidance
<b>5 Development Management and Placemaking</b>	DM1 New Development Design DM2 House Extensions and Alterations DM3 Subdivision of Garden Ground DM4 Conversion of Domestic Buildings DM5 Extended Family Accommodation DM6 Subdivision of Property for Residential Use DM7 Demolition and Redevelopment for Residential Use DM8 Enabling Development DM9 Hot Food Shops DM10 Advertisement Displays DM11 Electronic Communications Development DM12 Working from Home DM13 Mobile Snack Vans DM14 Gypsy, Travellers and occupational Travellers Sites DM15 Water Supply DM16 Foul Drainage and Sewerage DM17 Air Quality DM18 Noise Management Areas DM19 Sterilisation of Mineral Resources DM20 Supporting Information DM21 Legal Agreements DM22 Enforcement DM23 Monitoring	SLC Supporting Planning Guidance Development Manual  <a href="#">Designing Streets</a>  <a href="#">Creating Places</a>  SLC Windows and Doors for Listed Buildings and Conservation Areas Guidance  <a href="#">SLC Shopfront Design Guidance</a>  South Lanarkshire Residential Development Guide
<b>6 Visitor Economy and Tourism</b>	VET1 Visitor Attractions VET2 Visitor Accommodation	SLC Business Plan Template
<b>7 Community Infrastructure Assessment</b>		SLC Supporting Planning Guidance Community Infrastructure Assessment/Affordable Housing
<b>8 Employment</b>	ICD1 Strategic Economic Investment Locations ICD2 Non-conforming Uses in Core Industrial/Business Areas ICD3 Other Employment Land Use Areas ICD4 Large Office Developments ICD5 Class 2 Office Developments	<a href="#">South Lanarkshire Economic Strategy 'Promote'</a>
<b>9 Network of Centres and Retailing</b>		SLC Supporting Planning Guidance Town Centres and Retailing  SLC Town Centre Strategies

## Policies and guidance

Volume 1 Policies	Volume 2 Policies	Additional Guidance
<b>10 New Retail/Commercial Proposals</b>		SLC Supporting Planning Guidance Town Centres and Retailing
<b>11 Housing Land</b>		<p>South Lanarkshire Housing Technical Report</p> <p>South Lanarkshire Local Housing Strategy</p> <p>South Lanarkshire Strategic Housing Investment Plan  <a href="#">Housing Need and Demand Assessment</a></p>
<b>12 Affordable Housing and Housing Choice</b>		<p>South Lanarkshire Local Housing Strategy</p> <p>South Lanarkshire Strategic Housing Investment Plan  <a href="#">Housing Need and Demand Assessment</a></p> <p>SLC Supporting Planning Guidance Community Infrastructure Assessment/Affordable Housing</p>
<b>13 Green Network and Greenspace</b>		<p>SLC Supporting Planning Guidance Green Networks and Greenspace</p> <p><a href="#">South Lanarkshire Core Path Plan</a></p> <p>SLC Green Network Design Guidance 2009</p>

## Policies and guidance

Volume 1 Policies	Volume 2 Policies	Additional Guidance
<b>14 Natural and Historic Environment</b>	NHE1 New Lanark World Heritage Site NHE2 Archaeological Sites and Monuments NHE3 Listed Buildings NHE4 Gardens and Designed Landscapes NHE5 Historic Battlefields NHE6 Conservation Areas NHE7 Natura 2000 Sites NHE8 National Nature Reserves and Sites of Special Scientific Interest NHE9 Protected Species NHE10 Prime Agricultural Land NHE11 Peatland and Carbon Rich Soils NHE12 Water Environment and Biodiversity* NHE13 Forestry and Woodland NHE14 Tree Preservation orders NHE15 Local Nature Reserves NHE16 Landscape NHE17 Country Parks NHE18 Walking, Cycling and Riding Routes* NHE19 Quiet Areas NHE20 Biodiversity NHE21 Geodiversity	SLC Supporting Planning Guidance Natural and Historic Environment  South Lanarkshire Local Biodiversity Strategy  <a href="#">Historic Environment Scotland Policy Statement 2016</a>  Historic Environment Scotland Management Change Series  <a href="#">South Lanarkshire Landscape Character Assessment (2010)</a>  <a href="#">South Lanarkshire Validating Local Landscape Designations (2010)</a>  <a href="#">New Lanark World Heritage Site Management Plan</a>  Conservation Area Appraisals
<b>15 Travel and Transport</b>	SDCC4 Sustainable Transport*  NHE18 Walking, Cycling and Riding Routes*	South Lanarkshire Guidelines for Development Roads  <a href="#">South Lanarkshire Local Transport Strategy</a> <a href="#">South Lanarkshire Core Path Plan</a>
<b>16 Water Environment and Flooding</b>	SDCC2 Flood Risk*  NHE12 Water Environment and Biodiversity*	<a href="#">River Basin Management Plan</a>  <a href="#">The Clyde and Loch Lomond Local Flood Risk Management Plan</a>  <a href="#">The Tweed Local Flood Risk Management Plan</a>
<b>17 Waste</b>	SDCC5 Waste Management Facilities and Buffer Zones*	<a href="#">Zero Waste Plan</a>
<b>18 Renewable Energy</b>	SDCC6 Renewable Heat* RE1 Renewable Energy RE2 Biomass	SLC Supporting Planning Guidance Renewable Energy  <a href="#">Landscape Capacity Study for Wind Energy 2016</a>

## Policies and guidance

Volume 1 Policies	Volume 2 Policies	Additional Guidance
		<p>Tall Wind Turbines: Landscape Capacity, Siting and Design Guidance 2019</p> <p>South Lanarkshire Landscape Character Assessment (2010)</p> <p>South Lanarkshire Validating Local Landscape Designations (2010)</p>
<b>19 Minerals</b>	<p>MIN1 Settlements</p> <p>MIN2 Cumulative Impact</p> <p>MIN3 Restoration</p> <p>MIN4 Peat Extraction</p> <p>MIN5 Controlling Impacts from extraction Sites</p> <p>MIN6 Community Benefit</p> <p>MIN7 Bing Reclamation</p> <p>MIN8 Aggregate Recycling</p>	<p>PAN 50 (Controlling the Environmental Effects of Surface Mineral Workings) with Annex A (Noise), B (Dust), C (Traffic) and D (Blasting)</p> <p>PAN 64 (Reclamation of Surface Mineral Workings)</p>

## Glossary of terms

**Affordable Housing:** Housing for households who cannot afford to buy or rent accommodation generally available on the local market without support.

**Air Quality Management Area:** If a local authority finds any place where national air quality objectives are not likely to be achieved, the authority must declare an Air Quality Management Area. The local authority is then tasked with developing a plan to improve air quality.

**Ancient Semi-Natural Woodlands:** Categories 1a and 2a on the 'Inventory of ancient, semi-natural and long-established woodlands'. Interpreted as semi-natural woodland from maps of 1750 (1a) or 1860 (2a) and continuously wooded to the present day. If planted with non-native species during the 20th century, they are referred to as Plantations on Ancient Woodland Sites (PAWS). Datasets can be downloaded from [NatureScot](#)

**'Bad Neighbour' Development:** As defined in Schedule 3 of the Development Management Procedure (Scotland) Regulations 2013.

**Biota:** The animal and plant life of a particular region, habitat, or geological period.

**Blue Network:** This includes sustainable urban drainage, swales, wetlands, rivers and canals, and their banks and other water courses.

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

**Conservation Areas:** An area of particular architectural or historic value within which greater planning controls are exercised, in order to protect the character of the area.

**Convenience Goods:** Broadly defined as food, drinks, tobacco, newspapers, magazines, cleaning materials, toiletries.

**Core Path Network:** Core Paths are the basic framework of key routes that provide for the main needs of users. They can comprise many different kinds of path, cater for all types of user and provide links to the wider path network and countryside. Each access authority (local authority and national park authority) has a duty to draw up a plan of core paths in their area, after consulting with local communities, land managers and path users.

**Country Parks:** An area designated for people to visit and enjoy recreation in a countryside environment.

**Cumulative Impact (Retail):** Combined effect of all out-of-centre developments, developed and proposed, on the town centre, or on strategic centres.

**Derelict Land:** Land which has been so badly damaged by development or use that it is incapable of being developed for beneficial use without rehabilitation.

**Designated Sites:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Development Framework Site:** A site with the potential for a range of different but complementary uses, often requiring new infrastructure provision and require a coordinated approach to masterplanning to secure their delivery.

**Development Management:** Planning permission is almost always required for 'development' on any significant scale. This term is defined in law and covers a wide range of building and engineering work as well as changes in the way land and buildings are used. Planning law also covers changes to listed buildings and control of advertisements. Development Management includes legislation on enforcement, appeals, schemes of delegation, local reviews, the hierarchy of applications as well as planning application procedures.

## Glossary of terms

**Economic Benefit:** The net beneficial consequence of development over its economic life in terms of the economy of the area or community concerned, particularly in terms of employment.

**Edge of Centre:** A location within easy walking distance of the town centre, usually adjacent to it and providing parking facilities that serve the centre and the store.

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

**Equalities Impact Assessment (EqIA):** This is a thorough and systematic analysis to determine the extent of the impact of a new policy upon the equalities categories.

**Established Housing Land:** The total housing land supply, including both constrained and unconstrained sites.

**Functional Floodplain:** These store and convey flood water during times of flood. These functions are important in the wider flood management system. For planning purposes the functional floodplain will generally have a greater than 0.5% (1:200) probability of flooding in any year.

**Gap Site in Countryside:** A site bounded on at least two sides by built development and fronted by a road, which should generally be capable of accommodating one house, but a maximum of two, subject to design being appropriate to the scale and nature of the adjacent development.

**Green Belt:** A policy designation used to protect the countryside around urban areas from development pressure and urban sprawl. It assists in maintaining the identity and landscape setting of urban areas. It also assists urban regeneration and traffic reduction by focusing development within existing urban areas. The Green Belt may also provide opportunities for outdoor recreation.

**Green Infrastructure:** Includes the 'green' and 'blue' (water environment) features of the natural and built environments that can provide benefits without being connected. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.

**Green Network:** South Lanarkshire's green network comprises the Strategic Green Network, which relates to the areas of countryside surrounding settlements within the Council area, and the Local Green Network, which relates to the interconnected areas of greenspace within these settlements.

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

**Habitats Regulations Appraisal:** Used to describe an assessment of the implications of the policies and proposals of a LDP on Special Protection Areas (SPAs) or Special Areas of Conservation (SACs), as required by Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive), as transposed into domestic law by the Conservation (Natural Habitats, &c.) Regulations 1994, as amended.

**Housing Market Areas (HMAs):** Relatively self contained areas within which most people move house when their needs or circumstances change.

**Housing Tenure:** This refers to the financial arrangements under which someone has the right to live in a house or apartment. The most frequent forms are tenancy, in which rent is paid to a landlord, and owner-occupancy. Mixed forms of tenure are also possible.

**Infill Sites:** These are small sites within a settlement that can accommodate up to 10 houses. Proposals should be of a design, scale, building density and layout so that the new infill development looks as though it had been planned as part of the original area.

## Glossary of terms

**Integrity:** This term is used in relation to the impact of development on natural and built heritage resources. For nature conservation sites, the integrity of the site is "the coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified." Landscape integrity is defined as the intactness of the individual characteristics of a landscape. For the historic environment it is defined as "a measure of the wholeness and intactness of a heritage asset and the survival and condition of those elements that contribute to its significance".

**Inventory of Gardens and Designed Landscapes:** This is a list of nationally important sites that meet the criteria published in the Historic Environment Scotland Policy Statement 2016.

**Inventory of Historic Battlefields:** This is a list of nationally important battlefields in Scotland that meet the criteria published in Historic Environment Scotland Policy Statement 2016. It provides information on the sites in it, to raise awareness of their significance and assist in their protection and management for the future.

**Landscape Character Assessment:** This provides a classification and description of the landscape. The process identifies distinct areas of consistent and recognisable landscape character. The South Lanarkshire Landscape Character Assessment includes guidelines for assessing the sensitivity of different landscape character types to development.

**Listed Buildings:** A building which because of its special architectural or historic interest is included in a list prepared by the Scottish Ministers and afforded statutory protection.

**Local Housing Strategy (LHS):** Provides the strategic direction to tackle housing need and demand, and to inform the future investment in housing and related services across the local authority area.

**Local Outcomes Improvement Plan (LOIP):** This reiterates the strategic direction, priorities and outcomes which have been agreed for delivery with community planning partners.

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

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

**Long-Established Woodlands or Woodlands of High Conservation Value:** Categories 1b, 2b, and 3 in the Inventory of ancient, semi-natural and long-established woodlands. Long-established woodland is interpreted as plantation from maps of 1750 (1b) or 1860 (2b) and continuously wooded since. Category 3 sites are shown as unwooded on the 1st edition maps but as woodland on the Roy maps of 1750. Such sites have, at most, had only a short break in continuity of woodland cover and may still retain features of Ancient Woodland. Datasets can be downloaded from [NatureScot Natural Spaces](#)

**Major Development Proposals (Retail):** Over 2,000 square metres (gross) comparison (non-food) goods floorspace or 1,000 square metres (gross) convenience (food) goods.

**Monitoring Statement:** Highlights the changing context for planning and examines how the adopted plan has performed to date.

**National Nature Reserves:** Areas of land set aside for nature, where the main purpose of management is the conservation of habitats and species of national and international significance. These are declared by Scottish Natural Heritage.

**National Planning Framework 3 (NPF3):** The Scottish Government's strategy for the long-term development of Scotland's towns, cities and countryside.

**Other Archaeological Sites and Monuments:** Sites or monuments that are of regional or local significance.

**Peatlands:** Land that consists of raised bogs and/or blanket bogs.

## Glossary of terms

**Place Standards Tool:** An interactive tool developed to assist communities and professionals to assess the quality of places.

**Planning Advice Notes (PANs):** These are prepared by the Scottish Government and provide advice on good practice and other relevant information.

**Prime Agricultural Land:** Classes 1, 2 and 3.1 as defined in the James Hutton land capability classification.

**Priority Greenspace:** Areas of important open space within settlements identified through an Open Space Audit.

**Proposals Map:** This accompanies the written statement of a local development plan and indicates the appropriate land use (policies and proposals) for each part of the plan area.

**Quiet Areas:** Areas of good environmental noise quality, designated under the Environmental Noise (Scotland) Regulations 2006.

**Renewable Energy:** Naturally occurring energy sources within the environment which can either be tapped without consuming the resource, or where the resource can renew itself on a human timescale.

**Retail Parks:** A single development of at least three retail warehouses with associated car parking.

**Retail Warehouse:** A large single-level store specialising in the sale of household goods such as carpets, furniture and bulky DIY items, catering mainly for car-borne customers and often in out of centre locations.

**Rights of Way:** A right for members of the public to pass, peaceably and without the expressed or implied permission of the landowner, between two public places along a more or less defined route.

**Riparian Zone:** Land relating to or situated on the banks of a river, or land relating to wetlands adjacent to rivers and streams.

**Scheduled Monuments:** A building, monument or other historic structure that is considered to be of importance contributing significantly to the understanding of the past. They are given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.

**Scottish Planning Policy (SPP):** The Scottish Government's national planning policy document.

**Serviced Land for Affordable Housing:** A proportion of a site which can be developed by, or for, a Registered Social Landlord (RSL) or the local authority. Such land can be transferred either at a value relating to its end use for affordable housing or by agreement between the developer and the RSL or local authority, at a lower value. In any event it should be transferred at less than the value for mainstream housing for sale.

**Setting (Historic Asset/Place):** The way in which the surroundings of a historical asset or place contribute to how it is experienced, understood and appreciated. Setting often extends beyond the immediate property boundary into the broader landscape.

**Sites of Special Scientific Interest (SSSIs):** SSSIs represent the best of Scotland's natural heritage. They are 'special' for their plants, animals or habitats, their rocks or landforms, or a combination of these. SSSIs are designated by Scottish Natural Heritage under the provisions of the Nature Conservation Act (Scotland) Act 2004.

**Special Areas of Conservation (SAC):** A European wide network of important sites containing rare or endangered species and habitats, (Natura 2000 sites) designated under the terms of the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (The Habitats Directive).

**Special Landscape Area (SLA):** Local designation for quality and value of landscape.

# Glossary of terms

**Special Protection Area (SPA):** Designated under the terms of Directive 2009/147/EC of the European Parliament and of the Council of Europe on the conservation of wild birds. These areas are specifically protected for their ornithological importance.

**Strategic Environmental Assessment (SEA):** Aims to provide a systematic method of considering the effects on the environment of a policy, plan, programme or strategy, with the aim of helping to reduce or avoid environmental impacts.

**Sustainable Development:** Defined by the Bruntland Report as 'all our needs should be met in a way which does not compromise the ability of future generations to meet their own needs'.

**Tree Preservation Orders (TPOs):** Used to protect individual and groups of trees considered important for amenity, or because of their cultural or historical significance.

**UNESCO:** United Nations Educational, Scientific and Cultural Organisation.

**Vacant Land:** Land within settlements that is unused or unsightly and which would benefit from development or improvement.

**Vernacular:** Small, traditional style of buildings which use local materials and methods.

**Vitality and Viability of Town Centres:** Vitality is a reflection of how busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract ongoing investment, for maintenance, improvement and adaption to changing needs.

**Water Environment:** All surface water, groundwater and wetlands.

**World Heritage Site:** a natural or man-made site, area, or structure recognised as being of outstanding international importance and therefore as deserving special protection. Sites are nominated to and designated by the World Heritage Convention (an organisation of UNESCO).

**World Heritage Site Buffer Zone:** An area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection (UNESCO 2012).

## Development priorities

Priority	Location	Requirements
<b>Strategic Economic Investment Locations (SEILs)</b>	Clyde Gateway (Shawfield) National Business District	<ul style="list-style-type: none"> <li>Promote development of the key sectors (identified in SDP) of business and financial services/distribution and logistics.</li> </ul>
	Hamilton International Technology Park	<ul style="list-style-type: none"> <li>Promote and safeguard existing key sectors (identified in SDP) of business and financial services/life sciences/creative and digital industries.</li> </ul>
	Peel Park North, East Kilbride	<ul style="list-style-type: none"> <li>Promote and safeguard existing key sectors (identified in SDP) of life sciences/creative and digital industries.</li> <li>Investment in drainage infrastructure at Philipshill waste water treatment works may be required.</li> </ul>
	Scottish Enterprise Technology Park, East Kilbride	<ul style="list-style-type: none"> <li>Promote and safeguard existing key sectors (identified in SDP) of life sciences/creative and digital industries/green technologies. (Research and Development)</li> </ul>
	Poneil (including proposed extension)	<ul style="list-style-type: none"> <li>Promote development of the key sectors (identified in SDP) of distribution and logistics.</li> <li>Promote energy related development.</li> <li>Design of development, including colour, massing and scale of buildings and lighting, must minimise any adverse effects on landscape and visual amenity.</li> <li>Refer to Policy SDCC6 Renewable Heat and Table 2.1 Renewable Heat - Potential Development Opportunities to use Renewable Heat in Volume 2</li> </ul>
<b>Network of Strategic Centres</b>	Hamilton	<p>Develop a range of initiatives focusing on the following issues:</p> <ul style="list-style-type: none"> <li>Role and function of centre.</li> <li>Accessibility including improvements to transport hubs.</li> <li>Identify opportunities and deficiencies.</li> <li>Conduct regular health checks.</li> </ul> <p>Hamilton is also covered by the BID (Business Improvement District) project. Businesses agree to pay a small levy towards a fund which is used to improve and develop the area.</p>
	East Kilbride	<p>Develop a range of initiatives focusing on the following issues:</p> <ul style="list-style-type: none"> <li>Role and function of centre</li> <li>Accessibility including improvements to transport hubs.</li> <li>Identify opportunities and deficiencies</li> <li>Conduct regular health checks.</li> </ul>
	Lanark	<p>Develop a range of initiatives focusing on the following issues:</p> <ul style="list-style-type: none"> <li>Role and function of centre</li> <li>Accessibility including improvements to transport hubs.</li> </ul>

## Development priorities

Priority	Location	Requirements
		<ul style="list-style-type: none"> <li>Identify opportunities and deficiencies</li> <li>Conduct regular health checks.</li> </ul>
<b>Community Growth Areas</b>	Hamilton West	<ul style="list-style-type: none"> <li>Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development.</li> <li>A new spine road and walking/cycling network connecting to improved public transport infrastructure.</li> <li>Contribution to the extension/adaption of local Primary/Secondary Schools.</li> <li>Provision of local retail facility of a scale appropriate to serve the Community Growth Area.</li> <li>Contribution to the enhancement of community facilities, including Eddlewood Pitches and Eddlewood Hall.</li> <li>Contribution to the improvement/enhancement of road junctions, including Peacock Cross.</li> <li>Provision of housing types to accord with Local Development Plan policies including affordable housing.</li> <li>Upgrade or contributions towards Trunk Road improvements as required.</li> </ul>
	Ferniegair	<ul style="list-style-type: none"> <li>Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development.</li> <li>Provision of housing types to accord with Local Development Plan policies including affordable housing.</li> <li>Contribution to the extension/adaption of local Primary/Secondary Schools.</li> <li>Contribution to enhancement of local community facilities in the area.</li> <li>Local road network improvements.</li> <li>Walking and cycling network throughout the development area.</li> <li>Upgrade or contributions towards Trunk Road improvements as required.</li> <li>Investment in drainage infrastructure at Ferniegair waste water treatment works may be required.</li> <li>Improved public transport services through the development area.</li> </ul>
	Larkhall	<ul style="list-style-type: none"> <li>Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development.</li> <li>Contribution to the extensions of local Primary/Secondary Schools.</li> <li>Provision of local retail facility of a scale appropriate to serve the Community Growth Area.</li> <li>The provision of new outdoor sports facilities with associated parking and changing.</li> <li>Provision of housing types to accord with Local Development Plan policies including affordable housing.</li> <li>Local road network improvements.</li> <li>Walking and cycling network throughout the development area.</li> <li>Upgrade or contributions towards Trunk Road improvements as required.</li> <li>Scottish Water will require to invest in the waste treatment works to meet the growth demand, should the full community growth allocation be built.</li> <li>Improved public transport services through the development area.</li> </ul>

## Development priorities

Priority	Location	Requirements
	East Kilbride	<ul style="list-style-type: none"> <li>• Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development.</li> <li>• Improved public transport services through the development area.</li> <li>• Contribution to the improvement of park and ride facilities at Hairmyres Station.</li> <li>• Local road network improvements and walking/cycling network through the development area.</li> <li>• Provision of a new Primary School and pre-5 Nursery School.</li> <li>• Contribution to the extensions of local Secondary Schools.</li> <li>• Provision of local retail facility of a scale appropriate to serve the Community Growth Area</li> <li>• The provision of one grass sports pitch or equivalent provision locally.</li> <li>• Assess and consider the impact of development on the setting of listed buildings and other prominent buildings, including the police college, Newhouse of Jackton.</li> <li>• Provision of housing types to accord with Local Development Plan policies including affordable housing.</li> <li>• Upgrade or contributions towards Trunk Road improvements as required.</li> <li>• Investment in drainage infrastructure at Philipshill waste water treatment works may be required.</li> </ul>
	Newton	<ul style="list-style-type: none"> <li>• Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development.</li> <li>• Improved public transport services through the development area.</li> <li>• A new spine road and walking/cycling infrastructure through the development area.</li> <li>• Provision of a new Primary School including Community Wing, pre-5 Nursery School and extensions to other local Primary/Secondary Schools.</li> <li>• Provision of local retail facility of a scale appropriate to serve the Community Growth Area.</li> <li>• Investment in drainage infrastructure at Daldowie Waste Water Treatment Works.</li> <li>• The provision of one grass sports pitch or equivalent provision at a local facility.</li> <li>• Provision of housing types to accord with Local Development Plan policies including affordable housing.</li> <li>• Upgrade or contributions towards Trunk Road improvements as required.</li> </ul>
	Carluke	<ul style="list-style-type: none"> <li>• Definition of new landscape measures to consolidate new Green Belt edges, provide a buffer for the Clyde Valley Woodlands Special Area of Conservation and establish green networks within the development.</li> <li>• Local road network improvements and walking/cycling network through the development area.</li> <li>• Contribution to the extensions of local Primary/Secondary Schools.</li> <li>• Contribution to local community facilities.</li> <li>• Investment in drainage infrastructure at Mauldslie Waste Water Treatment Works.</li> <li>• Provision of housing types to accord with Local Development Plan policies including affordable housing.</li> <li>• Replacement pitch on site (Carluke North).</li> <li>• Upgrade and contributions towards the electricity network as required.</li> <li>• Improved public transport services through the development area.</li> </ul>

## Development priorities

Priority	Location	Requirements
<b>Development Framework Sites</b>	University of West of Scotland Almada Street, Barrack Street Hamilton	<ul style="list-style-type: none"> <li>• A masterplan for the site to be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</li> <li>• Any proposed development should take account of the proximity to the Category A listed buildings and their settings.</li> <li>• Transport assessment required including provision of appropriate car parking.</li> <li>• Flood risk assessment required.</li> <li>• Ensure green infrastructure provision.</li> <li>• The potential for local heat networks should be explored.</li> <li>• Air quality assessment required.</li> <li>• Energy Statement.</li> <li>• There are multiple Scottish Water assets within this site.</li> <li>• Refer to Policy SDCC6 Renewable Heat and Table 2.1 Renewable Heat - Potential Development Opportunities to use Renewable Heat in Volume 2</li> </ul>
	University of West of Scotland, Hamilton International Technology Park	<ul style="list-style-type: none"> <li>• New university campus incorporating academic, specialist laboratory support.</li> <li>• Sports and Office buildings.</li> <li>• New access roads and car parking.</li> <li>• Student accommodation and students union.</li> <li>• Sports facilities and pitches.</li> </ul> <p>In addition the following should be considered:</p> <ul style="list-style-type: none"> <li>• The potential for local heat networks.</li> <li>• Ensure green infrastructure provision.</li> <li>• Compensatory planting for the loss of woodland from the site.</li> <li>• Air quality assessment required.</li> <li>• Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath provision.</li> <li>• Energy Statement.</li> <li>• There are Scottish Water assets within adjacent roads. There is also a water main within the northern section of the site (east of Priestfield Farm).</li> <li>• Refer to Policy SDCC6 Renewable Heat and Table 2.1 Renewable Heat - Potential Development Opportunities to use Renewable Heat in Volume 2</li> </ul>
	East Kilbride Town Centre	<ul style="list-style-type: none"> <li>• Eastwards extension of town centre to incorporate Kittoch Field.</li> <li>• Additional retail floorspace, the scale and nature to be determined through retail assessment.</li> <li>• Consider options for redevelopment opportunities including the Stuart Hotel site.</li> <li>• Phased upgrading and redevelopment of existing town centre commercial floorspace.</li> </ul>

## Development priorities

Priority	Location	Requirements
		<ul style="list-style-type: none"> <li>Improved pedestrian and vehicular access.</li> <li>Ensure green infrastructure provision.</li> <li>Energy Statement.</li> <li>Investment in drainage infrastructure at Philipshill waste water treatment works may be required.</li> <li>Refer to Policy SDCC6 Renewable Heat and Table 2.1 Renewable Heat - Potential Development Opportunities to use Renewable Heat in Volume 2</li> </ul>
	Langlands West, East Kilbride	<ul style="list-style-type: none"> <li>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses (including industrial, residential, recreation, community and ancillary uses) would integrate with adjoining land uses .</li> <li>Ensure green infrastructure provision.</li> <li>No adverse impact on the adjacent Langlands Moss Local Nature Reserve.</li> <li>Site should provide a robust settlement edge through a clearly defined buffer zone which will include a combination of open space, structural planting and footpath networks.</li> <li>Energy Statement.</li> <li>Investment in drainage infrastructure at Philipshill waste water treatment works may be required. There is a 300mm trunk main running within the northern boundary of the site; a 6" water main running along the western boundary; and a 3" water main running along part of the eastern boundary.</li> <li>Transport Assessment.</li> <li>Air Quality Assessment.</li> <li>Flood risk assessment.</li> </ul>
	Hurlawcrook Road Langlands East Kilbride	<ul style="list-style-type: none"> <li>The development will be on land currently identified as core industrial, and as such, that designation will remain until such times as the development is implemented.</li> <li>If the development is not implemented as per the planning consent then the development framework designation will be removed and the site will revert to core industrial use.</li> <li>Investment in drainage infrastructure at Philipshill waste water treatment works may be required. There is a 150mm water main within the northern section.</li> </ul>
	Redwood Crescent East Kilbride	<p>Any new development proposal should be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses. In addition the following will be required:</p> <ul style="list-style-type: none"> <li>Air quality assessment.</li> <li>Transport Assessment.</li> <li>Flood risk assessment.</li> <li>Ensure green infrastructure provision.</li> <li>Energy Statement.</li> <li>Investment in drainage infrastructure at Philipshill waste water treatment works may be required. There are multiple large diameter sewers and water mains within this site.</li> </ul> <p>If retail use is proposed a retail impact assessment will be required.</p>

## Development priorities

Priority	Location	Requirements
	St James Centre (north) East Kilbride.	<ul style="list-style-type: none"> <li>• A masterplan for the site to be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</li> <li>• If retail use is proposed a retail impact assessment will be required.</li> <li>• Transport Assessment.</li> <li>• Air quality assessment.</li> <li>• Energy Statement.</li> <li>• Investment in drainage infrastructure at Philipshall waste water treatment works may be required. There is a 225mm foul sewer and 300mm combined sewer within the site.</li> </ul>
	Clyde Gateway, Rutherglen	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Improve connections to the M74 and the East End Regeneration Route including Shawfield Road.</li> <li>• Connect Shawfield to the wider conurbation/City, Rutherglen Town Centre, and to Dalmarnock.</li> <li>• Provide for cycling and walking access.</li> <li>• The provision of a high quality series of both business (Class 4) and industrial (Class 5 and 6) employment locations.</li> <li>• The identification and provision of quality open space links and green infrastructure provision.</li> <li>• Refer to Policy SDCC6 Renewable Heat and Table 2.1 Renewable Heat - Potential Development Opportunities to use Renewable Heat in Volume 2</li> </ul> <p><b>Key Projects</b></p> <p><b>Shawfield:</b> Consent for supersite with associated masterplan and strategic roads assessment granted 2013. Phase 1 remediation of 11ha site complete, development platforms created, initial phases of development under construction and site being marketed. Capacity for 110,000 sqm of Class 4 office space.</p> <p>Phase 2 - 30ha site – preparation of remediation strategy, provision of new link roads and infrastructure and creation of development platforms for class 4 (Business), class 5 (industrial), class 6 (storage/distribution) and office uses. There are multiple Scottish Water assets including a number of strategic water mains and sewer pipes.</p> <p><b>Rutherglen Links:</b> Site remediated and development of class 4/5 office and industrial development proceeding. There is a water main within the site and multiple sewers.</p> <p><b>Cambuslang Road (Two 74):</b> Demolition of existing buildings and redevelopment of site to provide a mixed use development comprising employment units, hotel, cinema, food retail, non food retail and restaurant units. There are multiple water mains and sewers within the site including a rising main.</p> <p><b>Cuningar Loop:</b> Part of site (14.7ha) developed for woodland park incorporating open space, path network, woodland planting, and including pedestrian bridge across River Clyde to allow access to the proposed park from the north and west.</p>

## Development priorities

Priority	Location	Requirements
		Remaining area of site (12.6ha) – Clyde Gateway are currently reviewing the opportunities to develop complementary uses on the remaining area of Cuningar which will complement the adjacent woodland park whilst generating economic development activity with associated job creation / employment clusters.
	Bridge Street/Somervell Street Cambuslang	<p>Mixed use development; the nature, scale and appropriateness of uses to be assessed in the context of all relevant national, Strategic Development Plan and local development plan policies.</p> <ul style="list-style-type: none"> <li>• A masterplan for the site to be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</li> <li>• Access from Bridge Street with new junction.</li> <li>• Spine road through the site connecting into residential development site to the west.</li> <li>• Park and ride for Cambuslang railway station.</li> <li>• Connection to woodland path at eastern boundary.</li> <li>• Transport assessment.</li> <li>• Flood risk assessment.</li> <li>• If retail use is proposed a retail impact assessment will be required.</li> <li>• Buffer zone to protect riparian zone of River Clyde.</li> <li>• Ensure green infrastructure provision.</li> <li>• Cycle route to be incorporated into site redevelopment.</li> <li>• Air quality assessment.</li> <li>• Assess historic importance of Rosebank dyeworks buildings.</li> <li>• Energy Statement.</li> <li>• Investment in drainage infrastructure at Shieldhall waste water treatment works may be required. There are multiple assets including a 700mm strategic sewer pipe.</li> </ul>
	Duchess Road, Rutherglen	<ul style="list-style-type: none"> <li>• Transport assessment.</li> <li>• Flood risk assessment.</li> <li>• Air quality assessment.</li> <li>• Archaeology statement</li> <li>• Ecology statement</li> <li>• Ground investigation/contamination report</li> </ul>
	Market Road, Biggar	<ul style="list-style-type: none"> <li>• Ensure design considers the medium risk flooding area on the southwest boundary.</li> <li>• Commercial/business uses.</li> </ul>

## Development priorities

Priority	Location	Requirements
		<ul style="list-style-type: none"> <li>• Ensure green infrastructure provision.</li> <li>• Energy Statement.</li> </ul>
	Bellfield, Coalburn	<ul style="list-style-type: none"> <li>• Development of new residential, recreation and local amenities incorporating the reclamation of Bellfield Bing</li> <li>• Respecting the integrity of the nearby Coalburn Moss SAC by identifying a 500 metre buffer zone from the edge of the SAC where there should be no development.</li> <li>• Ensure green infrastructure provision incorporating disused railway line.</li> <li>• Contributions to local community facilities.</li> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>• Energy Statement.</li> <li>• There is a combined sewer overflow and 375mm strategic sewer pipe within this site.</li> </ul>
	Law Hospital. Law	<ul style="list-style-type: none"> <li>• Residential and employment generating uses.</li> <li>• Provision of housing types to accord with LDP policies including affordable housing.</li> <li>• Contribution to the extensions of local Primary/Secondary Schools.</li> <li>• Ensure green infrastructure provision.</li> <li>• Energy Statement.</li> <li>• Contributions to local community facilities.</li> </ul>
	Birkwood Estate (former hospital) Lesmahagow	<ul style="list-style-type: none"> <li>• Residential and employment generating uses that respect the natural and built heritage qualities of the site.</li> <li>• Provision of housing types to accord with LDP policies including affordable housing.</li> <li>• Ensure green infrastructure provision.</li> <li>• Restoration and maintenance of the wooded policies and enhancement of access opportunities.</li> <li>• Contribution to the extensions of local Primary/Secondary Schools.</li> <li>• Restoration and re-use of category B listed Birkwood House. Development to be phased to ensure works to Birkwood House are linked to all new residential development within the site.</li> <li>• Restoration of other listed buildings or structures within the site.</li> <li>• Contributions to local community facilities.</li> <li>• Investment in drainage infrastructure at Lesmahagow waste water treatment works may be required. There is a 300mm sewer pipe in the site.</li> </ul>
<b>Residential Masterplan Sites</b>	West of Redwood Drive, East Kilbride	<ul style="list-style-type: none"> <li>• Residential development</li> <li>• Development must take account of the findings of a flood risk assessment.</li> <li>• SuDS.</li> <li>• Any detrimental effects on amenity associated with any acoustic fence must be reduced to an acceptable level.</li> <li>• Public access must be established between the site and the Bogton Farm development by means of the existing railway bridge or by some other means unless it is demonstrated that this is not possible.</li> <li>• Provision of a safe and convenient means by which pedestrians may cross Redwood Drive.</li> </ul>

## Development priorities

Priority	Location	Requirements
	East Overton Strathaven Extension	<ul style="list-style-type: none"> <li>• A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</li> <li>• Transport assessment.</li> <li>• Site development will not progress until a solution is found to Berebriggs Road</li> <li>• Flood risk assessment.</li> <li>• SuDS</li> <li>• Ensure green infrastructure provision.</li> <li>• Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath provision.</li> <li>• Investment in drainage infrastructure at Strathaven waste water treatment works may be required. There is a water main in the site.</li> <li>• Site capacity of existing site and extension to the site restricted and should not exceed the number of units originally consented for the site (480).</li> </ul>
	Glassford Road, Strathaven	<ul style="list-style-type: none"> <li>• A masterplan for the site to be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</li> <li>• Transport assessment.</li> <li>• Site development shall not progress until Berebriggs Road has been widened in accordance with a design that has been approved by the Council.</li> <li>• Flood risk assessment.</li> <li>• SuDS.</li> <li>• Ensure green infrastructure provision.</li> <li>• Investment in drainage infrastructure at Strathaven waste water treatment works may be required. There is a water main in the site.</li> <li>• Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath provision.</li> <li>• No dwellings shall be constructed on that part of the site that is south-west of Berebriggs Road.</li> <li>• A Landscape Assessment shall be submitted to demonstrate how development can be accommodated on the site whilst minimising impact on views from the surrounding area. Key viewpoints must be agreed with the Council prior to submission.</li> <li>• Development must incorporate reinforcement planting along the north-east boundary of the site. Buildings must be kept back from the north-east and south-east boundaries of the site.</li> </ul>
	Upper Braidwood	<ul style="list-style-type: none"> <li>• The Council will discourage piecemeal proposals and seek a masterplan in order to achieve a comprehensive and co-ordinated approach to the servicing and development of access and drainage in the area.</li> <li>• Provision of housing types to accord with LDP2 policies including affordable housing.</li> <li>• Ensure green infrastructure provision.</li> </ul>

## Development priorities

Priority	Location	Requirements
		<ul style="list-style-type: none"> <li>Upgrade and contributions towards the electricity network as required.</li> <li>There are multiple Scottish Water assets including trunk mains within adjacent roads.</li> </ul>
	Braidwood House, Braidwood	<ul style="list-style-type: none"> <li>Development of a care village comprising care home, amenity housing and sheltered/very sheltered accommodation.</li> <li>Development should respect the landscape setting of the site and include proposals for open space, structural planting and footpath networks.</li> <li>Restoration and maintenance of the wooded policies which are covered by a tree preservation order.</li> <li>Re-use of Braidwood House for community or administrative uses.</li> <li>Principal access to the site to be from Braidwood Road with a secondary emergency access from Bushelhead Road.</li> <li>Ensure green infrastructure provision.</li> <li>Upgrade and contributions towards the electricity network as required.</li> <li>All water and sewerage assets within the site appear to be privately owned.</li> </ul>
	Manse Road, Forth	<ul style="list-style-type: none"> <li>Residential development.</li> <li>Vehicular access and pedestrian links to the village centre.</li> <li>Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath networks. Resolve any land assembly issues.</li> <li>Provision of housing types to accord with LDP2 policies including affordable housing.</li> <li>Contribution to the extensions of local Primary/Secondary Schools.</li> <li>Ensure green infrastructure provision particularly links to the woodland south of the site currently being expanded by the Forestry Commission.</li> <li>Investment in drainage infrastructure at Forth waste water treatment works may be required. There is a 375mm combined sewer and 3 sections of 225mm combined sewer within the site.</li> </ul>
	Angus Terrace, Douglas	<ul style="list-style-type: none"> <li>Residential development.</li> <li>Provision of house types to accord with LDP2 policies including affordable housing.</li> <li>Site should provide a robust settlement edge through a clearly defined buffer zone including structural planting and footpath networks.</li> <li>A comprehensive and co-ordinated approach to the servicing and development of the site including access.</li> <li>Ensure green infrastructure provision.</li> <li>Contribution to the extensions of local Primary/Secondary Schools.</li> <li>Investment in drainage infrastructure at Douglas waste water treatment works may be required. There is a 150mm water main, changing to a 6" main; a combined sewer and a 225mm surface water sewer within the site.</li> </ul>
	Bellefield Road (West) Lanark	<ul style="list-style-type: none"> <li>Residential development.</li> <li>Provision of house types to accord with LDP2 policies including affordable housing.</li> <li>Air quality assessment required.</li> </ul>

## Development priorities

Priority	Location	Requirements
		<ul style="list-style-type: none"> <li>Flood risk assessment required.</li> <li>Substantial landscaping on the western and north-western edges of the site.</li> </ul>
<b>Home+</b>	Council wide housing provision	Provision of 1000 new affordable homes to be developed by the Council on sites across South Lanarkshire by 2021. Sites to be identified in the SHIP which will be reviewed annually.
<b>Schools Modernisation Programme</b>	South Lanarkshire	New nursery provision across South Lanarkshire. Extension/adaptation of existing primary and secondary schools across South Lanarkshire.
<b>Potential Local Nature Reserves</b>	Jock's Burn, Carluke	Jock's burn is a small wooded gorge in the centre of Carluke with native woodland and riparian habitat that is an important component of local habitat connectivity. It is adjacent to a local primary school and will provide a useful resource for outdoor learning activities. Flooding incidents have occurred in the past and the site, which includes several watercourses, contributes to the natural urban drainage system. The site is an attractive feature of the existing settlement and designation will help protect this valued local landscape and the Green Network.
	Holmhill, Cambuslang	Designation of an LNR will safeguard priority greenspace and Green Network within the urban area. The Friends of Holmhill Woods Community Park are an active community group that work with SLC to manage and promote the site. It is adjacent to a mainstream and additional support needs secondary school and already provides a useful resource for outdoor learning activities. Designation may offer opportunities to enhance walking and cycling routes and improve connectivity of surrounding communities. The site provides a valued greenspace resource.
	Milton, Carluke	The proposed LNR is on the Vacant and Derelict Land Register; designation will provide an opportunity to restore the land for nature conservation. It will formalise the area for use by the community for recreational activity and will provide opportunities to develop the path network. It is close to Carluke Railway Station and the associated Park and Ride car park. The proposed LNR at Jock's Burn and Jock's Gill SSSI are nearby. Designation will help strengthen the existing green network and ensure long term provision of woodland, water and open habitat. The site is within the Clyde Valley Special Landscape Area and will contribute to improving the visual impact of the local area.
	Westburn Road, Cambuslang	This site is a mixture of wetland, grassland and woodland and is adjacent to an amenity grassland area. It is a priority greenspace and contributes to the Green Network within the urban area. Designation will provide opportunities to develop and maintain the existing path network; the site is close to the Clyde Walkway. It is adjacent to a nursery school and will provide a useful resource for outdoor learning activities. Designation will safeguard a local landscape asset.
	Blairbeth, Rutherglen	The proposed LNR comprises part of the former Blairbeth golf course and an adjacent woodland owned by Glasgow City Council and is contiguous with the existing Cathkin Braes LNR (designated by Glasgow City Council). Designation of the Blairbeth site will help strengthen the existing green network. An urban park will be created on part of the former golf course at Blairbeth, through the Green Infrastructure Fund. The site will be developed for recreational use and biodiversity and will provide a valuable local resource creating new access routes and providing new habitat for wildlife.

## Development priorities

Priority	Location	Requirements
	Langlands Moss Extension, East Kilbride	<p>This is a proposed extension to the existing LNR. The extension area is within the green belt and the Strategic Green Network. It will safeguard the existing LNR by acting as a buffer from future development. The proposed extension comprises extensive woodland which will be managed as part of the overall LNR. Local biodiversity assets, including the woodland and habitat connectivity to Langlands Moss will also be safeguarded.</p> <p>There is the potential for carbon rich soils within the site as it is adjacent to Langlands Moss lowland raised peat bog. There will be opportunities to extend the existing footpath provision and protect a valued local landscape asset. The "Friends of Langlands Moss" community group have been successful in raising the profile of the LNR and gaining funds for improving access and interpretation facilities.</p>
	James Hamilton Loch, East Kilbride	<p>The site forms part of the James Hamilton Heritage Park which is a well used community resource in an attractive setting. There are local biodiversity assets within this wetland site and surrounding farmland.</p>
	Mossneuk, East Kilbride	<p>Mossneuk is in the centre of housing estates and provides access to priority greenspace consisting of woodland and the remnants of a former raised bog. It contributes to the Green Network which connects similar habitats in the area. Designation will provide opportunities to develop the path network which will help to integrate the communities surrounding the site and will afford protection to the local landscape. It is close to a local primary school and a secondary school and will provide a useful resource for outdoor learning activities.</p>
	Clyde Corridor/Redlees, Blantyre Bothwell Uddingston	<p>The majority of the site is within the designated Bothwell Castle Grounds Site of Special Scientific Interest (SSSI). Ancient, semi natural and woodland of long established plantation origin cover large areas of the site. There are also important riparian (river edge) habitats as the River Clyde flows through the site. It is within the Strategic Green Network. The site is adjacent to a local primary school and a secondary school and will provide a useful resource for outdoor learning activities. LNR designation will not only offer additional protection to existing wildlife and cultural assets but will also open up managed access to historic and natural resources to communities. The site is within the Clyde Valley Special Landscape Area.</p>
	Cadzow Glen, Hamilton	<p>Designation will safeguard habitat connectivity of the woodland corridors and riparian habitats of the Cadzow Burn. It is adjacent to a secondary school and will provide a useful resource for outdoor learning activities. A local nursery and two primary schools already use the site regularly. The site forms part of the setting of a Conservation Area and is surrounded by a wide range of listed buildings, adding to the attractiveness of the area. The Friends of Cadzow Glen monitor and maintain the site in conjunction with local businesses and agencies.</p>
	Backmuir Woods, Hamilton	<p>Backmuir Woods is within the Green Network; designation may offer future opportunities to enhance existing amenity and facilities, including the path network. It will safeguard existing biodiversity assets, including ancient, semi natural woodland and forest soils which covers the majority of the site.</p> <p>The site is close to many communities and adjacent to two primary schools and a secondary school and will provide a useful resource for outdoor learning activities. The site provides a positive contribution to townscape.</p>

## Development priorities

Priority	Location	Requirements
	Hamilton Low Parks, Hamilton	<p>Hamilton Low Parks is a mosaic of woodlands, wetlands, watercourses and grassland. The majority of the site is within the designated Hamilton Low Parks SSSI which includes a breeding heron population and ancient trees. Designation will help protect these biodiversity assets and the existing flood plain. The site provides a natural buffer from the M74 motorway which runs through part of the site.</p> <p>The site is within the Strategic Green Network and the Clyde Valley Special Landscape Area. A group of conservation volunteers meets on site every two weeks to carry out practical work.</p>
	Millheugh and Greenhall, Blantyre	<p>The proposed LNR is on the edge of settlement and is well used by the local community. The site includes existing biodiversity assets such as ancient woodland, watercourses and riparian habitats. Designation will help safeguard and support further development of this community asset which also forms part of the Strategic Green Network. It will also help protect the connectivity of habitats around the Rotten Calder which form important wildlife corridors.</p> <p>The site is adjacent to a local primary school and will provide a useful resource for outdoor learning activities. It is within a Special Landscape Area. The well established and active "Friends of Calder" community group are associated with this site.</p>
	Neilsland and Earnock, Hamilton	<p>Designation of LNR will safeguard long established greenspace within the urban area. It is adjacent to Hamilton Community Growth Area and will provide these and existing surrounding communities with local recreational facilities, as well as encouraging outdoor activity to improve health and wellbeing. "New Roots" the Neilsland and Earnock Heritage Group are closely involved with managing and promoting the site in partnership with SLC. It is adjacent to two local primary schools and will provide a useful resource for outdoor learning activities. The site provides a positive contribution to townscape.</p> <p>Designation may offer future opportunities to enhance existing amenity and facilities, including the path network which will improve connectivity of communities. It will safeguard existing biodiversity assets, including ancient, semi natural woodland and watercourses within the site and protect habitat connectivity.</p>
	Udston and Glenlee, Hamilton	<p>This site forms part of the Green Network in an urban area. It is located adjacent to a secondary school and near to three primary schools, providing opportunities for outdoor learning and recreational activities. The Friends of Udston and Glenlee Woods are a longstanding group that work to enhance and promote the site to the local community.</p> <p>Designation will safeguard local biodiversity assets, including woodland and watercourses. The valued, local landscape will be protected from future development.</p>
	Stonehouse Park, Stonehouse	<p>The proposed LNR is close to the settlement and within the green belt. Part of the site is currently formal recreational ground and a public park providing local recreational opportunities. The Friends of Stonehouse Park community group are involved with managing and promoting the site. The woodland and riparian habitats at the site form part of the River Avon landscape. It is within the Clyde Valley Special Landscape Area.</p>

## List of acronyms

<b>BID</b>	Business Improvement District	<b>SEPA</b>	Scottish Environment Protection Agency
<b>CGA</b>	Community Growth Area	<b>SETP</b>	Scottish Enterprise Technology Park
<b>EqIA</b>	Equalities Impact Assessment	<b>SIMD</b>	Scottish Index of Multiple Deprivation
<b>ER</b>	Environmental Report	<b>SLAs</b>	Special Landscape Areas
<b>GCV</b>	Glasgow and the Clyde Valley	<b>SLC</b>	South Lanarkshire Council
<b>GCVSDP</b>	Glasgow and the Clyde Valley Strategic Development Plan	<b>SPA</b>	Special Protection Area
<b>HITP</b>	Hamilton International Technology Park	<b>SPP</b>	Scottish Planning Policy
<b>HMA</b> s	Housing Market Areas	<b>WFD</b>	Water Framework Directive
<b>HNDA</b>	Housing Needs and Demand Assessment		
<b>HRA</b>	Habitats Regulations Appraisal		
<b>LCA</b>	Landscape Character Assessment		
<b>LDP2</b>	Local Development Plan2		
<b>LHS</b>	Local Housing Strategy		
<b>LTS</b>	Local Transport Strategy		
<b>MIR</b>	Main Issues Report		
<b>NPF3</b>	National Planning Framework 3		
<b>REF</b>	Renewable Energy Fund		
<b>SAC</b>	Special Area of Conservation		
<b>SDP</b>	Strategic Development Plan		
<b>SEA</b>	Strategic Environmental Assessment		
<b>SEIL</b> s	Strategic Economic Investment Locations		

## List of key strategies and plans

**5.1** These are the key strategies and plans most commonly used in planning policies for the Local Development Plan. This list is not exhaustive.

### Legislation

- [Forestry Act 1967](#)
- [Wildlife and Countryside Act 1981 \(as amended\)](#)
- [Town and Country Planning \(General Permitted Development\)\(Scotland\) Order 1992 as amended](#)
- [Conservation \(Natural Habitats, &c.\) Regulations 1994 \(the Habitats Regulations\)](#)
- [Town and Country Planning \(Scotland\) Act 1997 as amended](#)
- Planning (Scotland) Act 2019
- [Pollution Prevention and Control \(Scotland\) Regulations 2000](#)
- Nature Conservation (Scotland) Act 2004
- Environmental Assessment (Scotland) Act 2005
- The Planning etc. (Scotland) Act 2006
- Climate Change (Scotland) Act 2009
- Flood Risk Management (Scotland) Act 2009
- Equalities Act 2010
- The Management of Extractive Waste (Scotland) Regulations 2010
- Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
- Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011
- Water Framework Directive
- Water Environment (Controlled Activities) (Scotland) Regulations
- Water Environment and Water Services (Scotland) Act

### National policy and guidance

- National Planning Framework for Scotland
- Scottish Planning Policy
- Getting the Best from Our Land – Land Use Strategy for Scotland

- PAN 50 (Controlling the Environmental Effects of Surface Mineral Workings) with Annex A (Noise), Annex B (Dust), Annex C (Traffic), Annex D (Blasting)
- PAN 64 (Reclamation of Surface Mineral Workings)
- Online Guidance
- Circulars
- The Scottish Forestry Strategy
- The Scottish Government's Policy on the Control of Woodland Removal 2009
- The Scottish Government Zero Waste Plan
- SEPA Guidance

### Regional/strategic policy

- Glasgow and the Clyde Valley Strategic Development Plan 2 - Clydeplan 2017
- Housing Needs and Demand Assessment 2
- Regional Transport Strategy

### Council/partnership policy

- Air Quality Strategy
- Carbon Management Plan
- 'Connect' - The Council Plan
- Contaminated Land Strategy
- Core Path Plan
- Economic Strategy
- Local Biodiversity Strategy
- Local Housing Strategy
- Local Transport Strategy
- Stronger Together - SLC Community Plan
- Sustainable Development and Climate Change Strategy

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# South Lanarkshire

Planning and Building Standards Services

## **Local Development Plan 2**

South Lanarkshire  
Local Development Plan 2

South Lanarkshire Council  
Community and Enterprise Resources  
Planning and Building Standards Services  
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