

25 November 2015

Our Ref: GMC / AMN / P15-202

Director of Planning & Building Standards Services
South Lanarkshire Council
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB

Dear Sirs,

**Erection of a Residential Development on land at
Strathaven Road, West Mains, Stonehouse
Local application In Principle**

Keppie Planning Ltd have been instructed by Premier Bliss Ltd to submit a local development for the erection of a residential development in principle on 1.98 hectares of land adjacent to the integrated community facility on Strathaven road, Stonehouse.

The site is currently in use for occasional grazing and is within the urban settlement of Stonehouse, as defined in the recently adopted South Lanarkshire Local Development Plan.

The site lies immediately to the south of a Barratt Housing development, currently under construction. It is intended to take access from a 4th arm of the new roundabout on the A71.

The site was subject of a previous consent for a football and sports academy, HM07/0268, and all the major services were shown to be available and, traffic and transportation issues resolved relating to the site, by taking access off the A71 at the new roundabout.

As can be seen from the application site location plan, additional land owned by the applicant can be made available for landscaping, and appropriate conditions would be imposed by the Council relating to future detailed applications on this issue.

The site is in effect white land within a residential area and it was subject of the Local Plan Inquiry where the Reporter commented:-

"Development of land within the settlement boundary immediately to the south-west of the Lifestyles Centre

11. This area of flat, open grazing pasture, which is situated between the Lifestyle Centre and the south-west settlement boundary, is currently designated as part of the general urban area. The Council confirms, however, that this could be developed for housing and I am satisfied that, in principle at least, this would seem appropriate.

12. As in the case of the former hospital site considered above, I conclude that this is a matter that can and should be progressed through the development management process. Accordingly, I conclude that this does not require or merit a modification to the proposed plan – particularly as the site is located within the settlement boundary."

The Council confirmed in their response,

"land adjacent to Lifestyles Centre, Strathaven Road is currently included within the general urban area of Stonehouse and could be developed for residential were applications to be brought forward."

It is in the context of the above that the owners wish to pursue an Application In Principle prior to taking the site to the market for a housebuilder to pursue a detailed application/reserved matters application in the future. It should be noted that a number of housebuilders have expressed an interest in developing the site.

As required, we submit:


- Planning application fee of £8,020;
- Location Plan at 1.2500;
- Planning application form;
- Ownership Certificate.

Note: We assume no advertising fee as the site is not contrary to the Development Plan nor, a major application. (The adjoining neighbours are noted on the previous application (HM/07/0268) for your assistance).

A hard copy of this letter along with the cheque and Location Plan will be in tonight's post.

Should you require any further information at this time, please do not hesitate to contact Gordon MacCallum at Keppie Planning Ltd.

Yours faithfully,



Gordon MacCallum
Director
gmaccallum@keppiedesign.co.uk

Enc: Cheque No: 000006
Location Plan