

South Lanarkshire Local Development Plan Main Issues Report



May 2012



Technical Report 1 Potential Changes to Designations and Settlement Boundaries



Community and
Enterprise Resources

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Technical Report 1 – Potential changes to designations and settlement boundaries.

1.1 Introduction

Preparation of the Main Issues Report (MIR) for the South Lanarkshire Local Development Plan (SLLDP) involved assessment of settlement boundaries and current South Lanarkshire Local Plan designations to ensure that boundaries were robust and designations relevant.

This technical report sets out potential changes to boundaries that will be considered further as the proposed SLLDP develops. In addition it includes a number of potential new settlement boundaries, suggested new development framework sites, residential masterplan site and sites where the current designation is now considered inappropriate and an alternative suggested.

1.2 Potential new settlement boundaries

Three potential new settlement boundaries are suggested for building groups that have not previously been designated as ‘settlements’ in a local plan. The boundaries reflect built development, existing consented planning applications and features which have guided where the boundaries would be most appropriate. The new settlement boundaries are shown in Section 1 on maps Kaimend, Kerswell and Ponfeigh.

1.3 Potential settlement boundary changes

As part of the consultation for the MIR the Council invited sites to be brought forward for consideration for development. The sites presented are included in Technical Report 2 – Site Assessments. A separate exercise was undertaken where boundaries of settlements were assessed to confirm that these were still appropriate or whether some adjustment could be made.

Boundaries were assessed on:

- Pattern – would a change in the boundary make a more sensible settlement pattern in terms of ‘rounding off’
- Scale – would the amendment result be of an appropriate scale in terms of the existing settlement
- Impact – what would be the impact of re-designating the boundary on a particular settlement
- Consents

The proposed settlement boundary changes are shown in Section 2.

1.4 Potential development framework sites

The South Lanarkshire Local Plan contained a number of Development Framework Sites. These sites were identified because of their scale and potential for a range of different but complementary uses within the designated area. The MIR proposes 4 additional development framework sites.

- Clyde Gateway
- Langlands West
- Market Road Biggar
- Wellburn Farm Lesmahagow

The development framework site at Clyde Gateway has been extended from the area shown in the SLLP to reflect a number of projects proposed including, Cuningar Loop, Farme Cross, Duchess Road, Shawfield). These proposed sites are shown in Section 3.

Potential development framework sites	
Location	Development framework requirements
Clyde Gateway	<p>Shawfield National Business District</p> <ul style="list-style-type: none"> Continued acquisition of land and buildings Provision of high quality business and industrial employment locations. New pedestrian bridge between Shawfield and Dalmarnock Station. <p>Cuningar Loop</p> <ul style="list-style-type: none"> Redevelop part of site for public green space Feasibility study for remainder of site. <p>Junction 2 M74</p> <ul style="list-style-type: none"> Implementation of mixed use development. <p>Rutherglen Low Carbon Zone</p> <ul style="list-style-type: none"> Develop a masterplan for mixed use development .
Langlands West East Kilbride	<p>Mixed use redevelopment the nature, scale and appropriateness of uses to be assessed in the context of policy.</p> <p>A masterplan to be brought forward, the scope of which to be agreed with the Council.</p>
Market Road Biggar	<p>Mixed use redevelopment the nature, scale and appropriateness of uses to be assessed in the context of policy.</p> <p>A masterplan to be brought forward, the scope of which to be agreed with the Council. This must address the issues of access, flooding, ownership and appropriate land uses.</p>
Wellburn Farm Lesmahagow	<p>Mixed use development for residential and industrial purposes.</p> <p>A masterplan to be brought forward, the scope of which to be agreed with the Council.</p>

1.5 Potential masterplan sites

The SLLP identified a number of residential masterplan sites that required more consideration due to their scale, or capacity to incorporate mixed uses, or seek to address environmental issues. The MIR suggests additional residential masterplan sites at the former Alexandra Workwear site in Uddingston and Strathaven (West). The masterplan sites are shown in Section 4.

Potential residential masterplan sites	
Location	Masterplan requirements
Bellshill Road (South)	<p>Redevelopment of former industrial units and medical centre for residential use incorporating new medical facilities, roads junction improvements, open space, noise mitigation.</p> <p>Resolve relationship with adjacent industrial developments.</p>
Strathaven (West)	<p>Residential development, vehicular access, pedestrian links to town centre, landscaping structure, establishment of a strong defensible and attractive settlement edge (in the Green Belt).</p> <p>Resolve any land assembly issues.</p>

1.6 Potential boundaries for Strategic economic and investment locations (SEIL's)

The Proposed Glasgow and the Clyde Valley Strategic Development Plan (GCVSDP) identified areas that should be promoted or safeguarded based on their ability to offer specific roles and functions. Within South Lanarkshire there are five such areas, Clyde Gateway, Poneil (M74 South), Hamilton International Technology Park, Scottish Enterprise Technology Park and Peel Park North in East Kilbride. The GCVSDP identified the broad locations for these SEIL's but left the detail for Councils to identify specific areas in their Local Development plans. The potential SEIL areas are shown in Section 5.

1.7 Potential changes - retail designations

As part of the MIR process the Council carried out monitoring of policies and proposals contained in the SLLP (Refer SLLP Monitoring Statement). Retail monitoring was carried out as part of this and results indicated that there had been changes to the retail areas and boundaries should be amended to reflect this. The potential boundary changes are as follows:

- Larkhall
- Blantyre
- Hillhouse, Hamilton
- East Kilbride
- St James Centre East Kilbride (new Centre)
- Carluke
- Rutherglen
- Peel Park, East Kilbride (out-of-centre)

All of the retail areas within South Lanarkshire have been reassessed and potential boundary amendments suggested which, in some cases, reflect either pending or approved planning applications. These potential boundary changes are shown in Section 6.

1.8 Potential re-designation of sites to residential

Analysis of settlements and their boundaries has resulted in one potential change of a site at Kirkmuirhill from environmental designation to a residential designation. Although this site has an environmental designation it is effectively farmland isolated from the farm by the roads network. Consequently an environmental designation may not be the most appropriate. The potential change is shown in Section 7.

1.9 Potential re-designation of sites to industry

Analysis has shown that there are a number of sites that should more appropriately be given an industrial designation. This is to reflect the nature of activity within these areas. These include:

- Gateside Lesmahagow
- Poniel (near Coalburn)
- Cathcart Road Industrial Area Rutherglen

These are shown in Section 8.

1.10 Potential re-designation of sites from housing sites to general residential and from marketable industrial land to general industrial use

The table below indicates a number of sites that have changed status since the SLLP was adopted. Firstly sites are considered that have been designated as residential proposals but are now considered better designated as general residential. This is generally because the sites have been included within the Housing Land Audit for a number of years, therefore raising the question of whether they are effective or can be made effective housing sites. Redesignating these sites as General Residential does not preclude residential development from taking place. Taking them out of the Housing

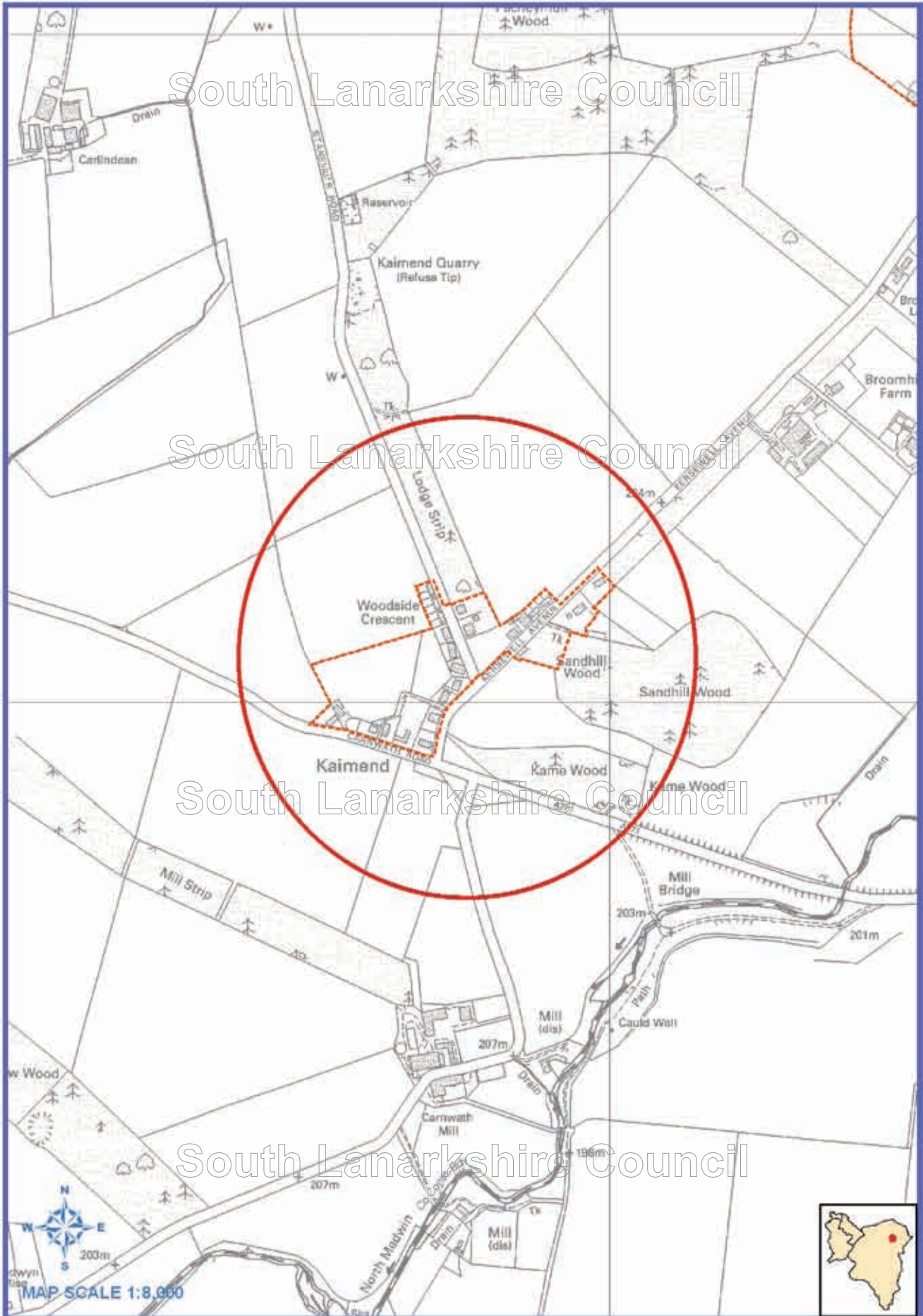
Land Audit is intended to make the housing land supply more realistic.

Secondly sites that currently have a marketable industrial land supply designation have been reconsidered and are proposed as general industrial sites. As with the housing sites these are ones which have been included in the marketable supply for a long time. Re-designating these to General Industrial sites does not preclude industrial development taking place at some time in the future but makes the marketable land in South Lanarkshire more realistic. The potential re-designations are shown in Section 9.

Potential re-designations			
Site Reference	Site Name	Current Designation	Potential Designation
CL0130	Gallowhill, Lanark	RES2	General residential
CL0162	Muirfoot Road, Rigside	RES2	General residential
CL0192	Old Brae, Lesmahagow	RES2	General residential
CL0251	Clyde Street, Carluke	RES2	General residential
CL0358	Lampits Road, Carstairs Junction	RES2	General residential
CL0164	Railway Yard, Crawford	RES2	General residential
CL0199	Springhill Street, Douglas	RES2	General residential
CL0351	Cormiston, Biggar	RES2	General residential
CL5113	Stuart Terrace, Rigside	RES2	General residential
CR0256	29 Clincarthill Road, Rutherglen	RES2	General residential
CR0611	Glen Street, Halfway	RES2	General residential
CR1366	Calderwood Road/Dukes Road, Rutherglen	RES2	General residential
CL/0006/02	Caldwellside IE, Lanark	ECON 5	General industrial use
CL/0006/07	Plot 3 South Faulds Road, Caldwellside IE	ECON 5	General industrial use
CL/0027/01	Climpy Road, Forth	ECON 5	General industrial use
	Climpy Rd, Forth Industrial Unit	RES 6	General industrial use
CL/0007/01	Milton IE, Lesmahagow	ECON 5	General residential
CL/0050/01	Wellburn Farm	ECON 5	Development framework site
CR/0066/04	Clydesmill	ECON 5	General industrial use
CR/0066/02	Westburn Farm	ECON 5	General industrial use
CR/0066/03	Westburn Farm Road	ECON 5	General industrial use
EK/0017/07	Peel Park Plot 11	ECON 5	General industrial use
EK/0039/06	10 Langlands Place	ECON 5	General industrial use
EK/0056/01	18 Colvilles Place, Kelvin Industrial Estate	ECON 5	General industrial use
EK/0021/03	Peel Park Place	ECON 5	General industrial use
EK/0064/01	Langlands West former single user site	ECON 5	Development framework site
HM/0009/01	1A Wilkie Road, Bothwellpark Ind. Estate	ECON 5	Residential masterplan
HM/0041/01	Adjacent to 77 Bothwell Rd Hamilton	ECON 5	General industrial use
HM/0058/03	Craighead School	ECON 5	General industrial use

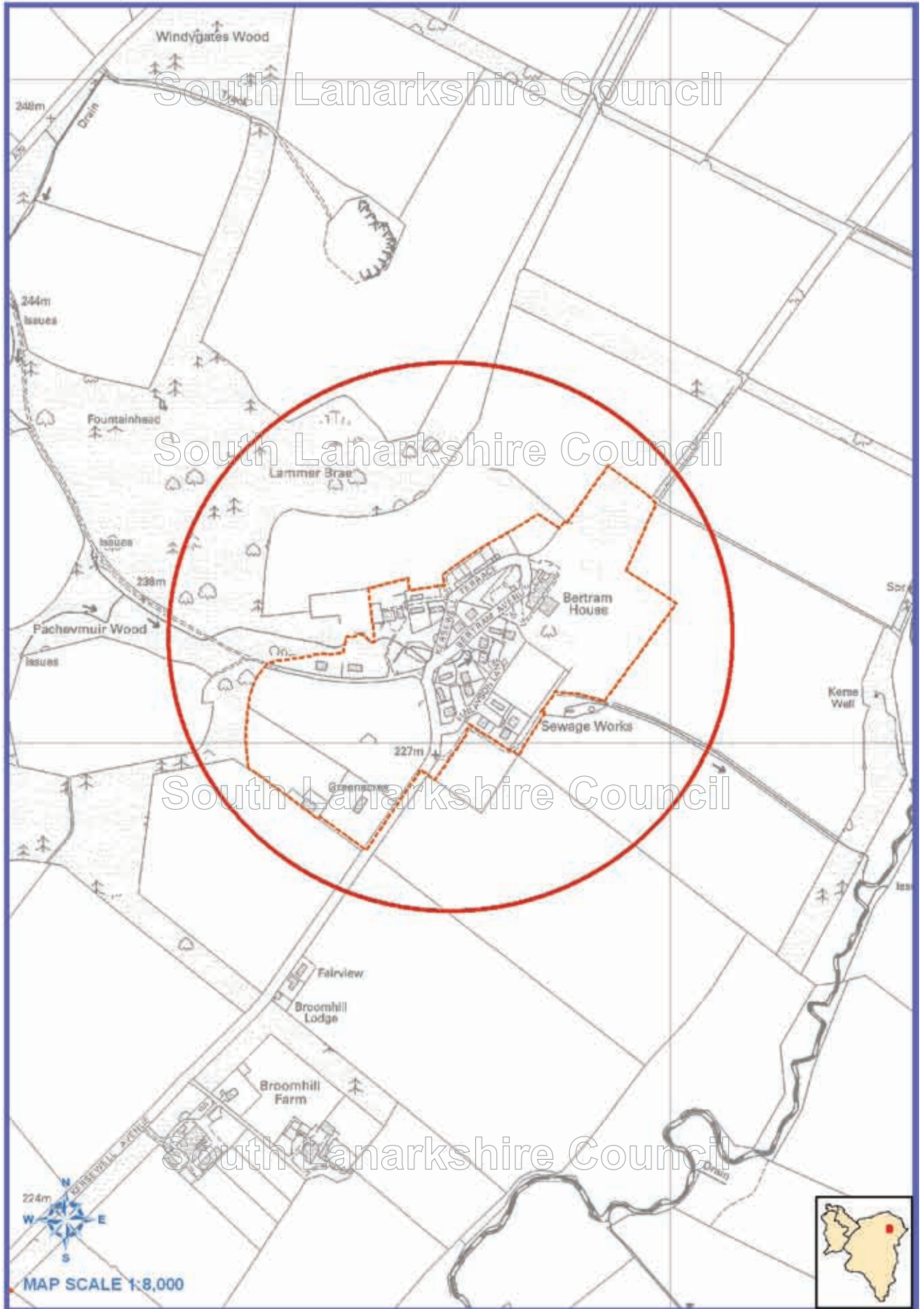
Section 1
Potential new settlements

Section 1 - Potential new settlements
Kaimend

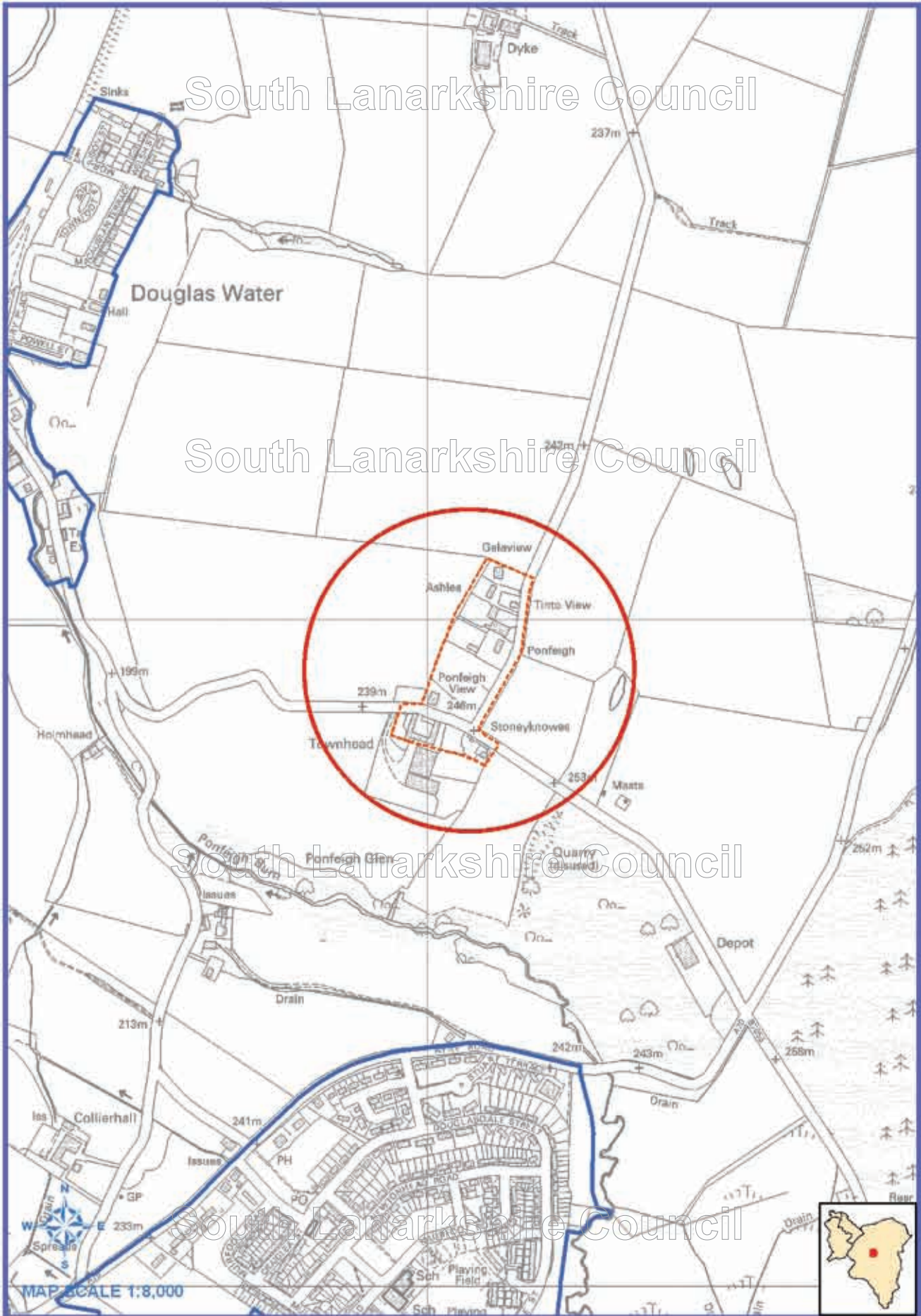


Section 1 - Potential new settlements

Kersewell

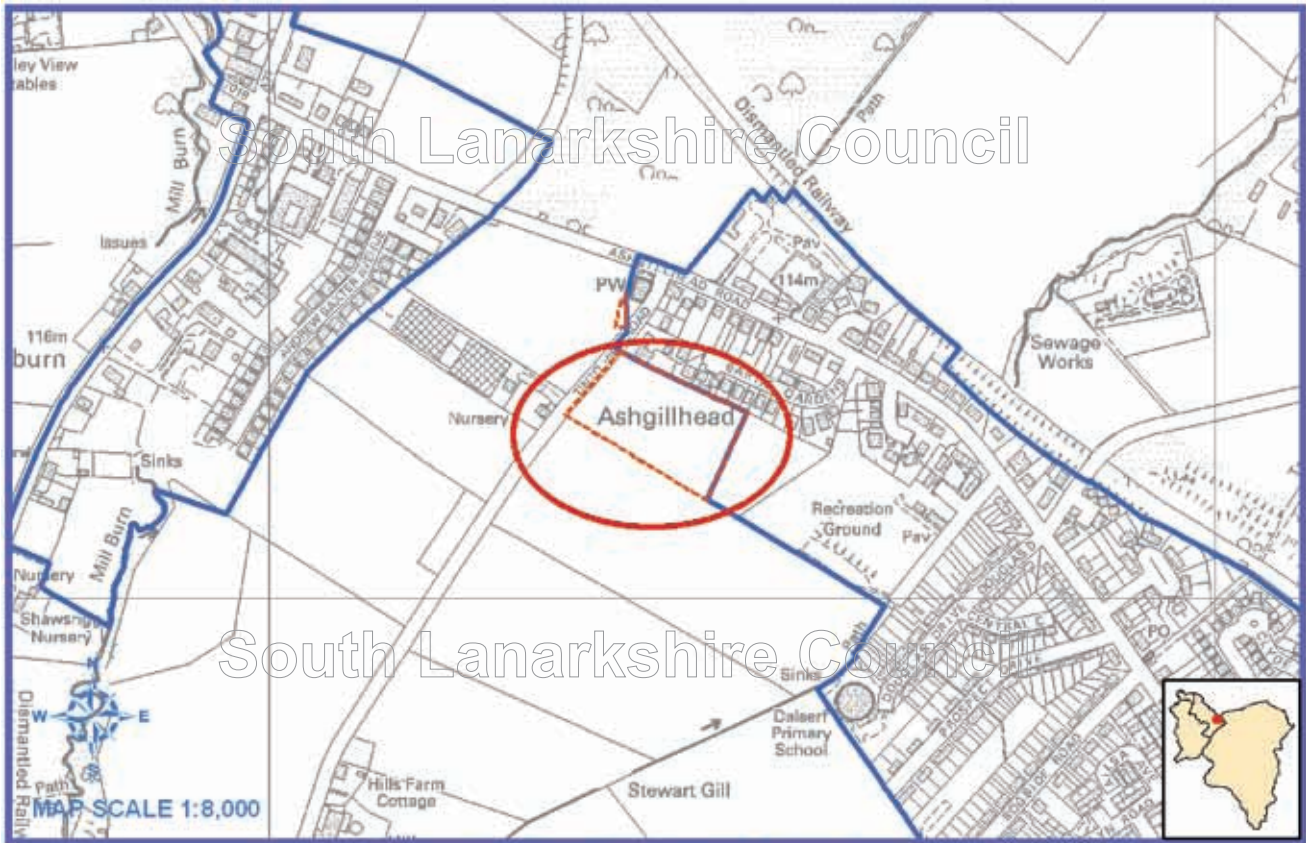


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Ponfeigh

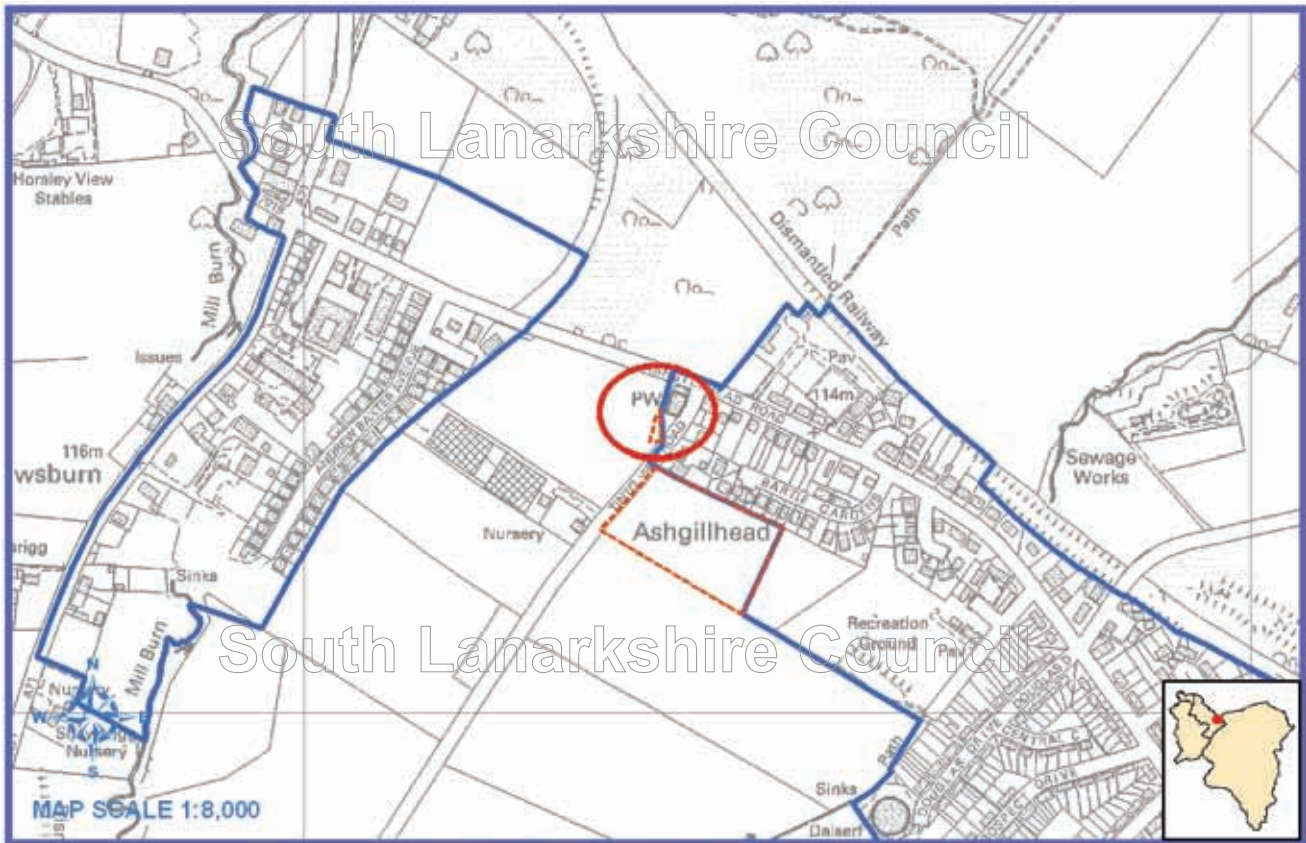


Section 2
Potential settlement boundary changes

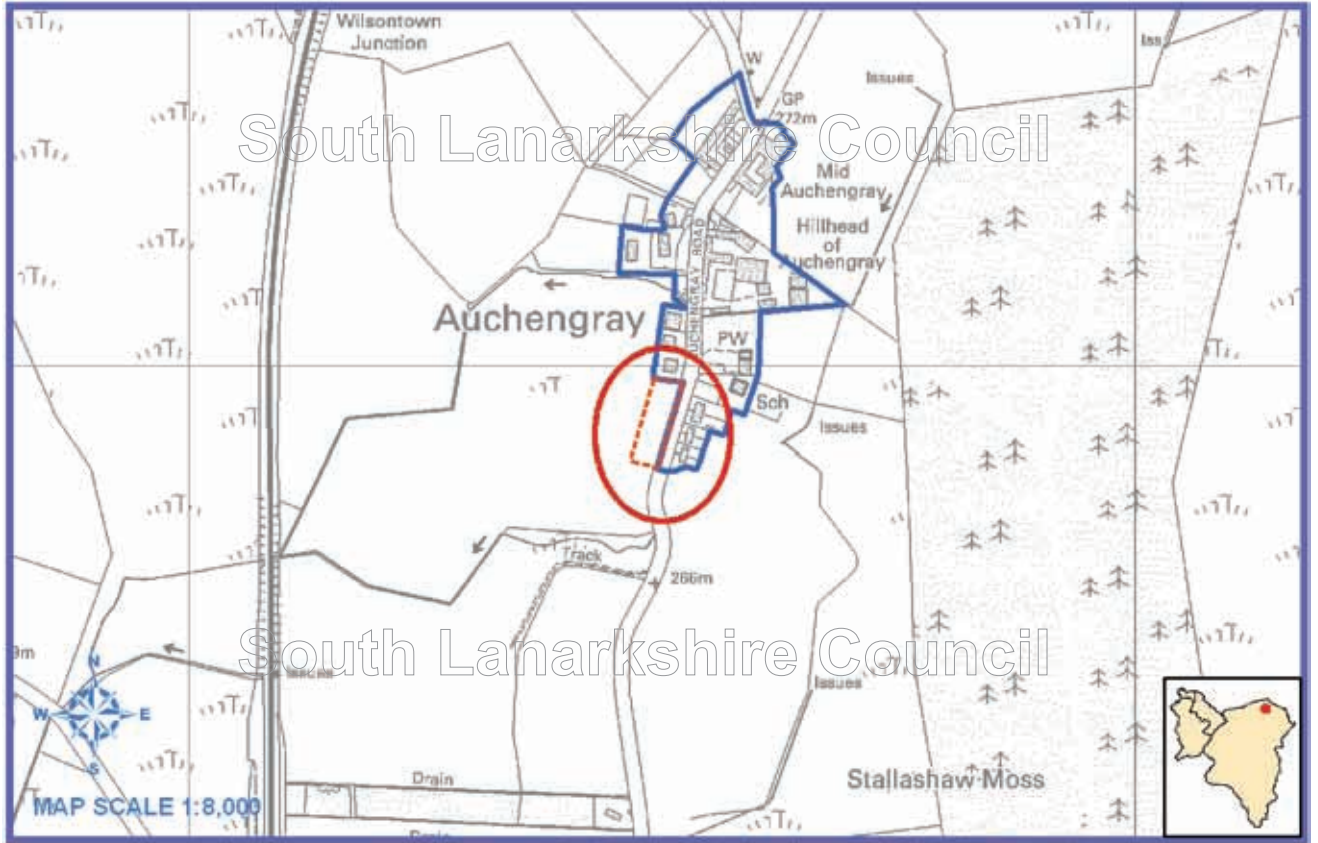
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Ashgill 1



Ashgill 2

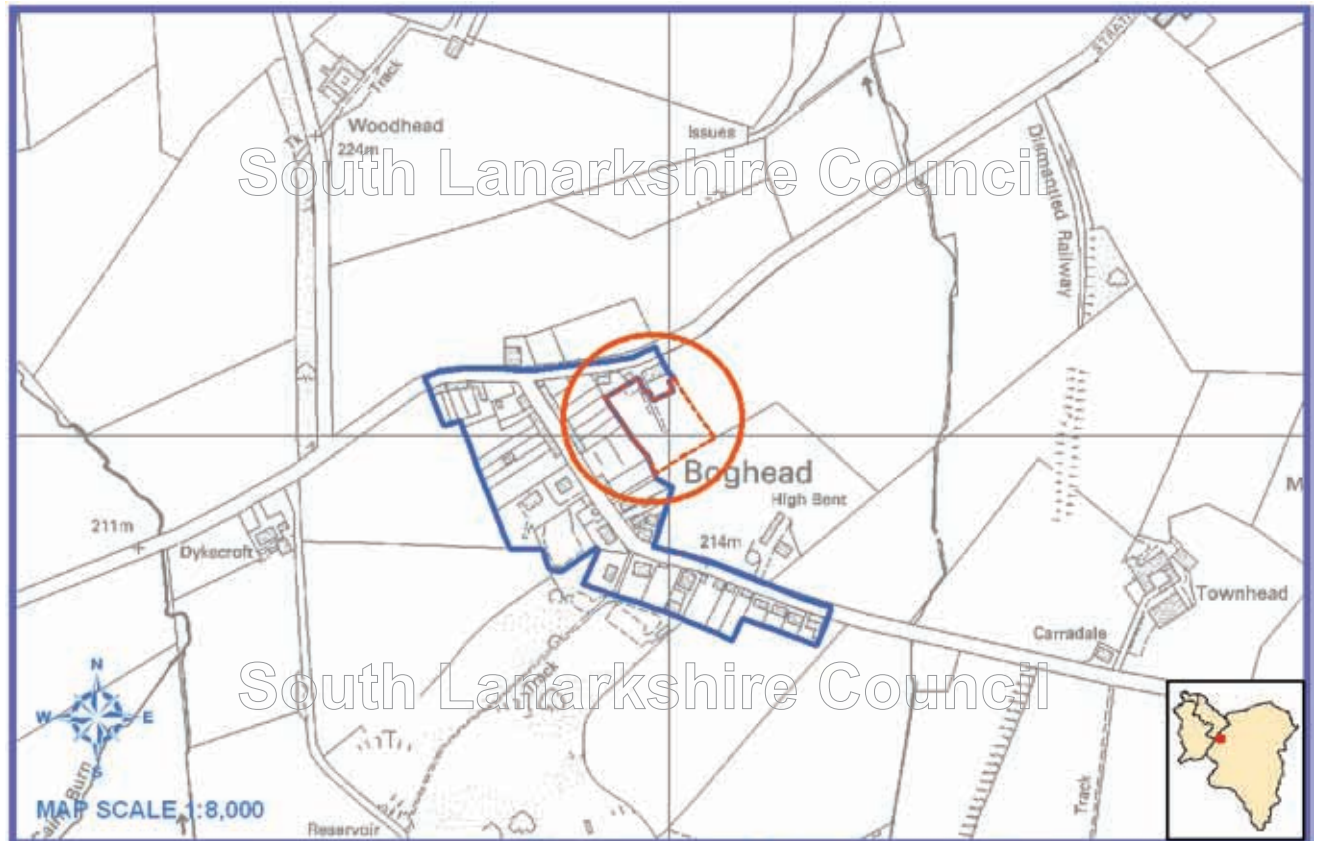


Section 2 - Potential settlement boundary changes
Auchengray



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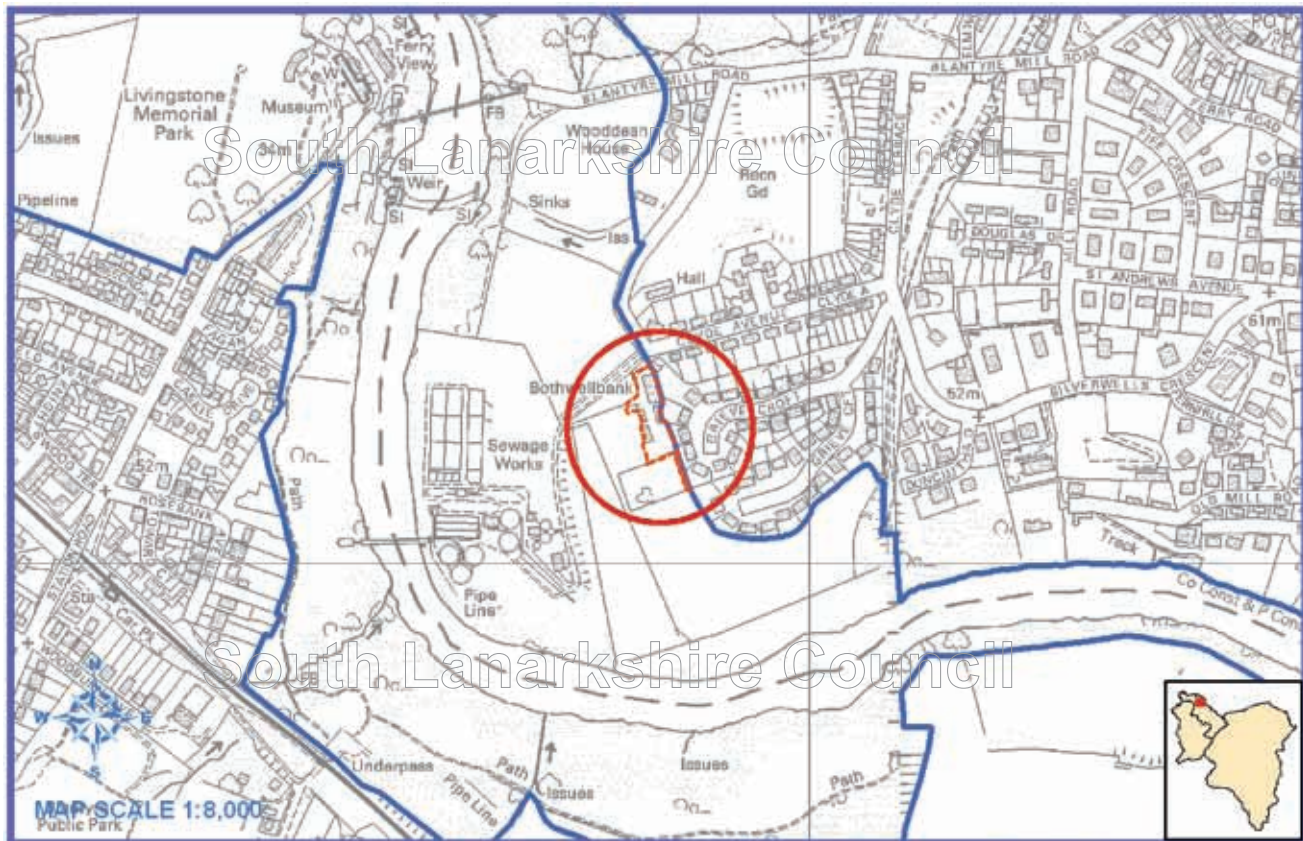
Boghead



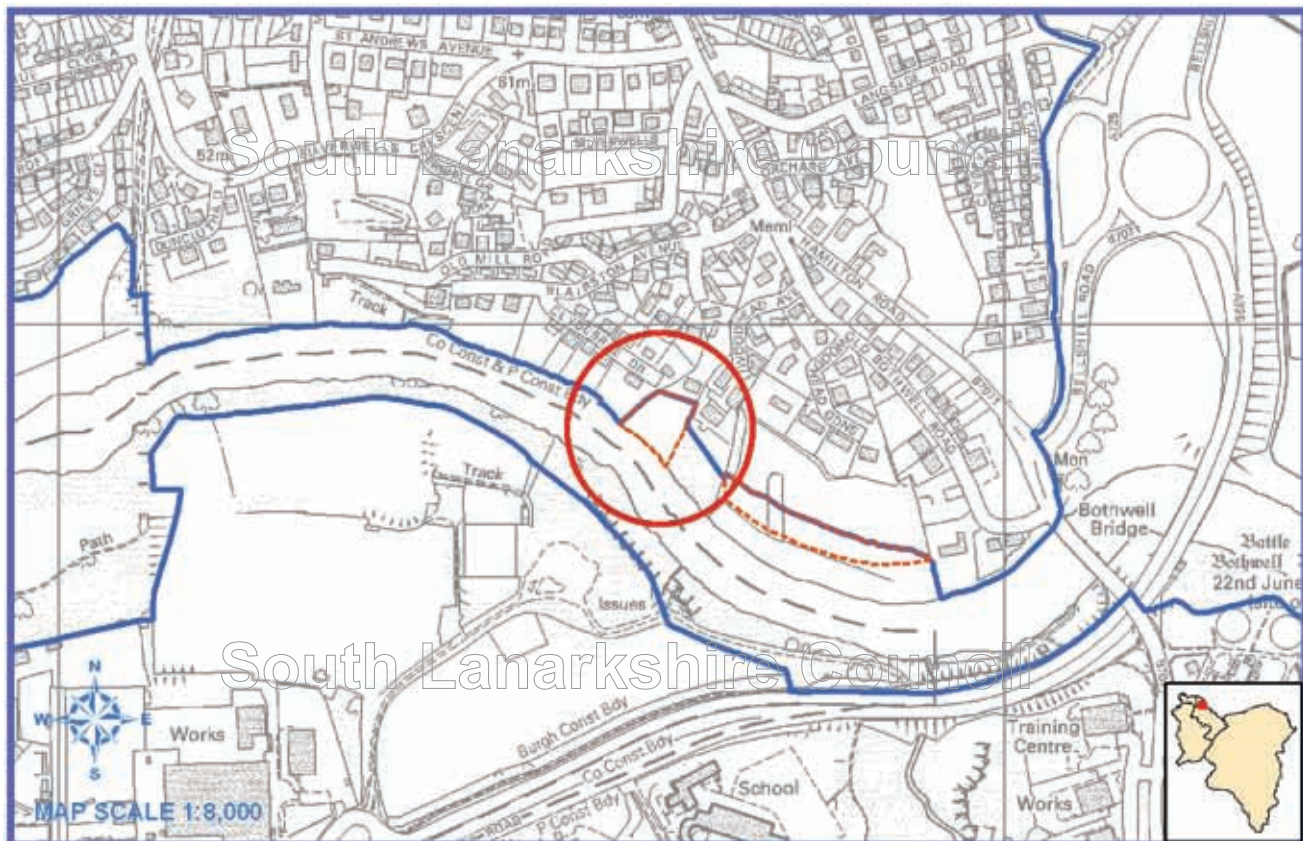
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Section 2 - Potential settlement boundary changes

Bothwell/Uddingston 1

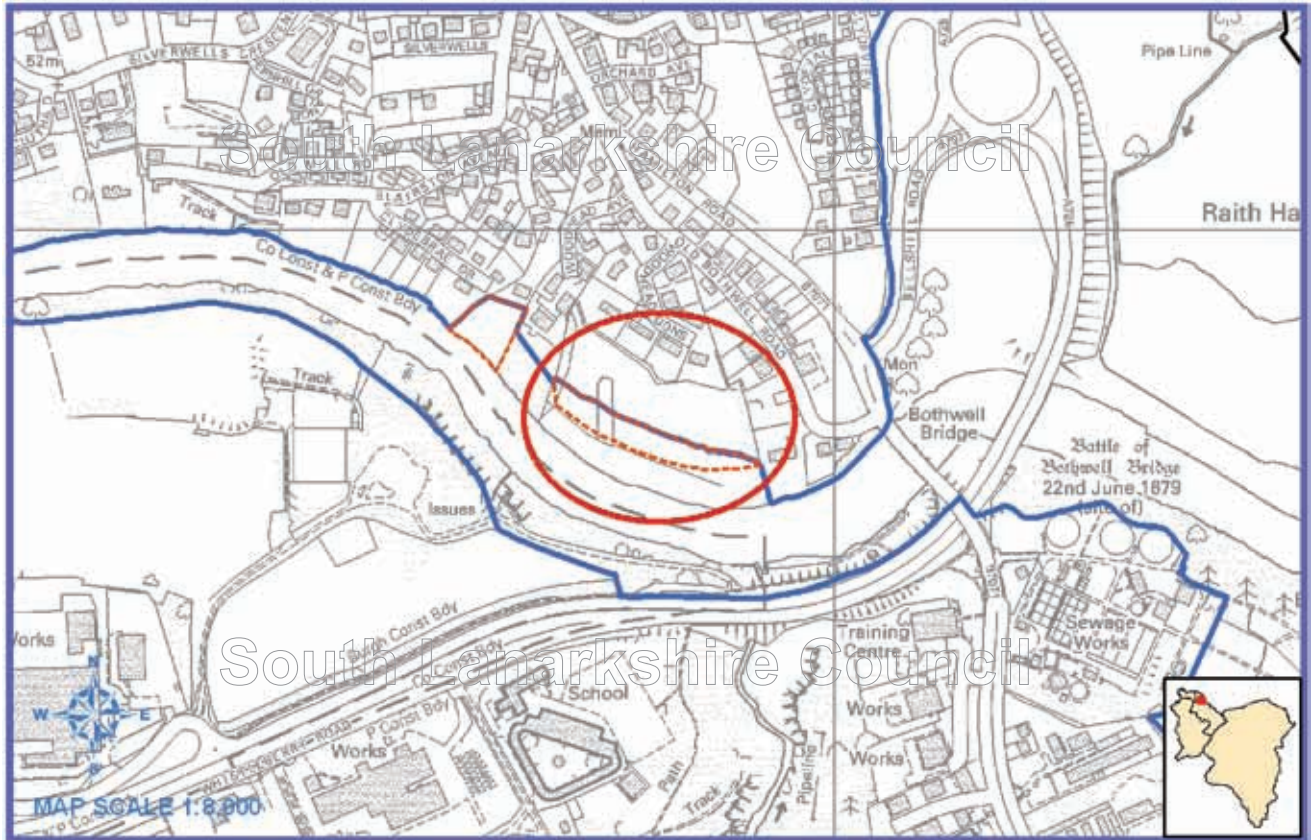


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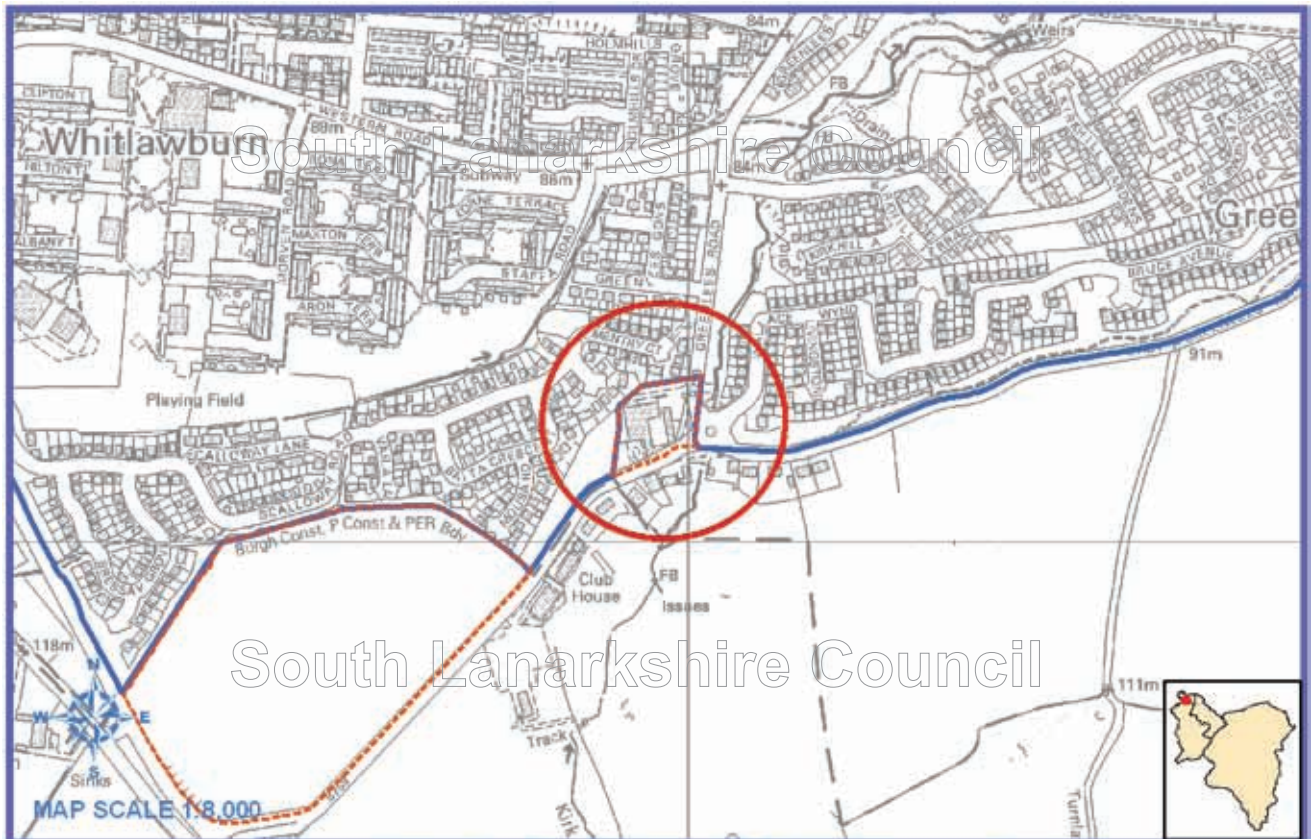
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Bothwell/Uddingston 3



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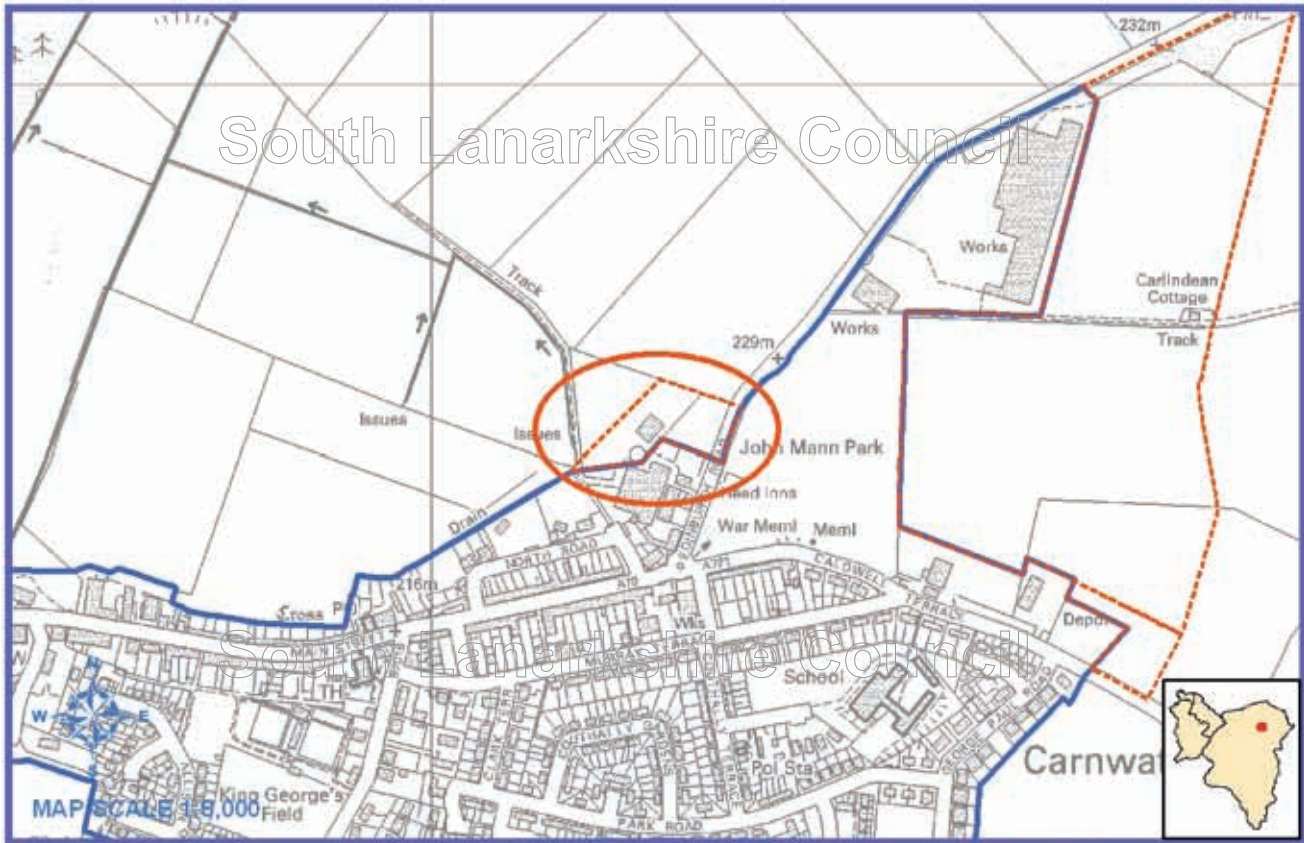
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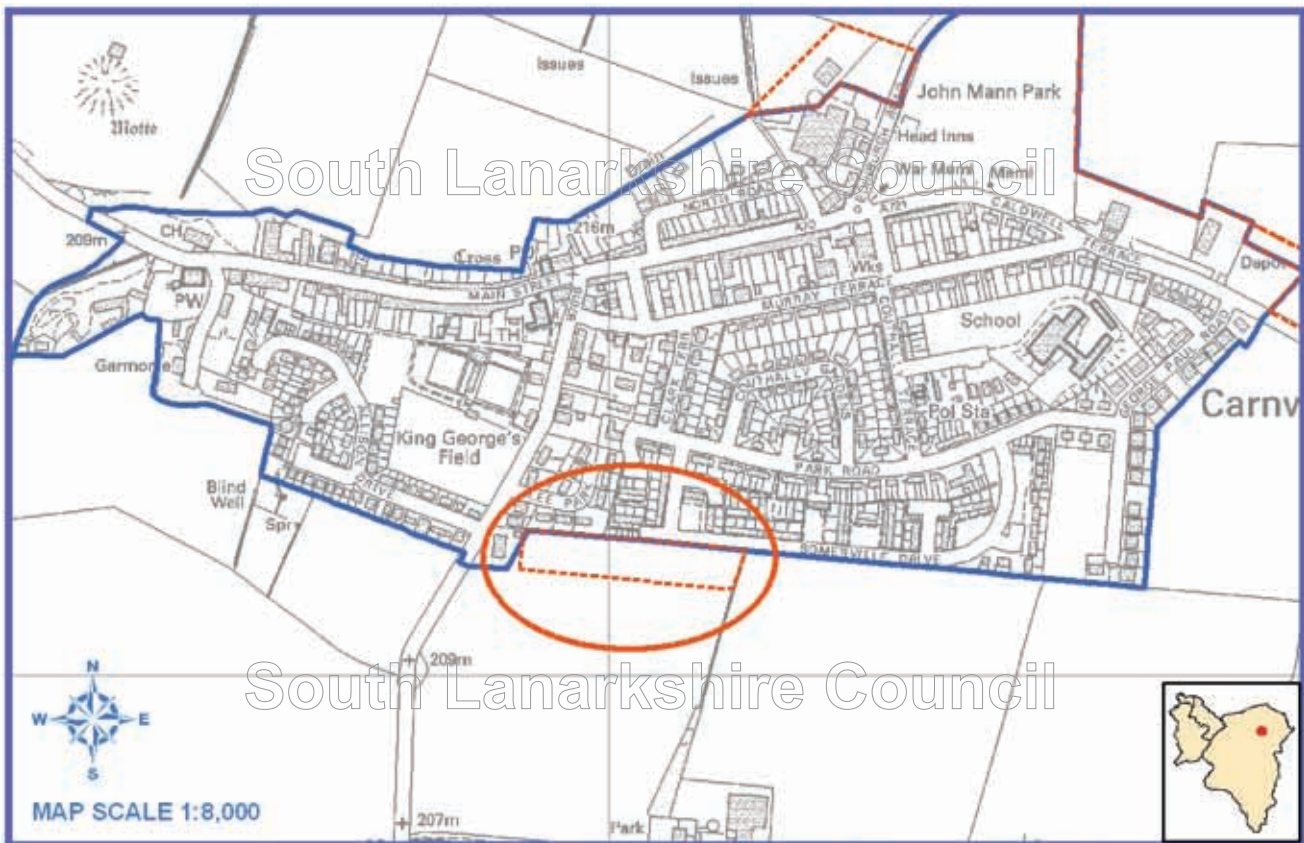
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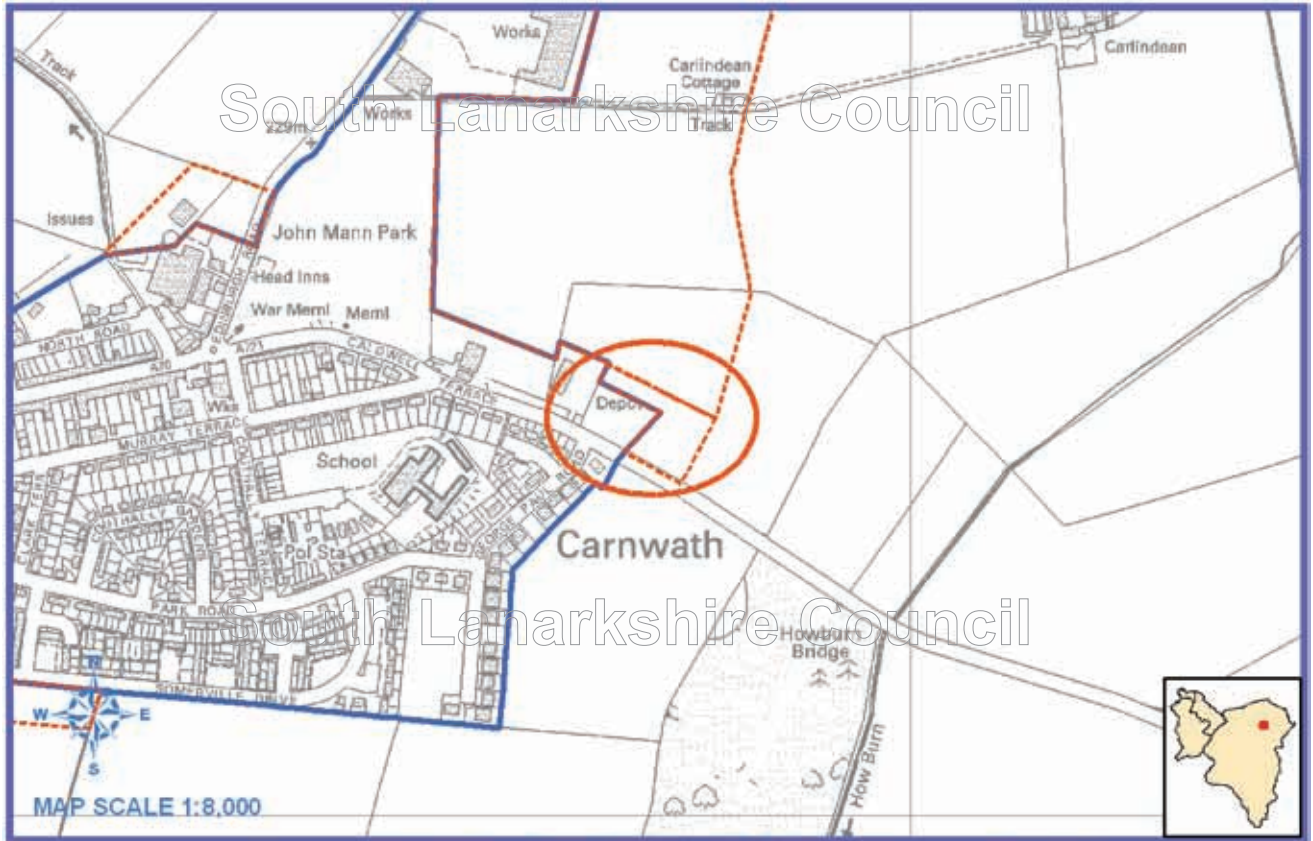
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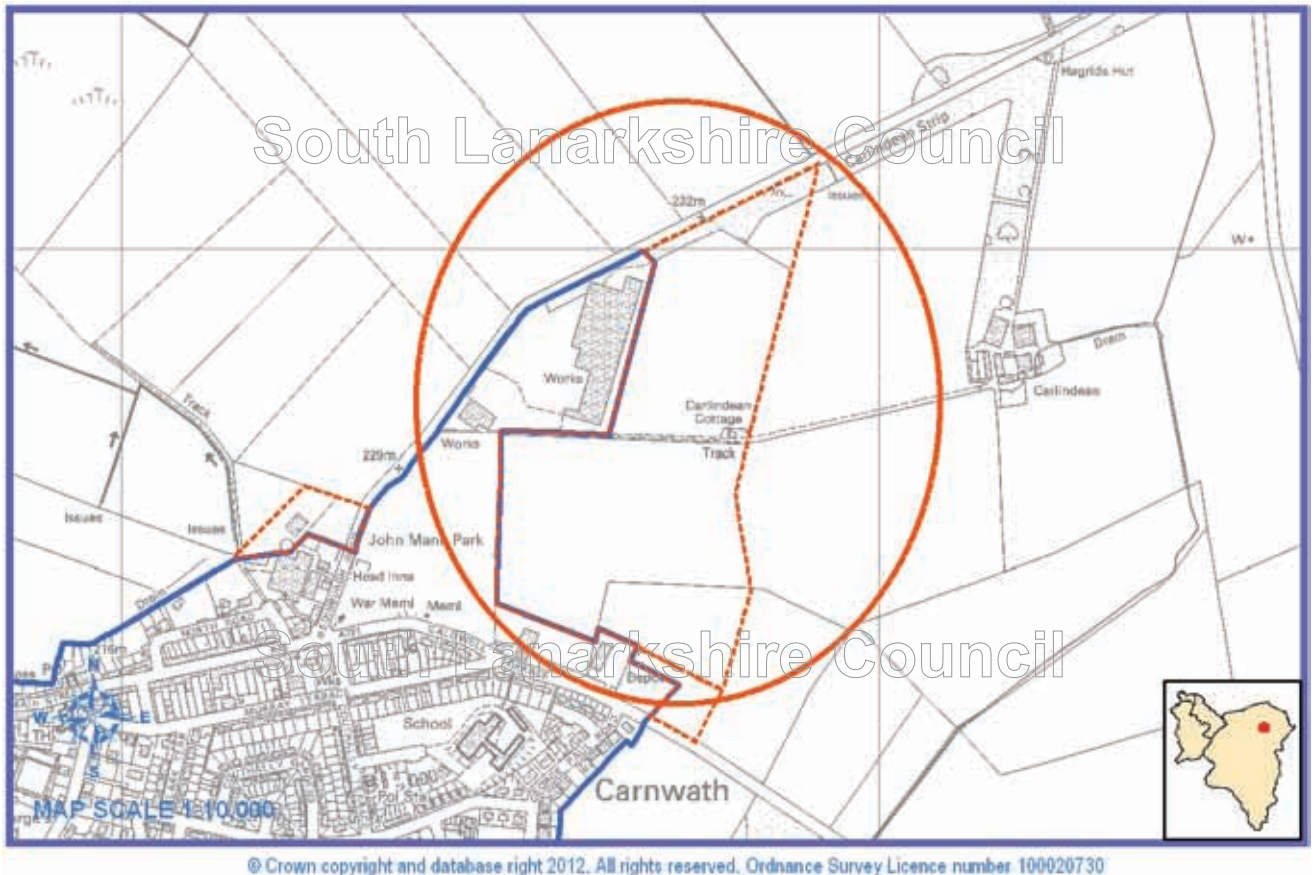
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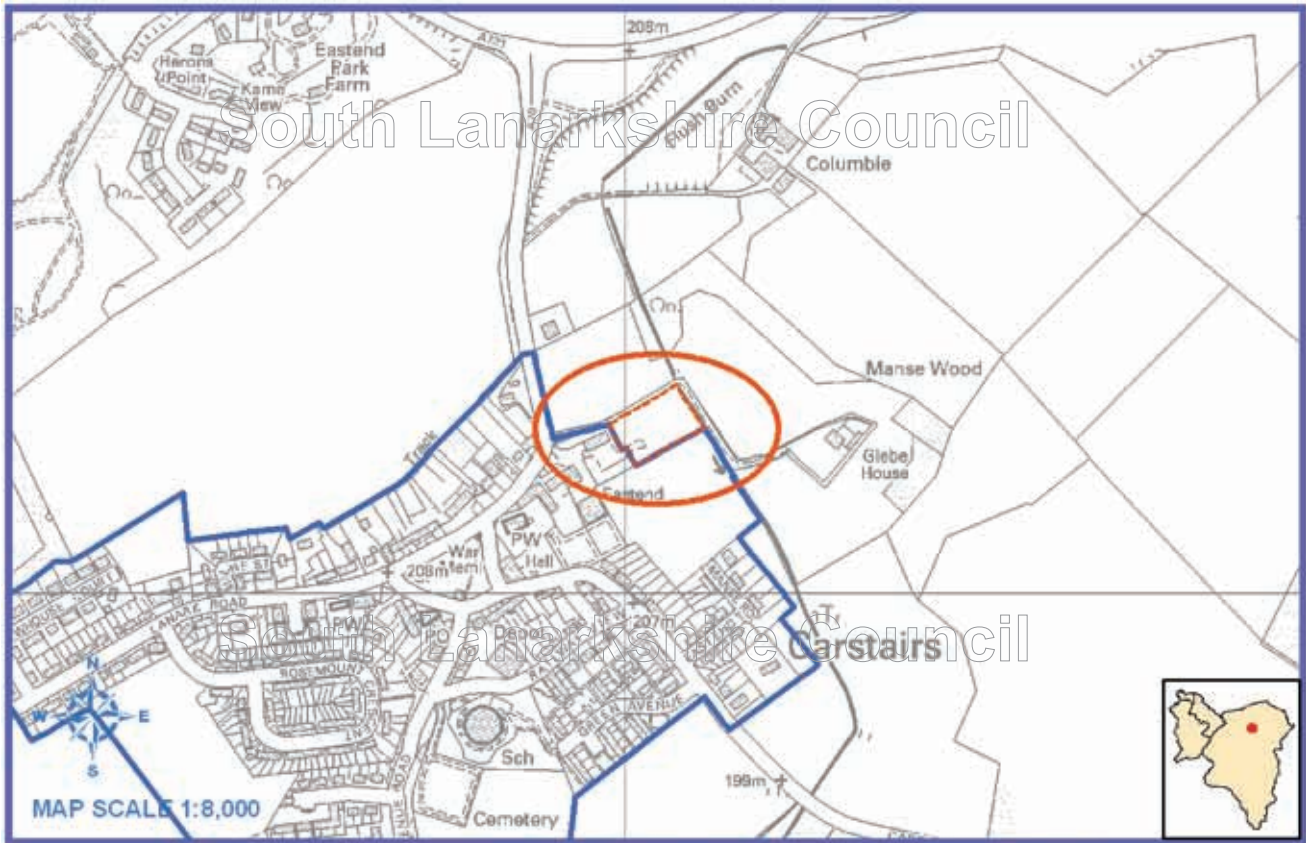
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Carnwath 3**



Carnwath 4

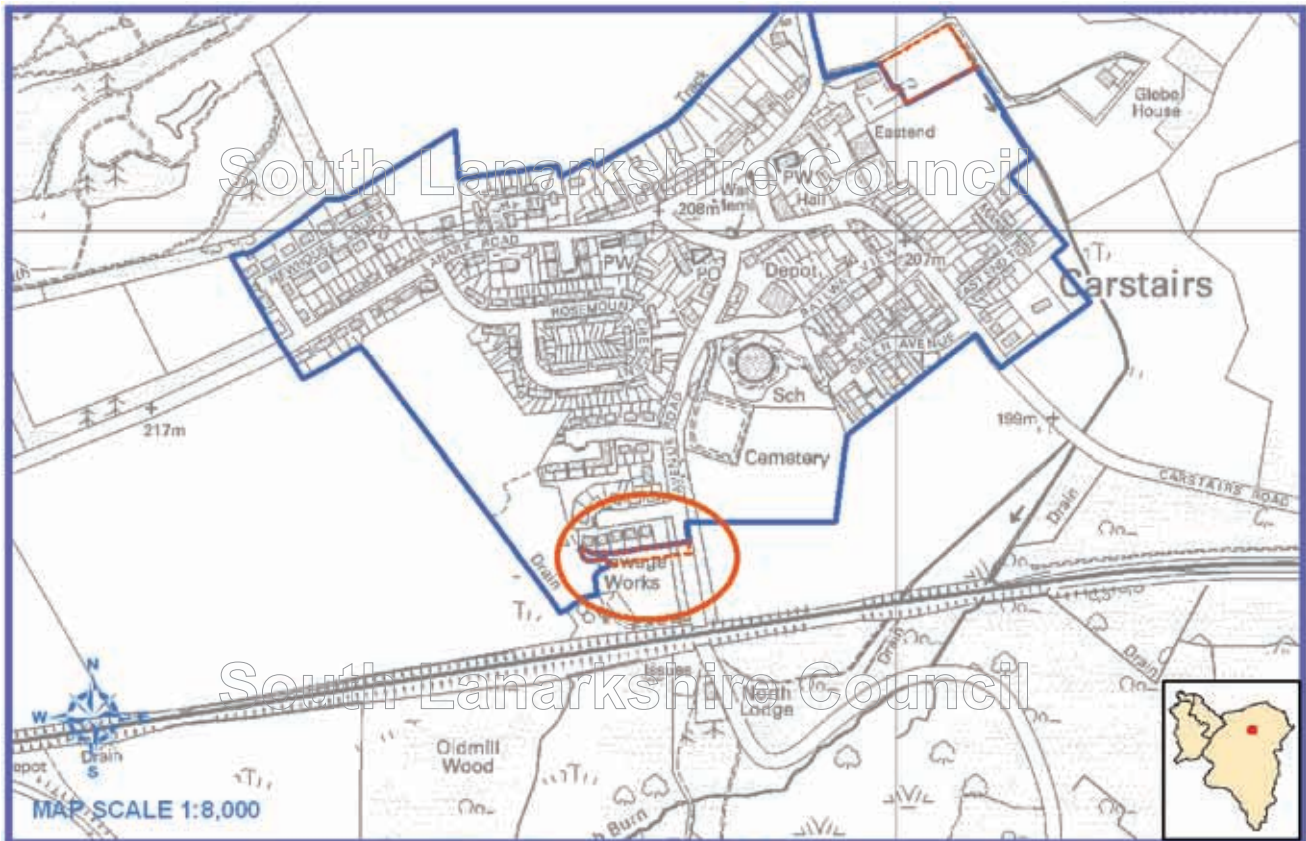


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Carstairs 1



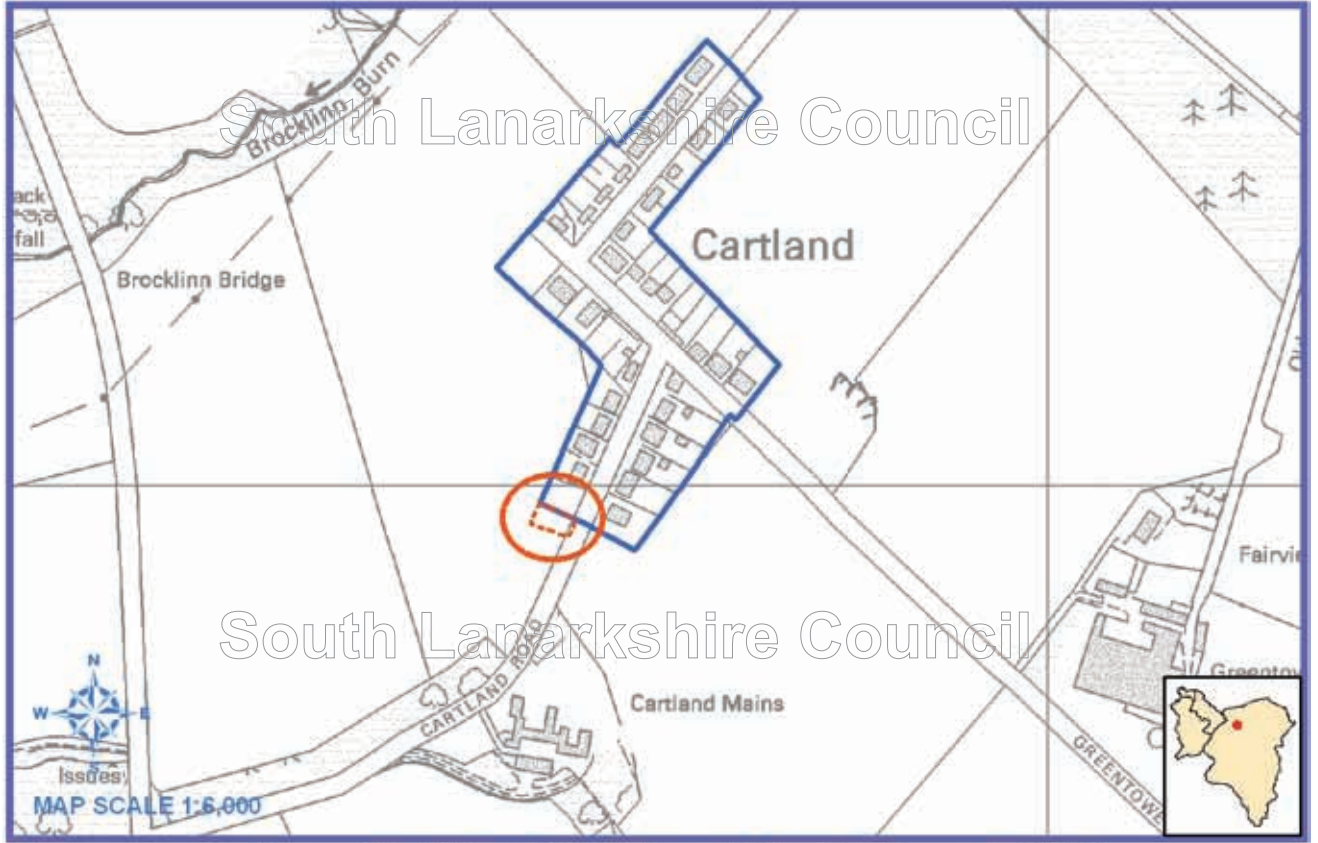
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Carstairs 2

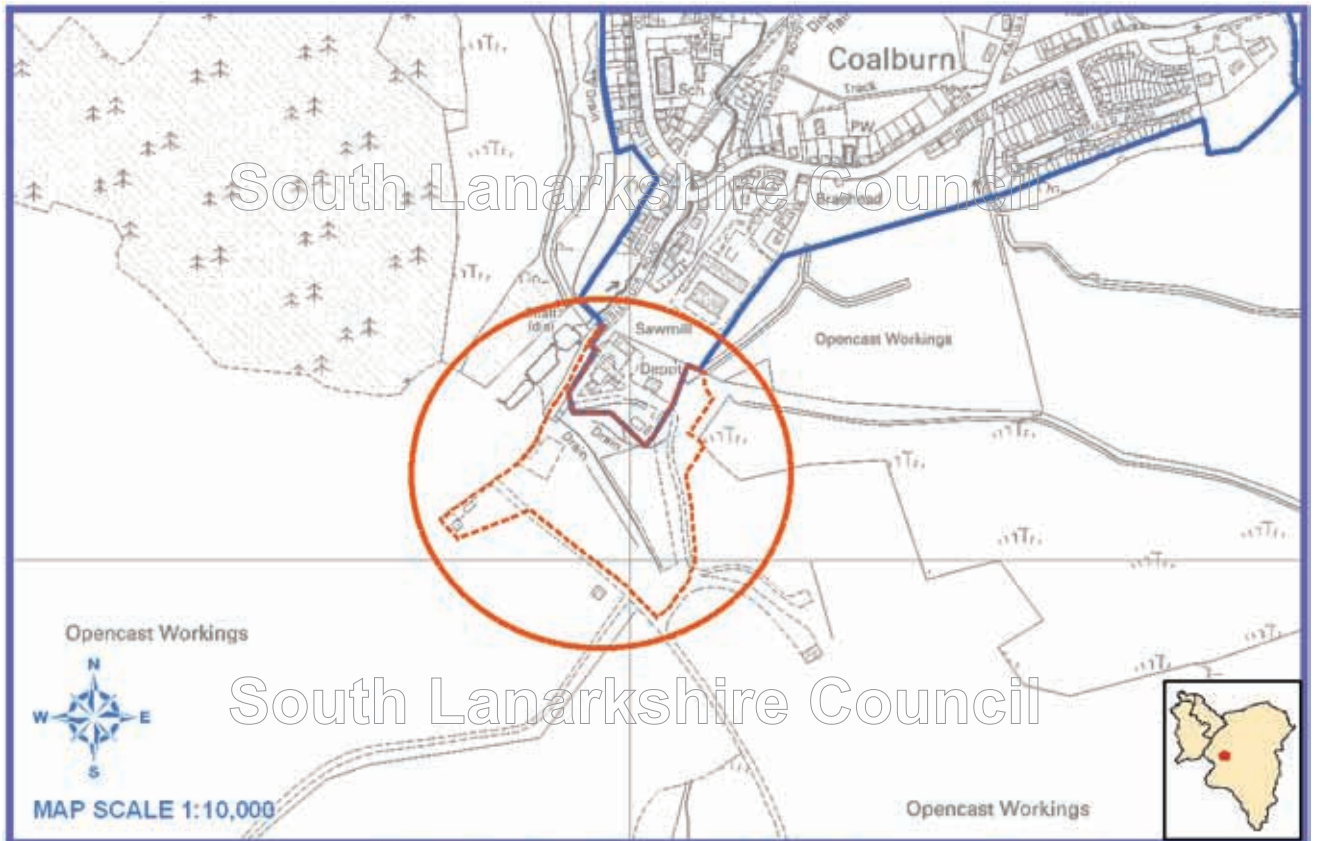


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Section 2 - Potential settlement boundary changes
Cartland

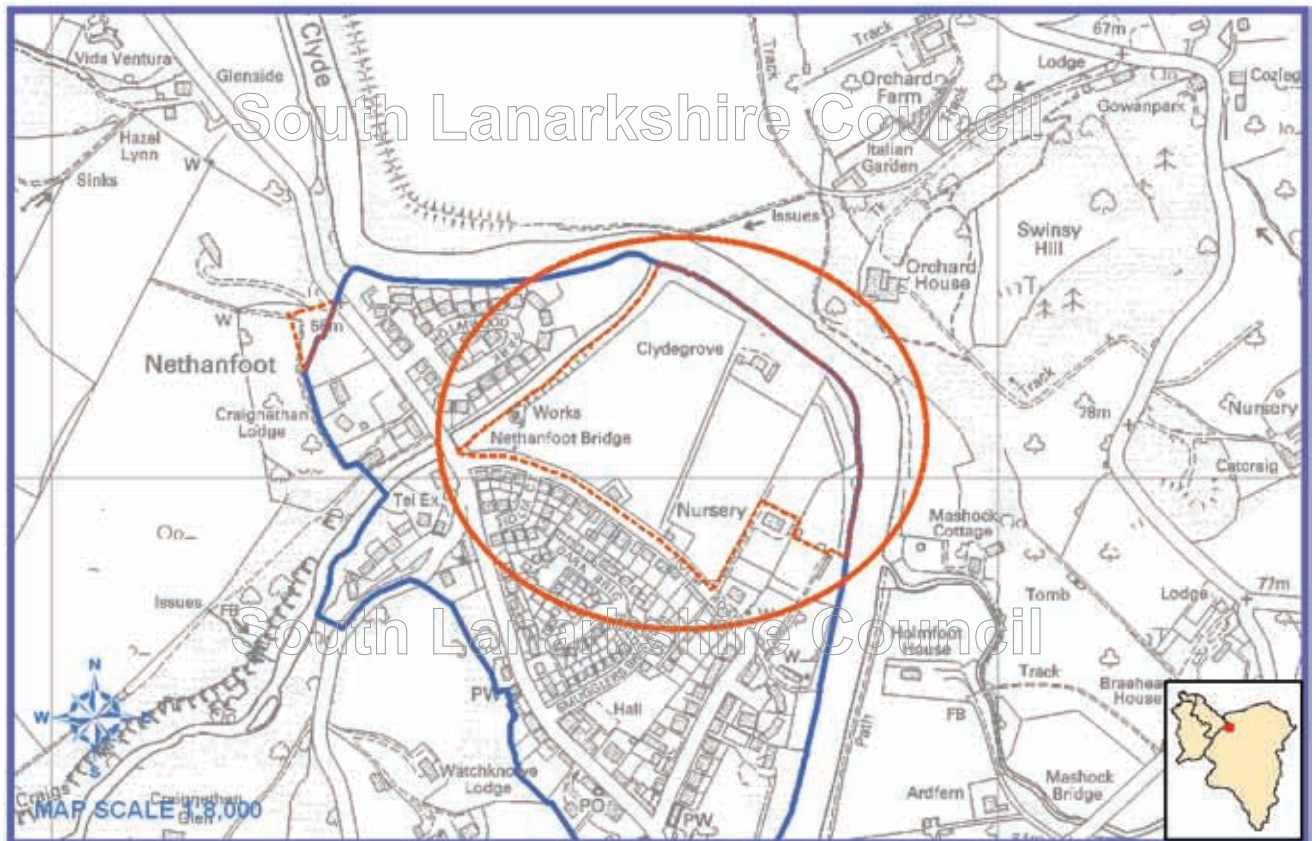


Coalburn

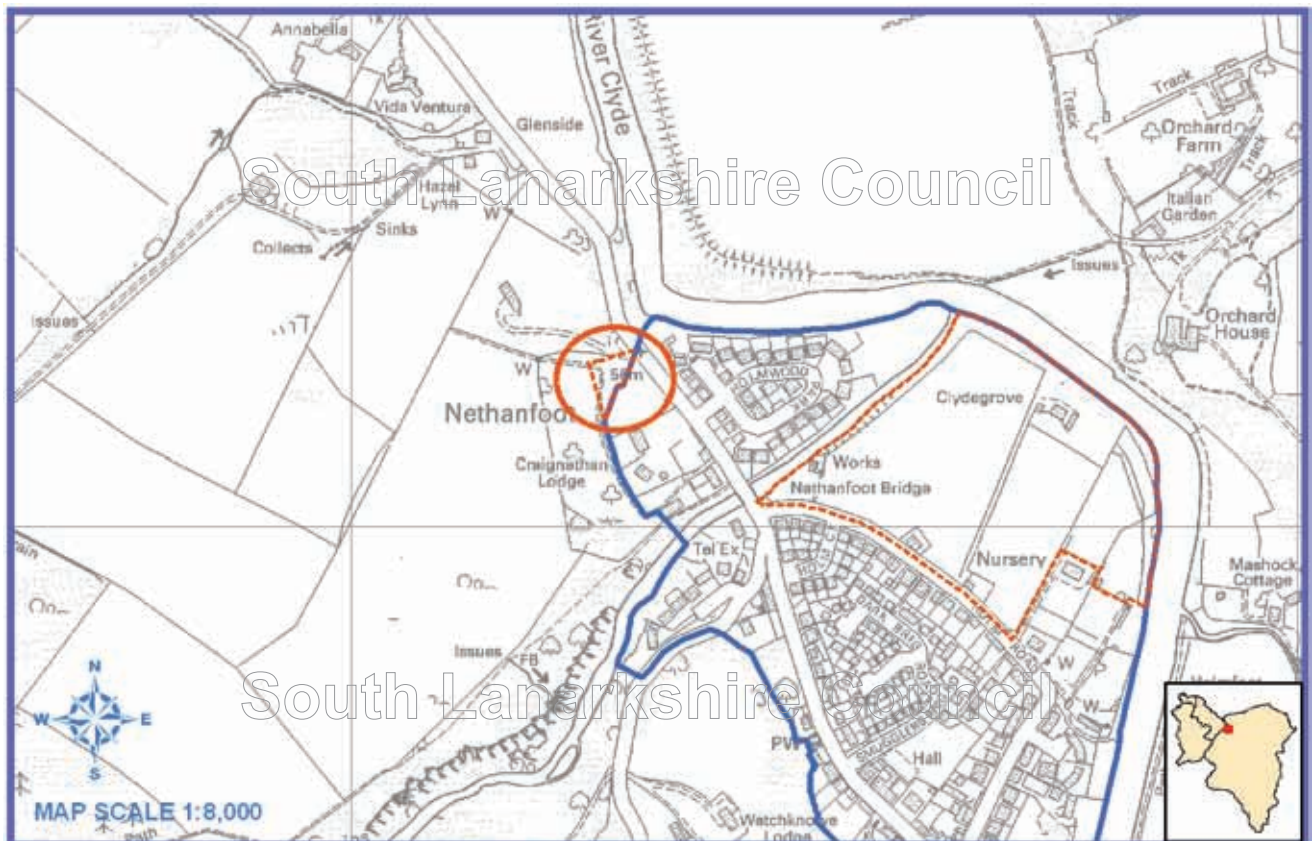


Section 2 - Potential settlement boundary changes

Crossford 1

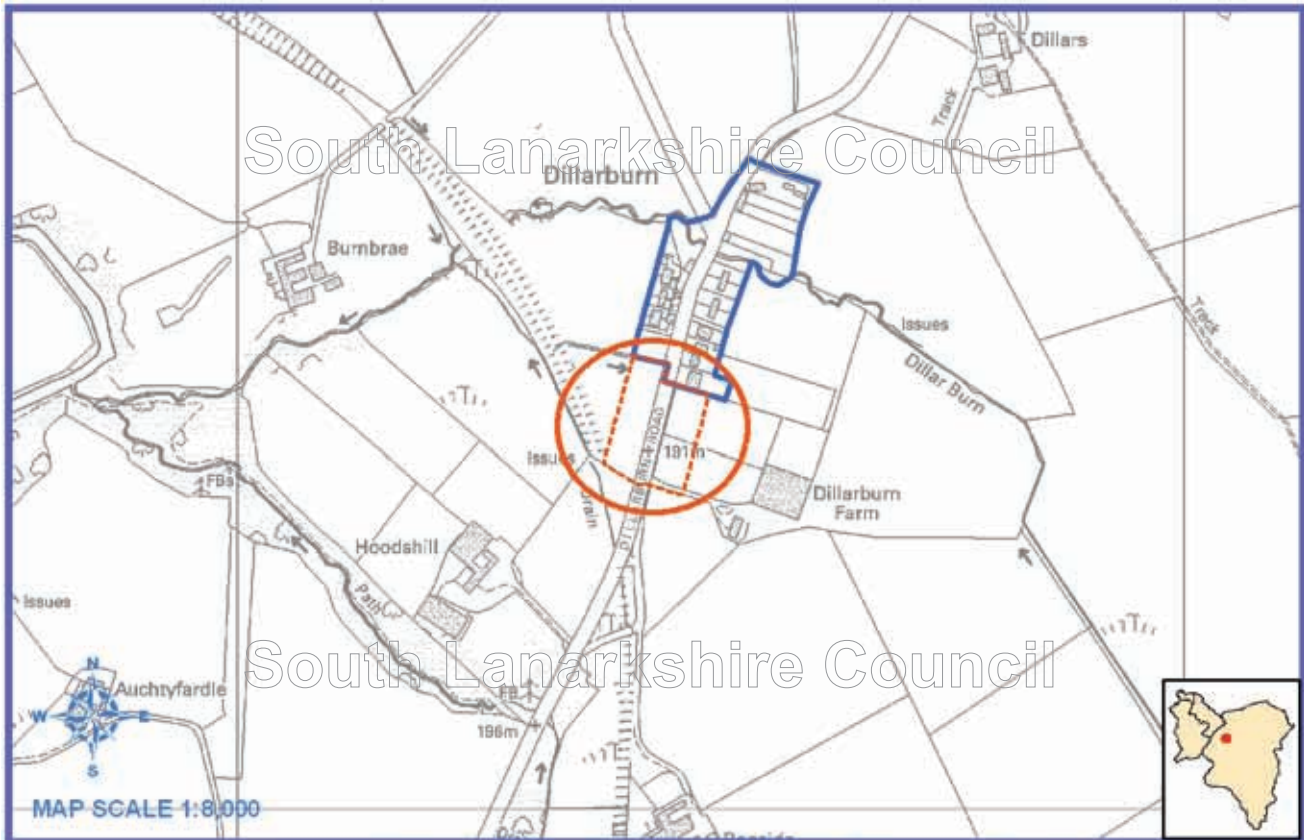


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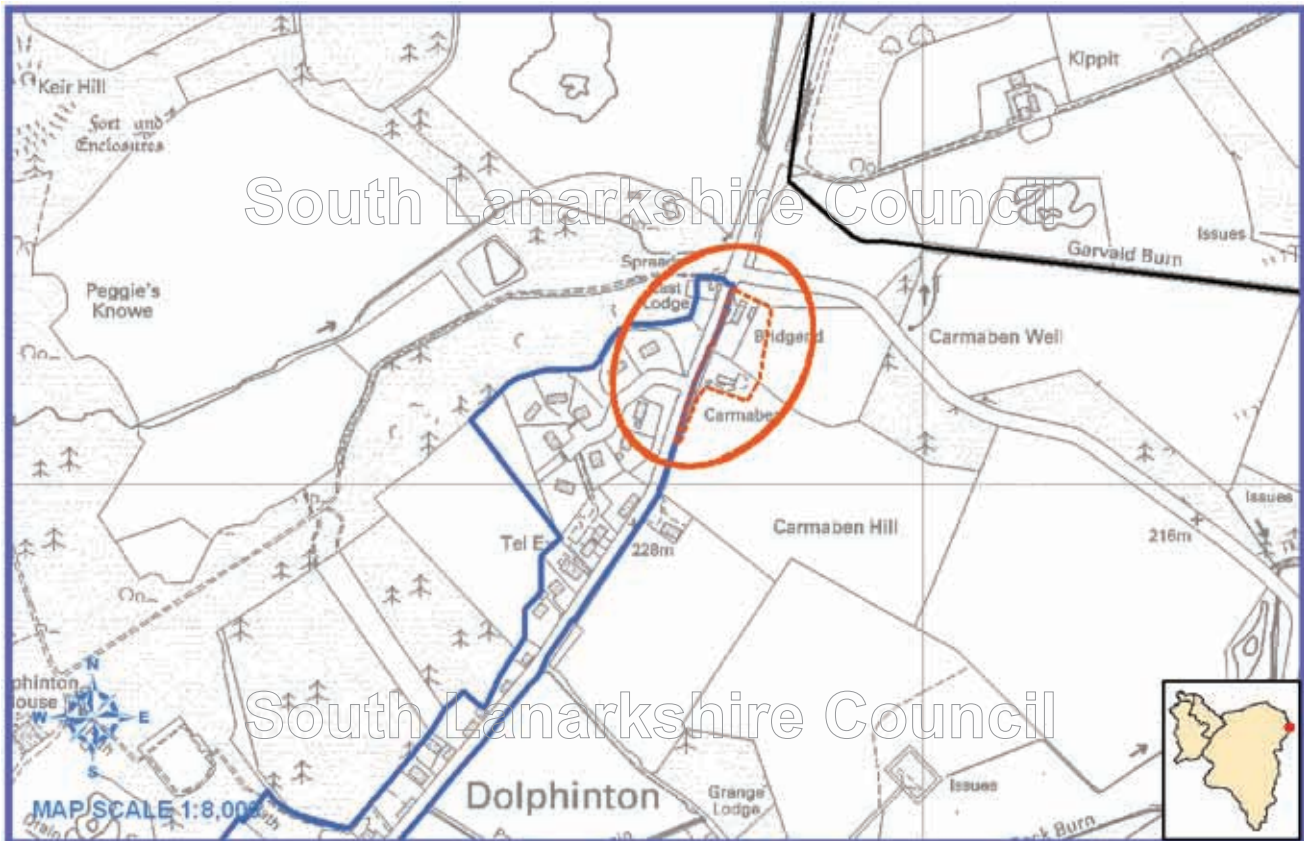


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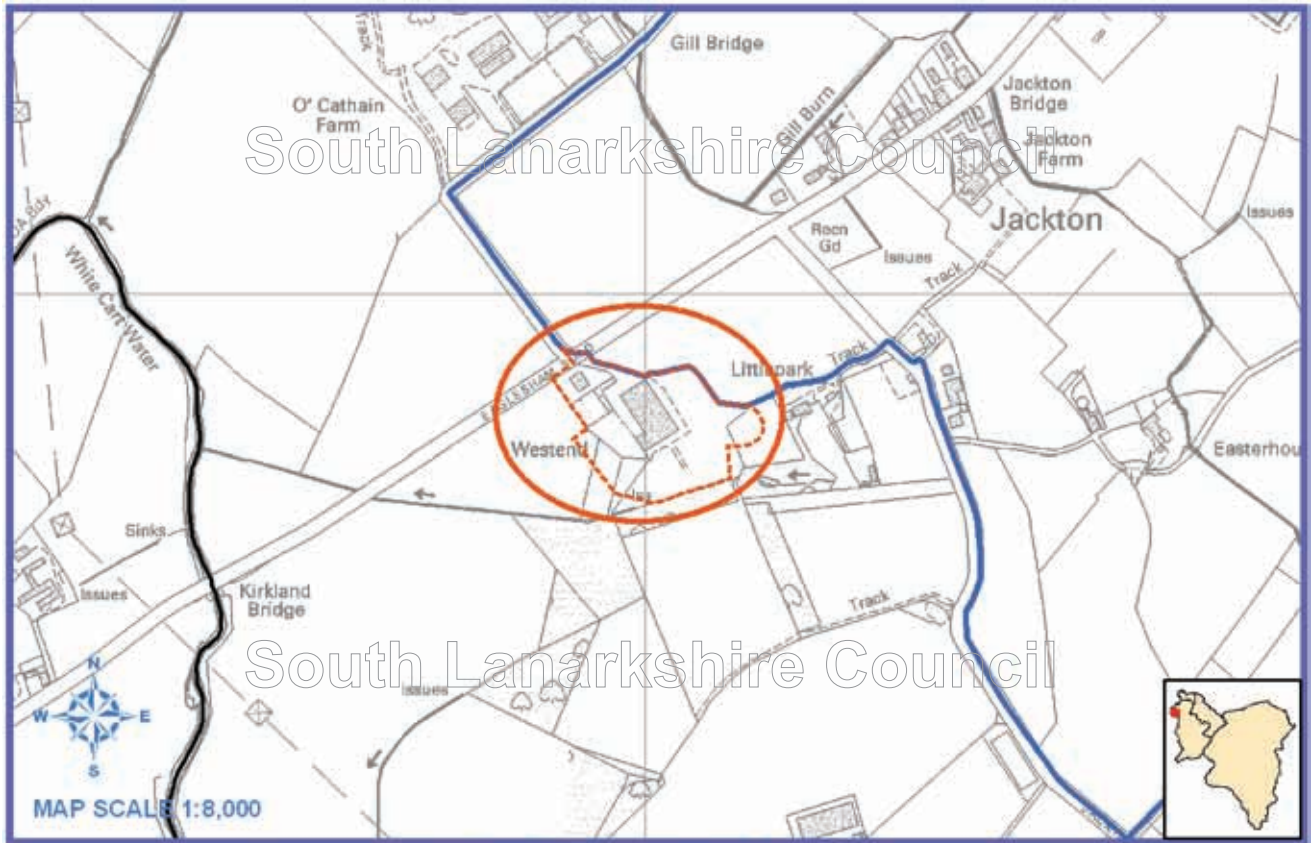
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Dolphinton

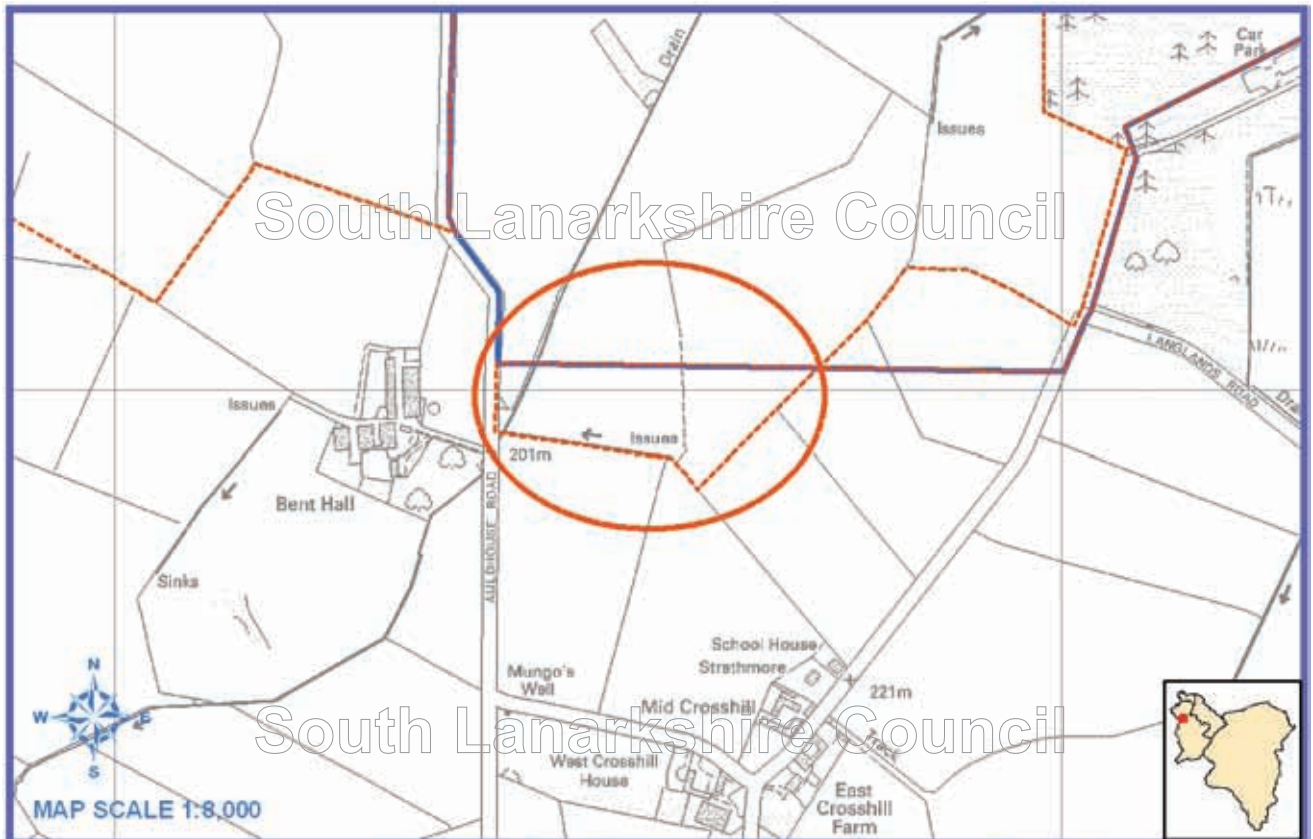


Section 2 - Potential settlement boundary changes
East Kilbride 1



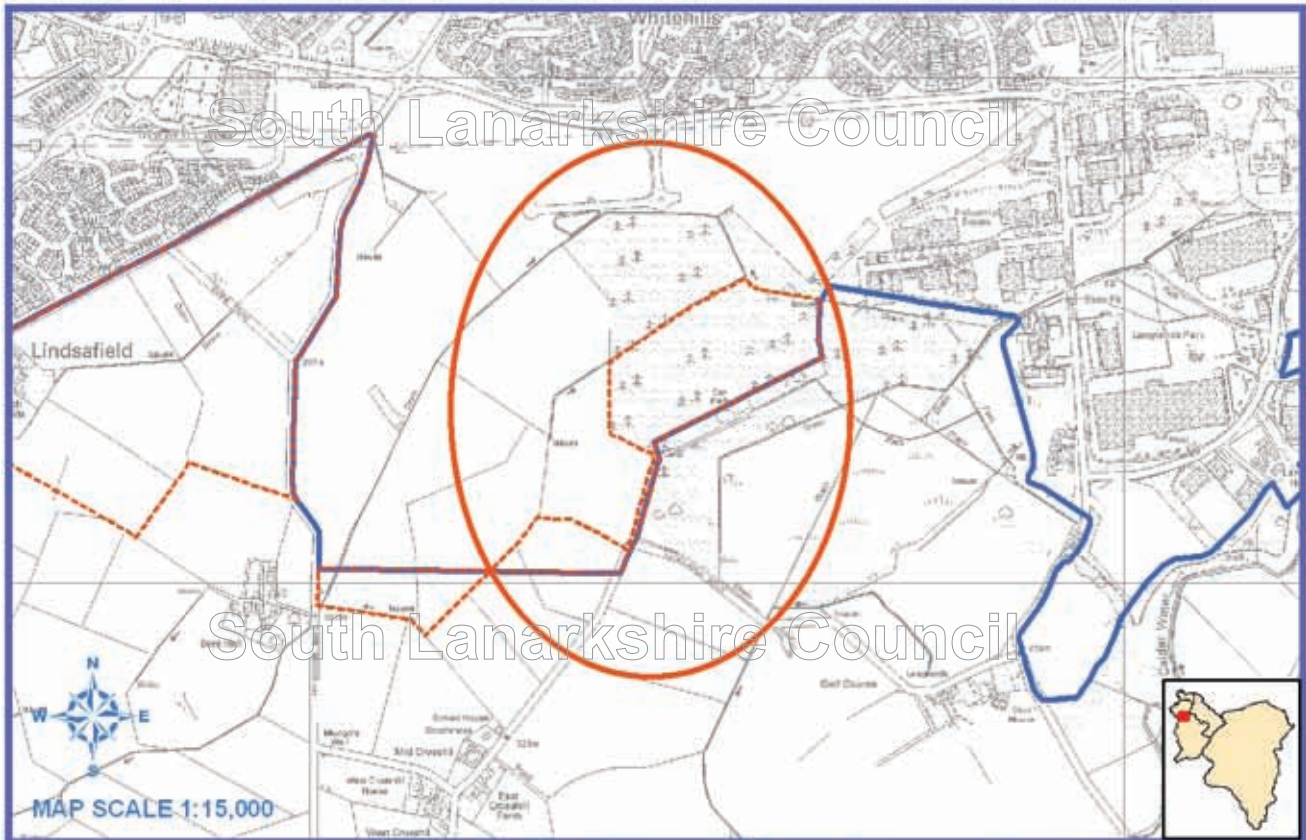
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East Kilbride 2

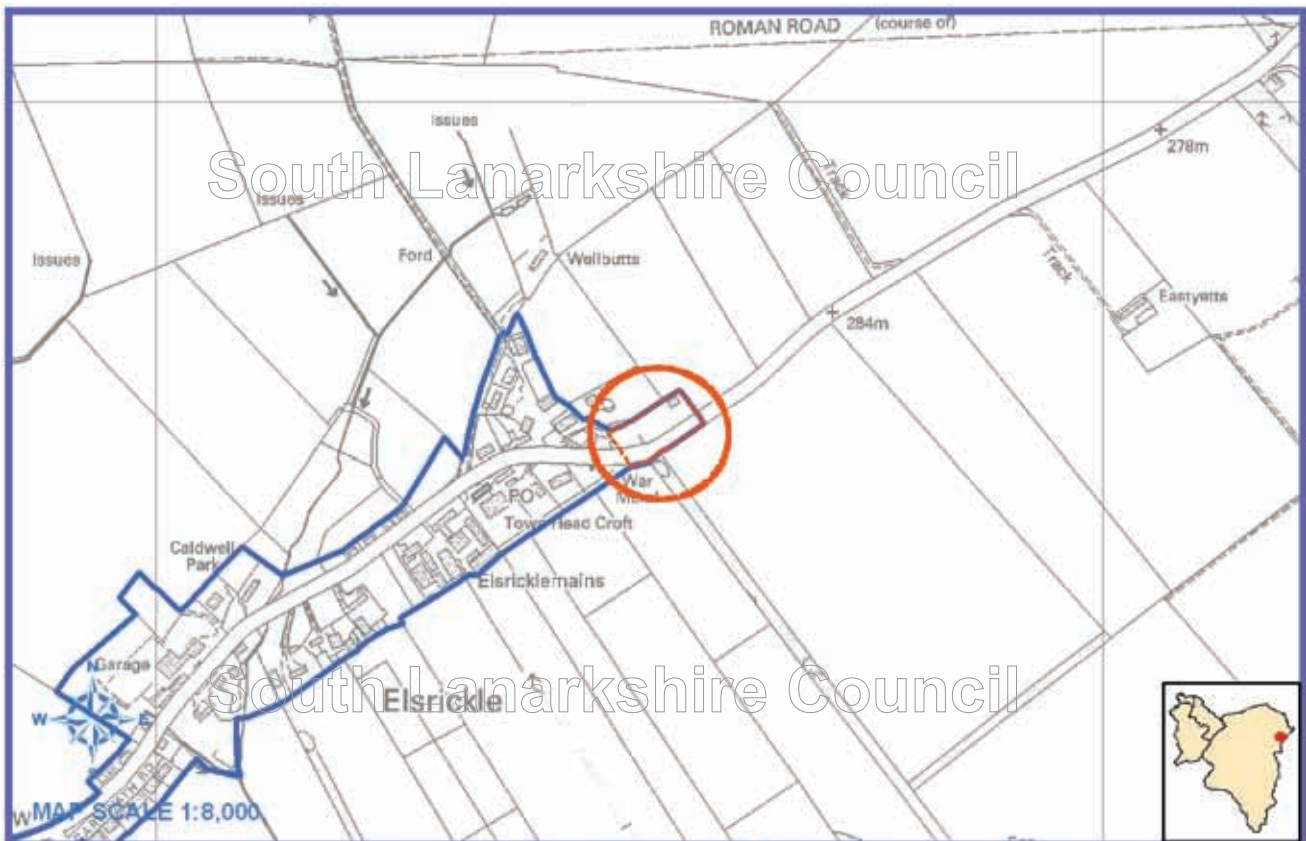


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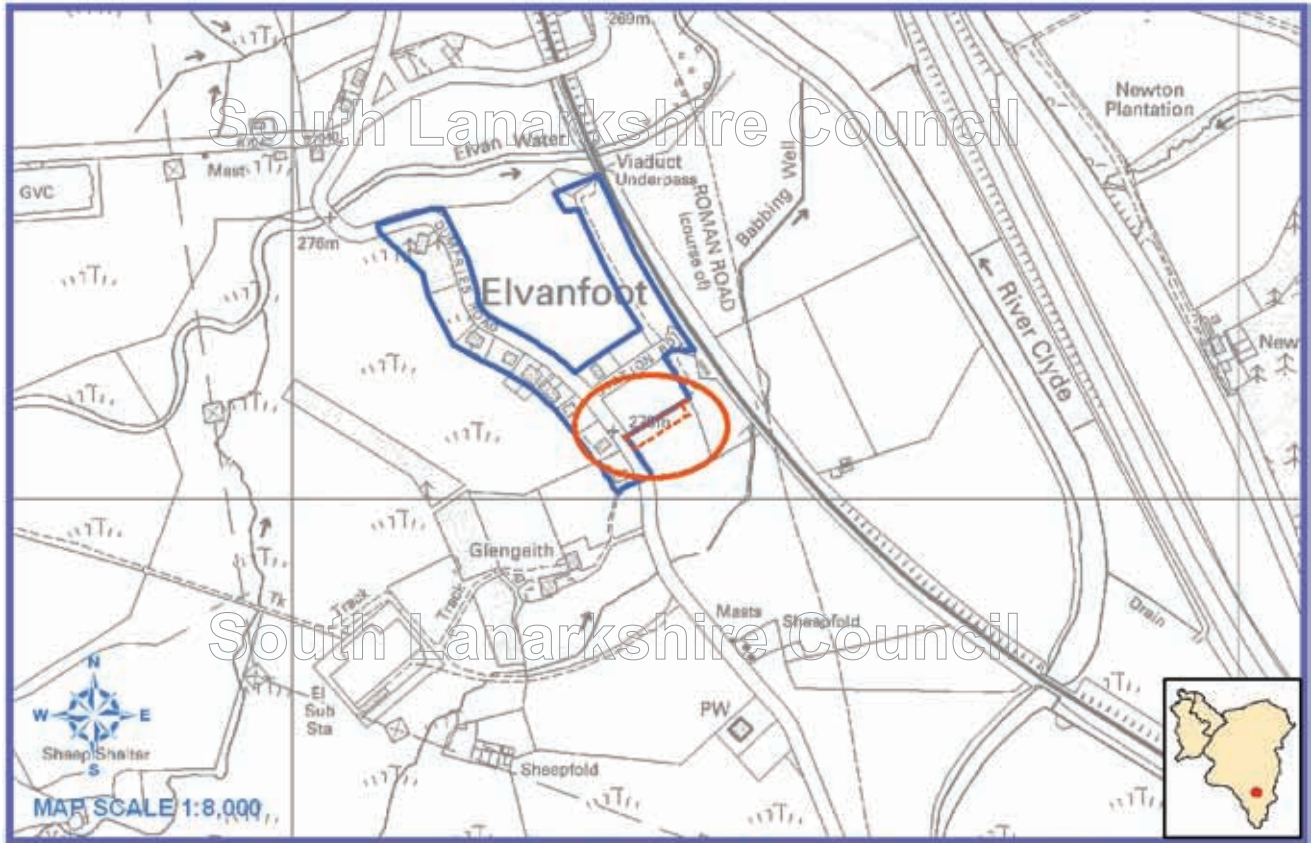
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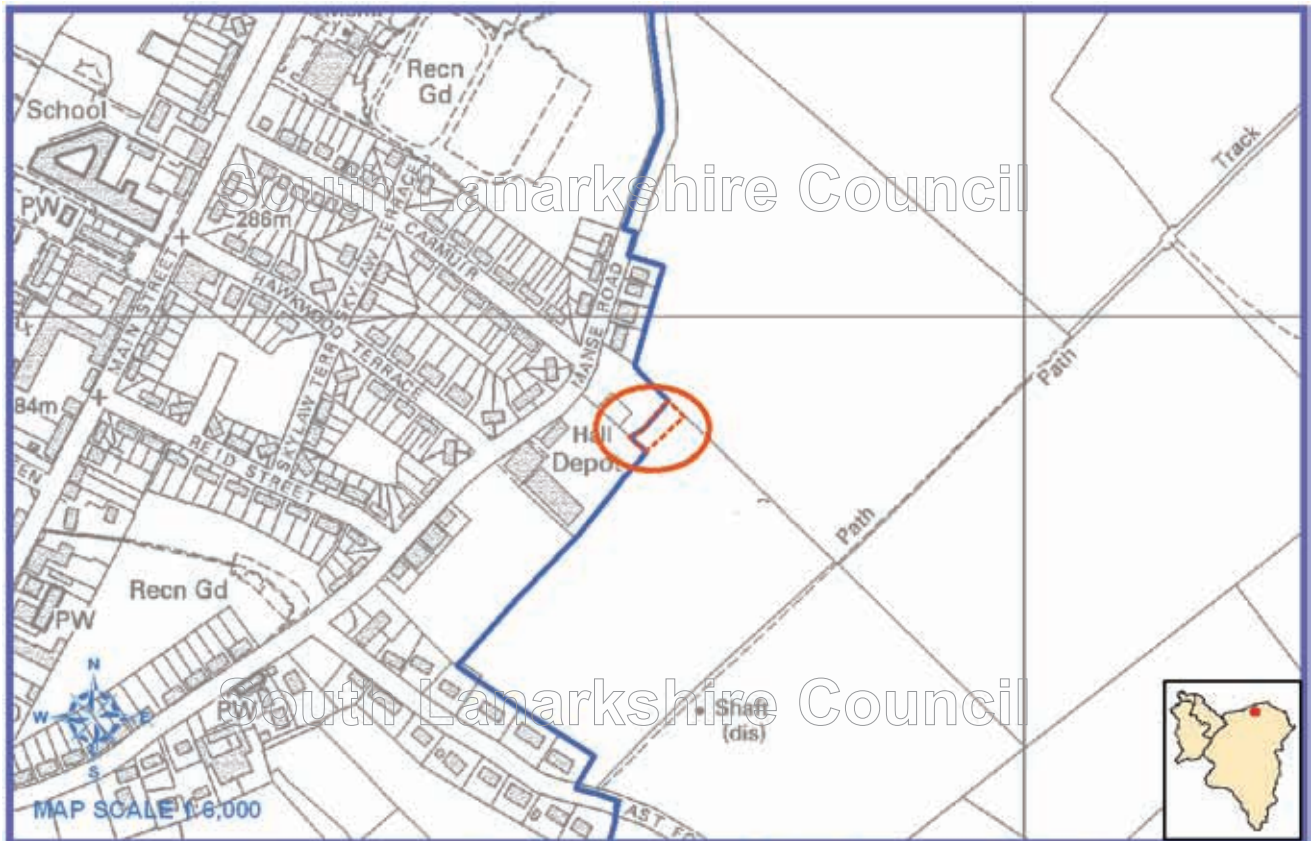


Section 2 - Potential settlement boundary changes
Elvanfoot



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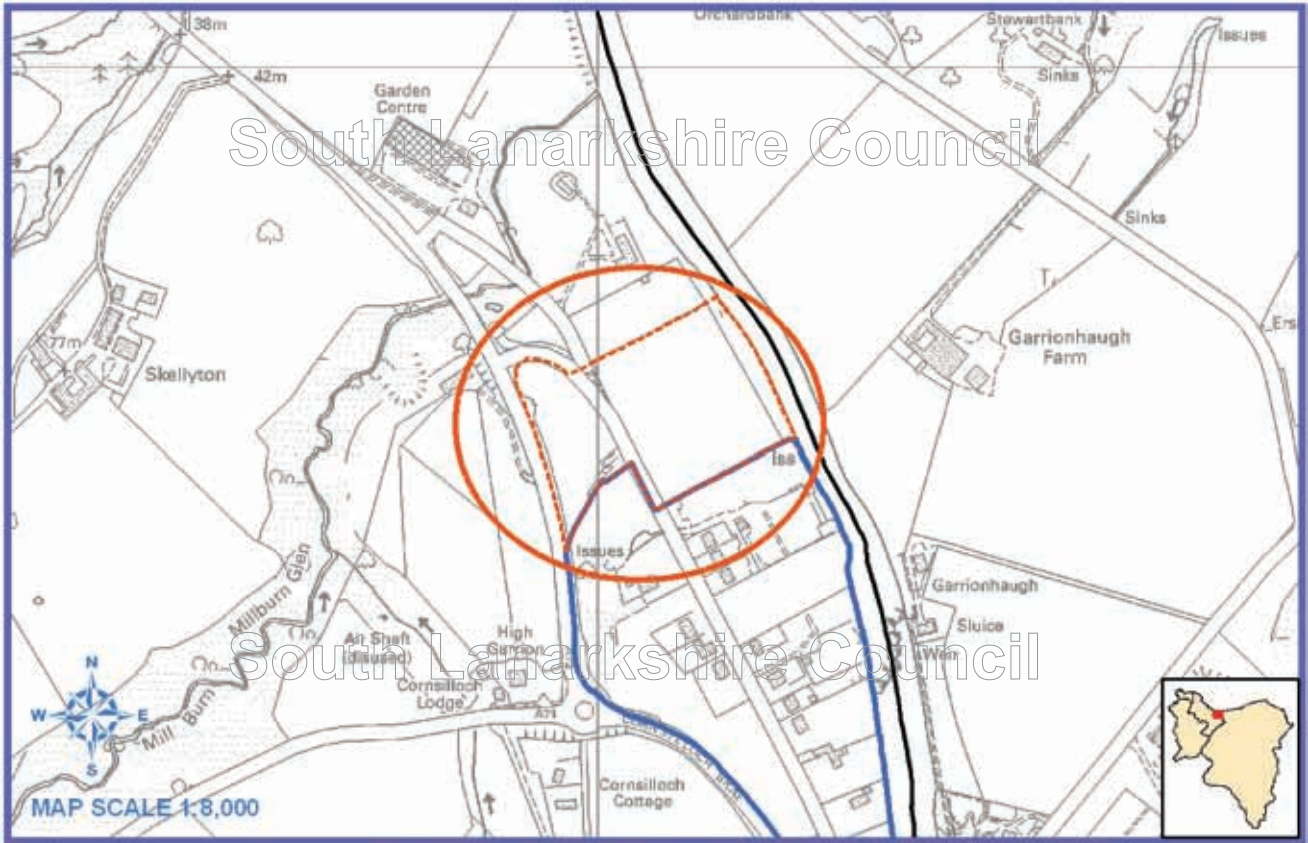
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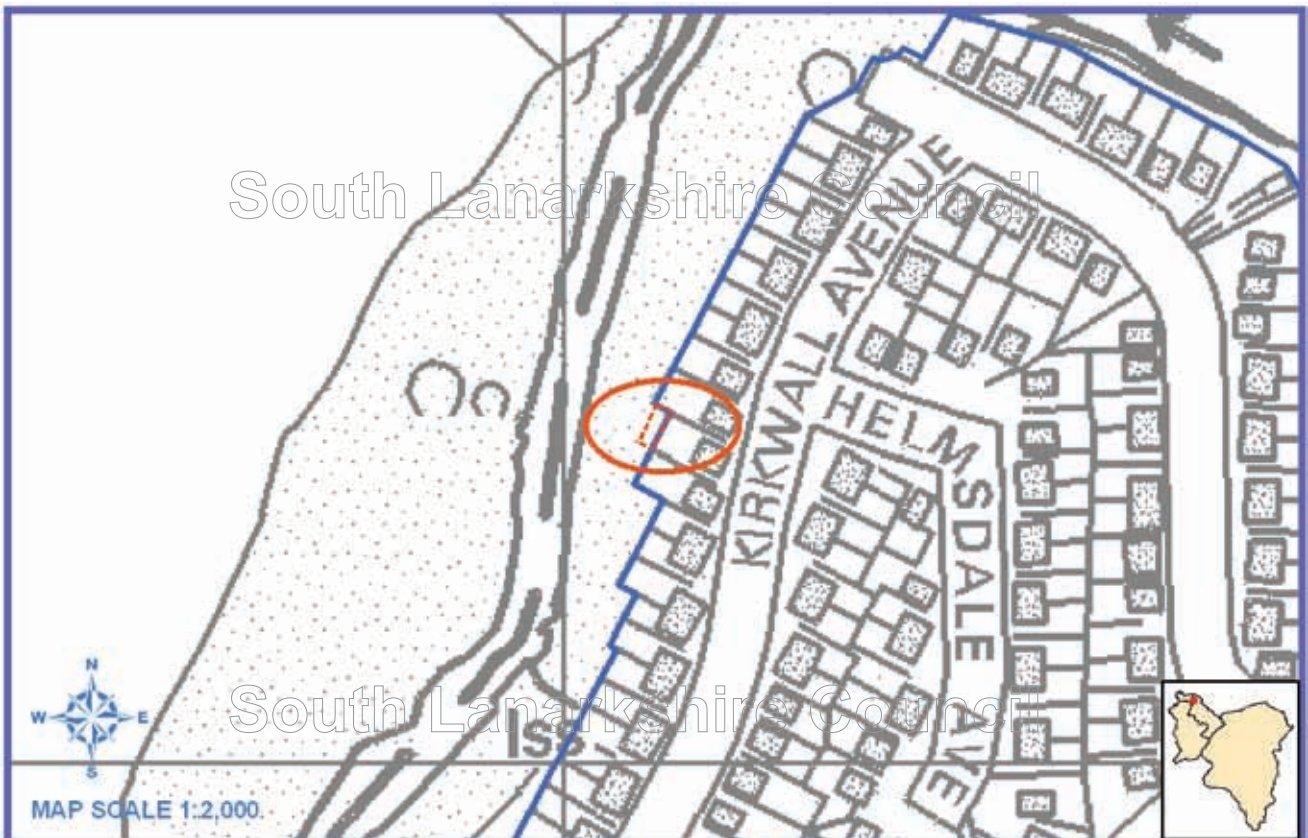
Section 2 - Potential settlement boundary changes

Garrion



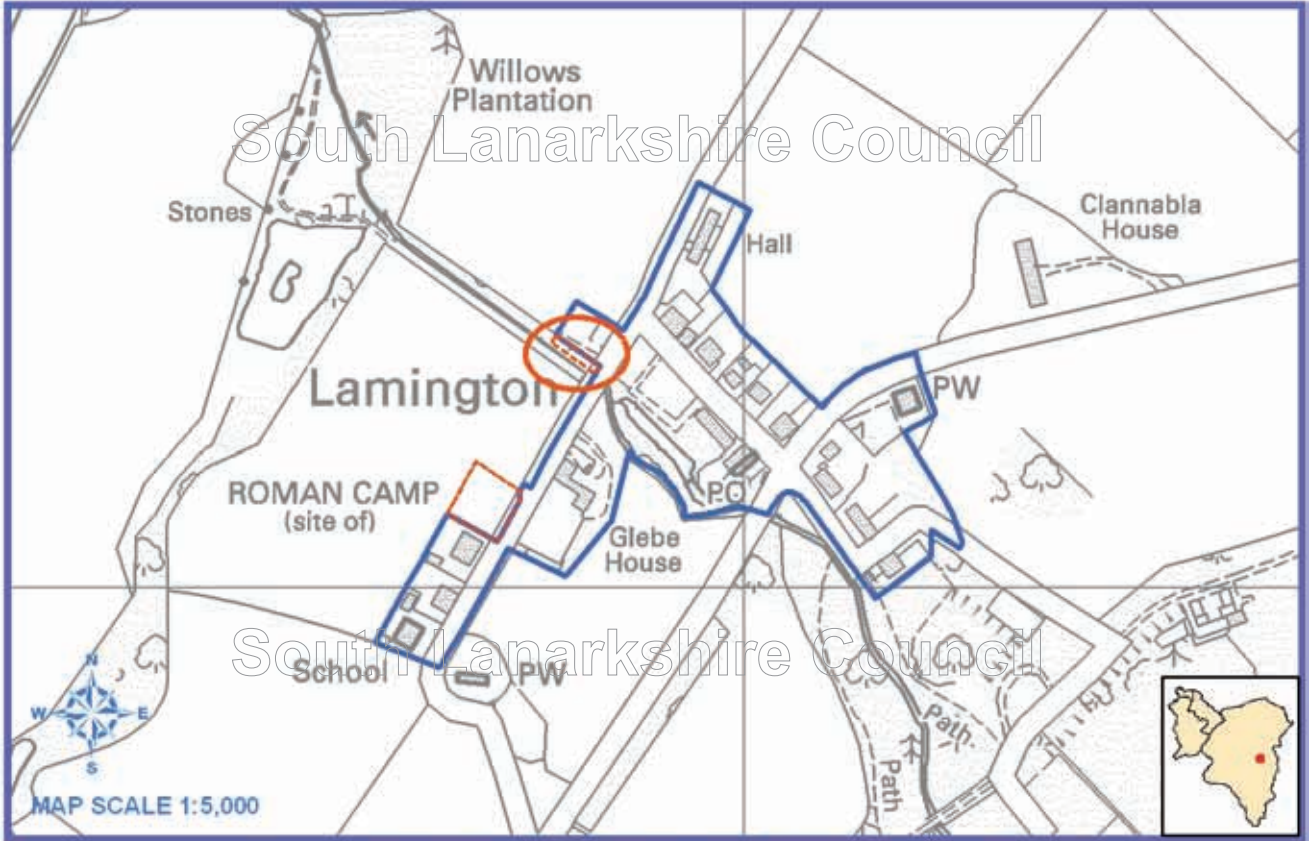
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Hamilton/Blantyre



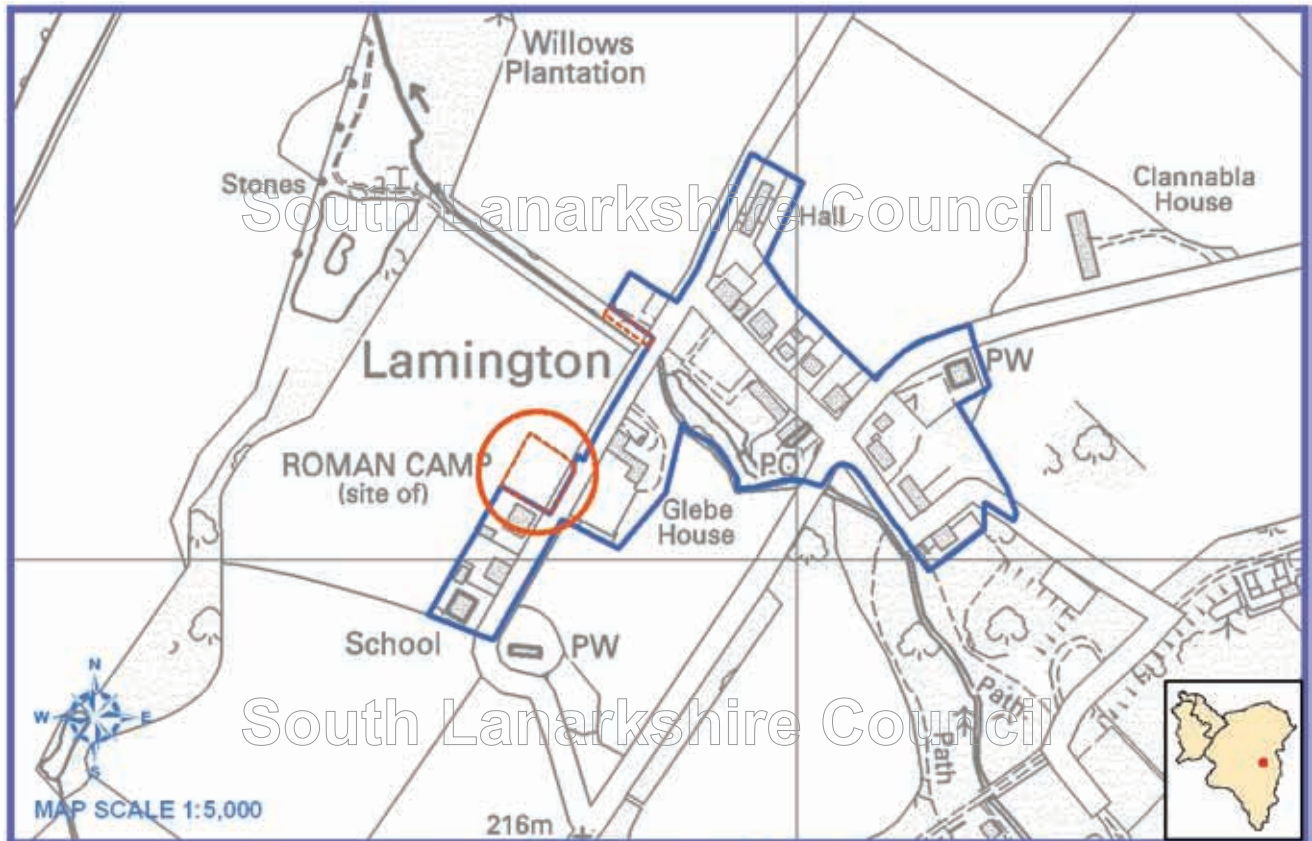
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Section 2 - Potential settlement boundary changes
Lamington 1



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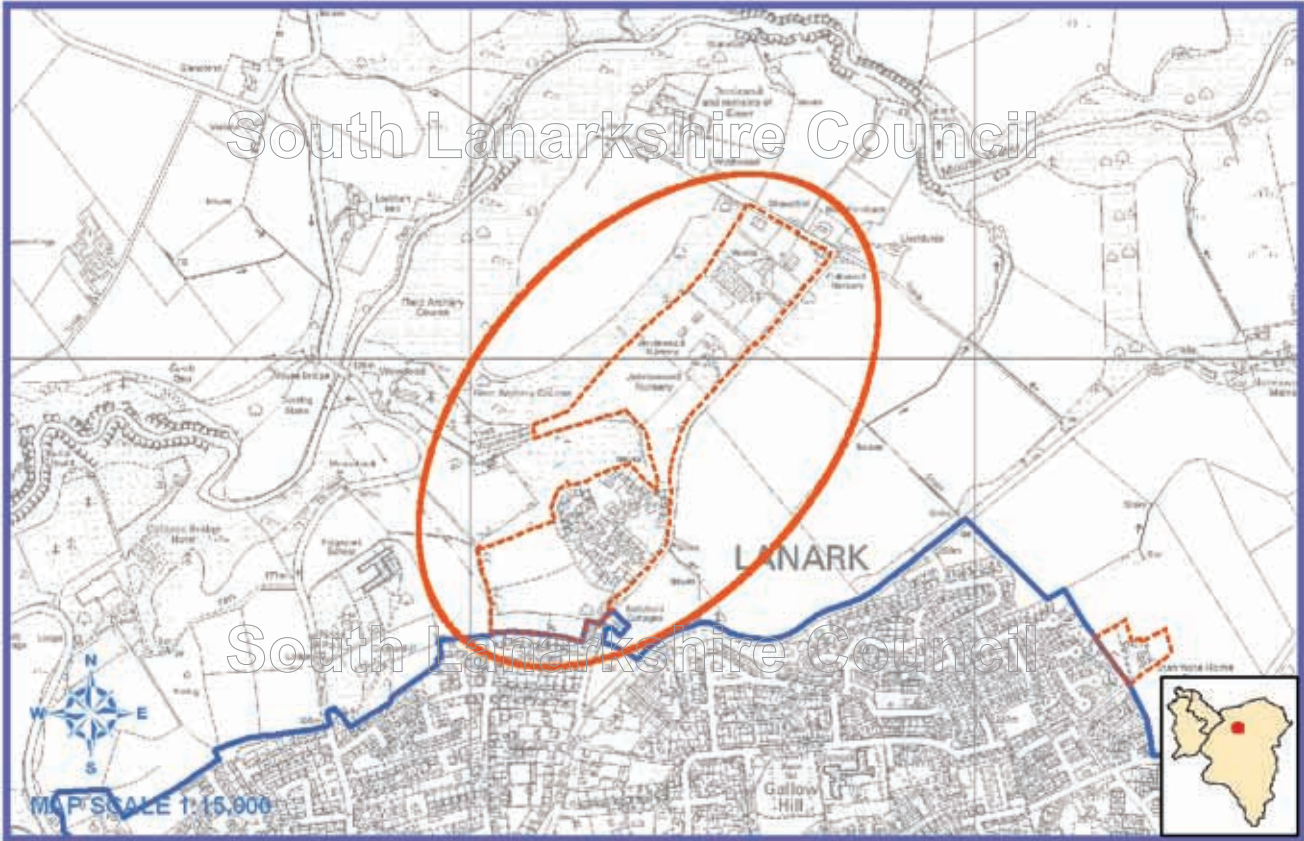
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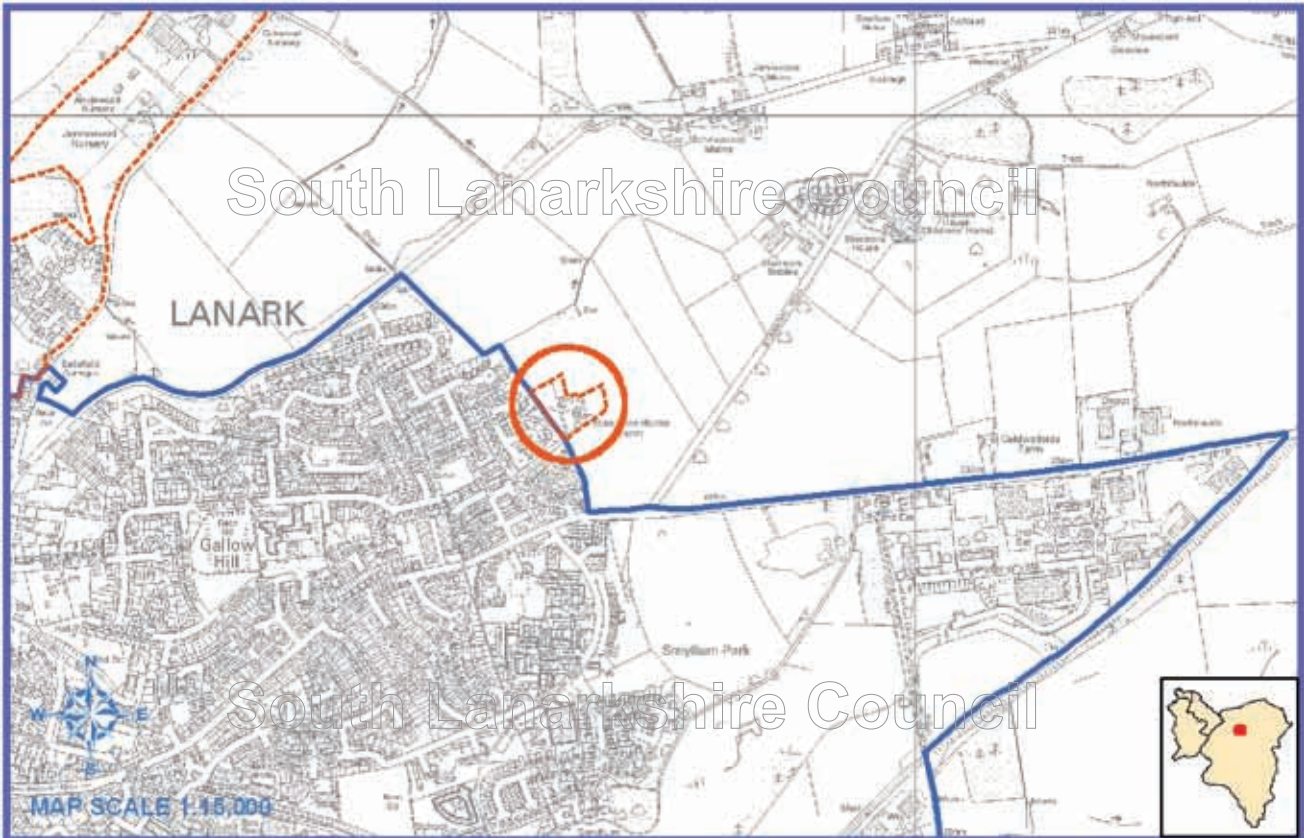
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Section 2 - Potential settlement boundary changes

Lanark 1

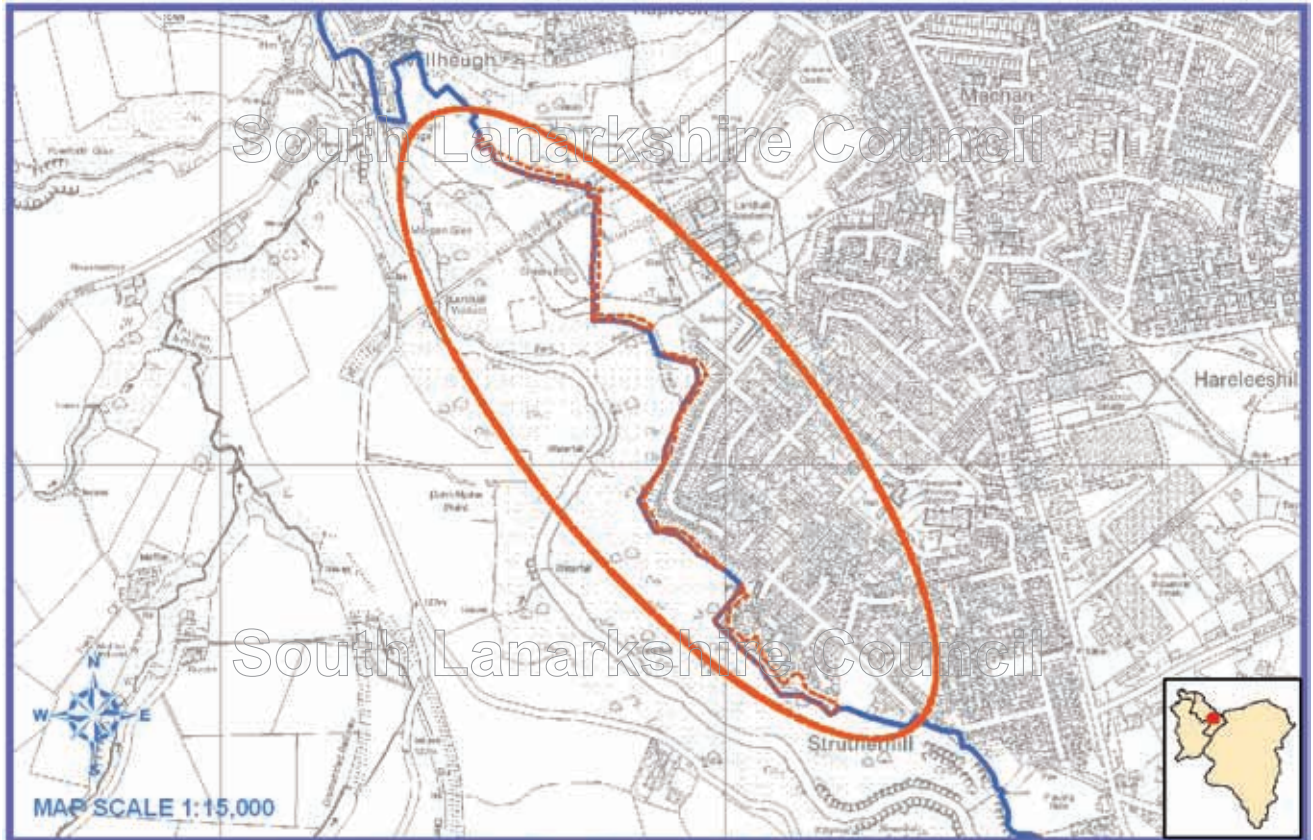


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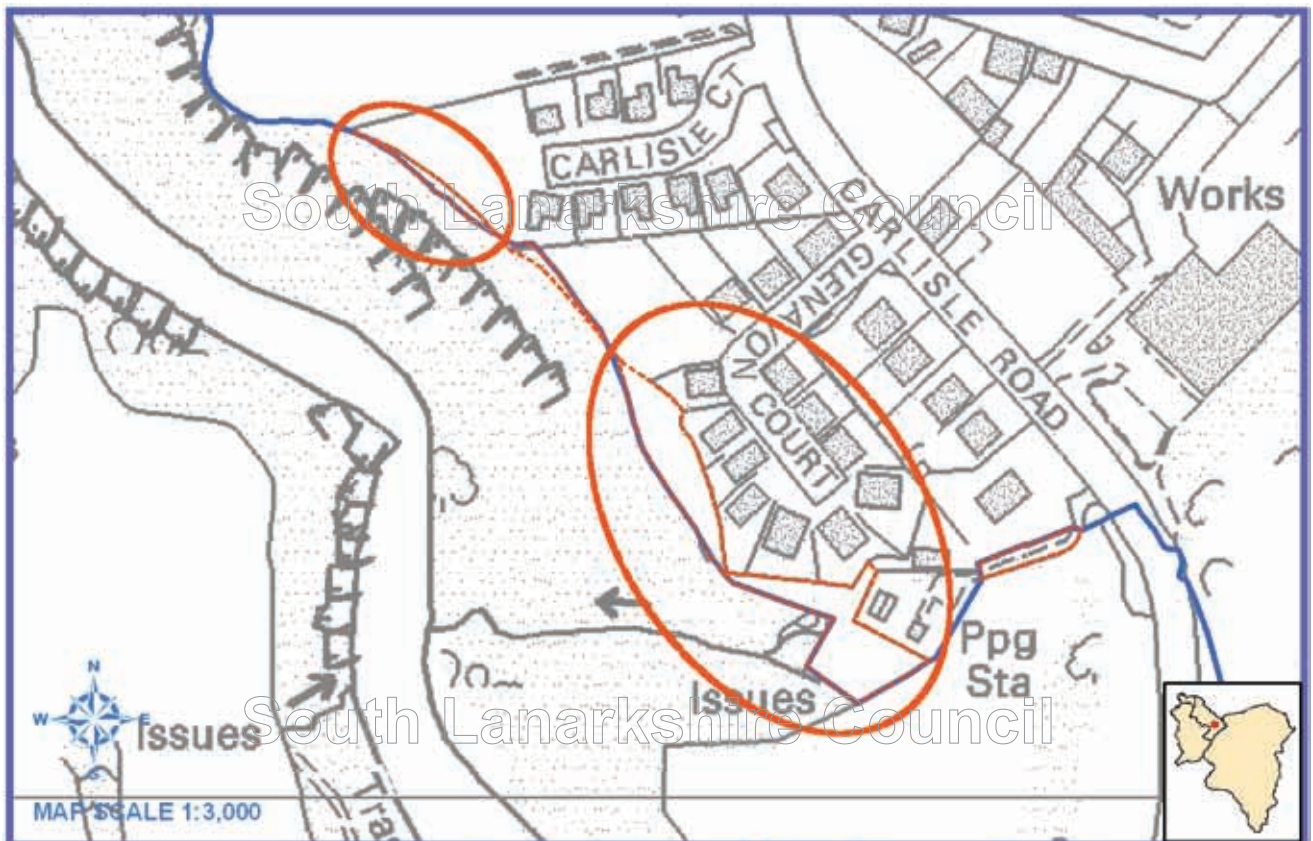


Section 2 - Potential settlement boundary changes

Larkhall 1

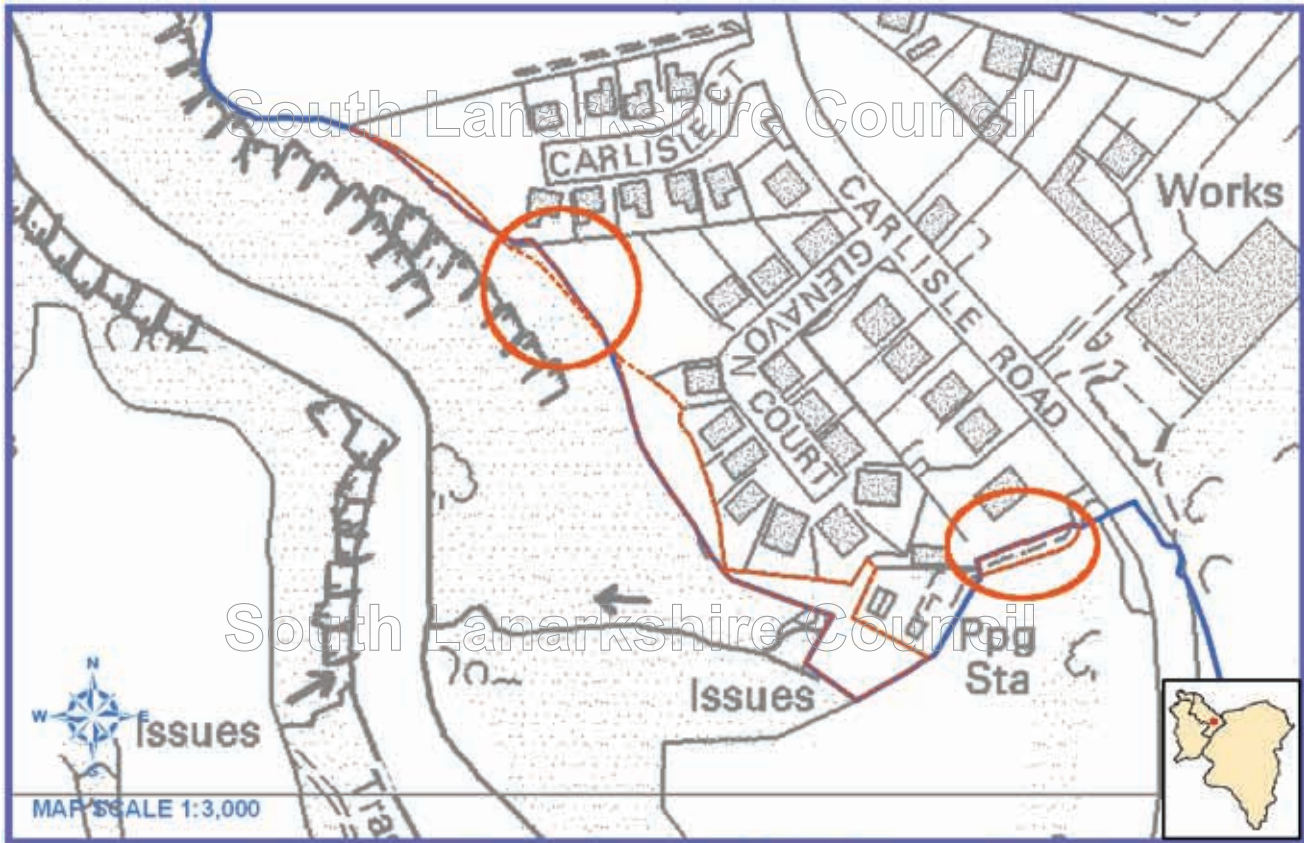


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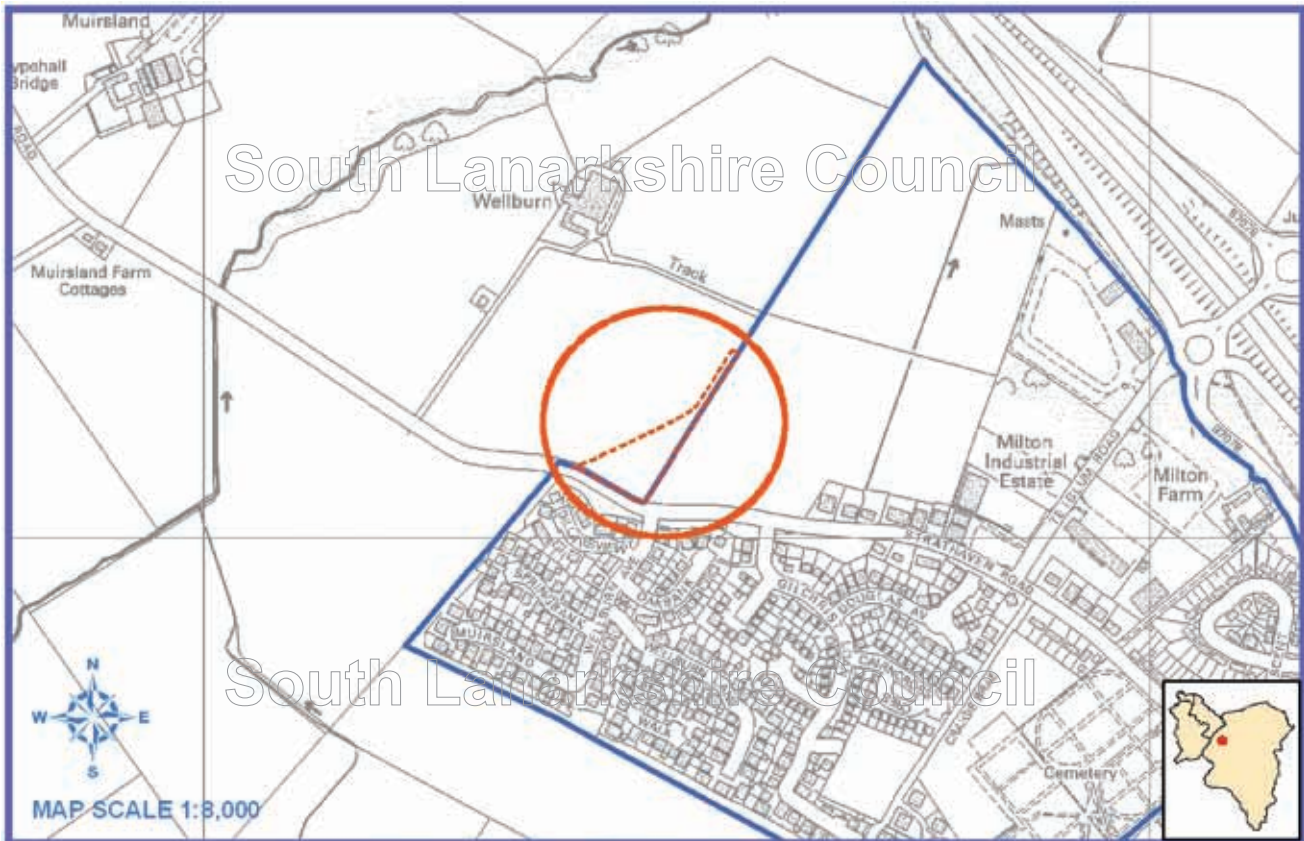


Section 2 - Potential settlement boundary changes

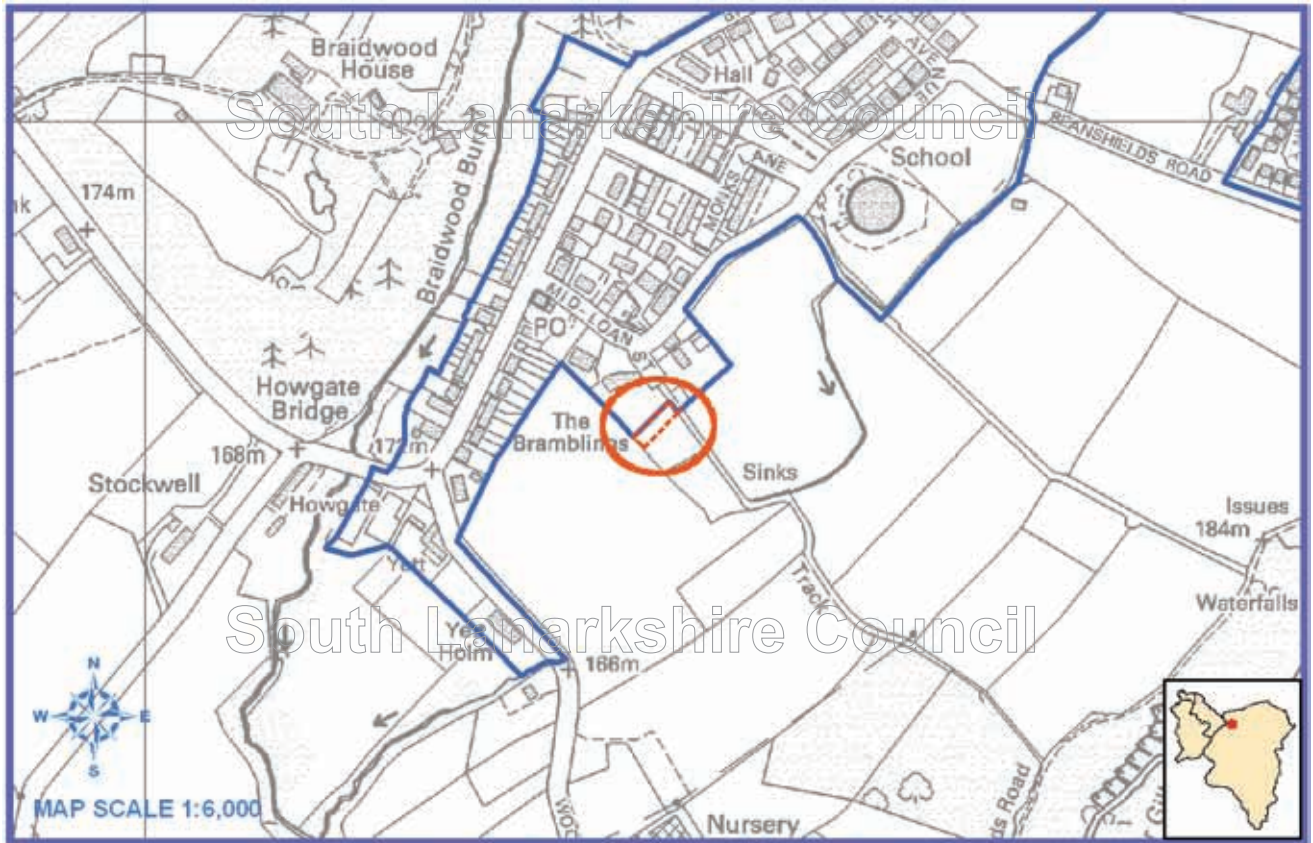
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Lesmahagow

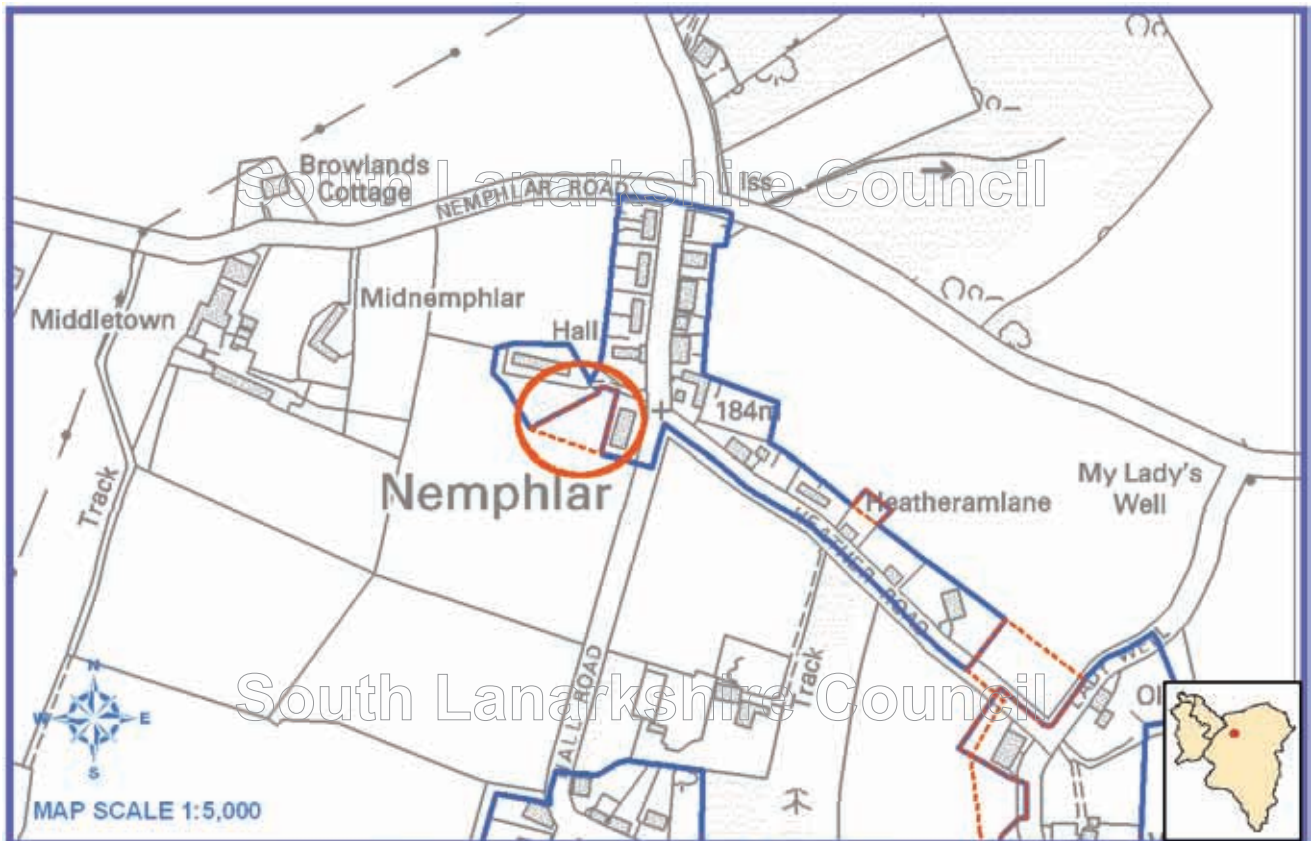


Section 2 - Potential settlement boundary changes
Lower Braidwood



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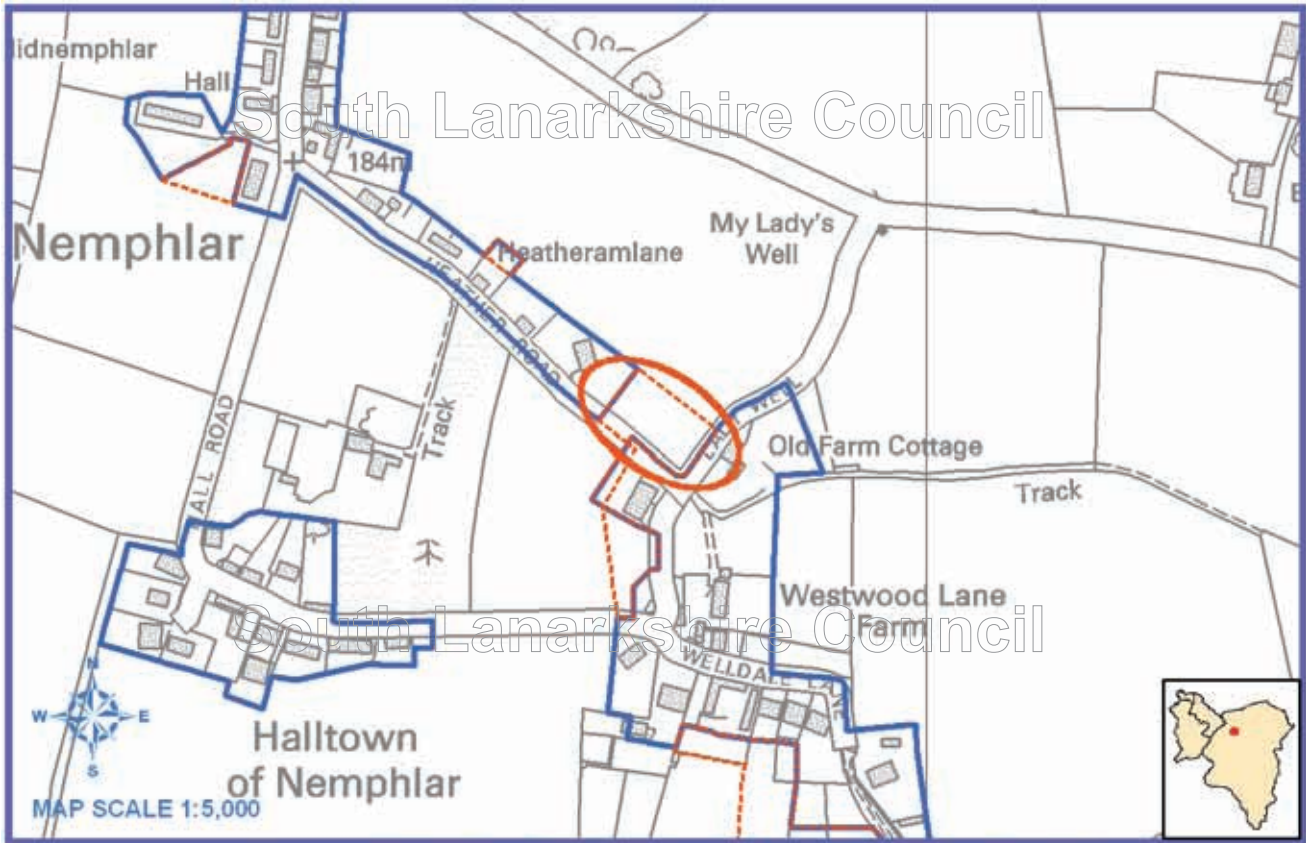
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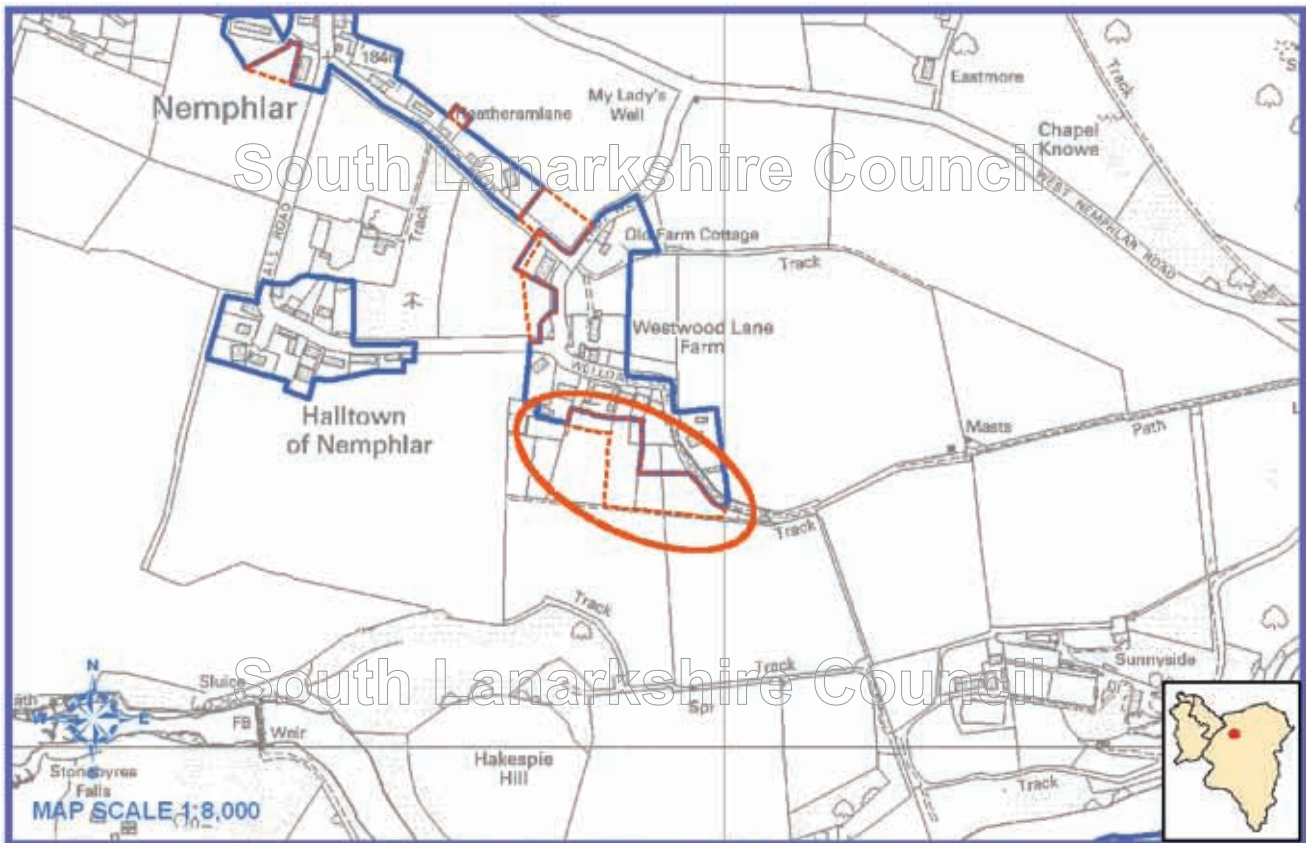
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Section 2 - Potential settlement boundary changes

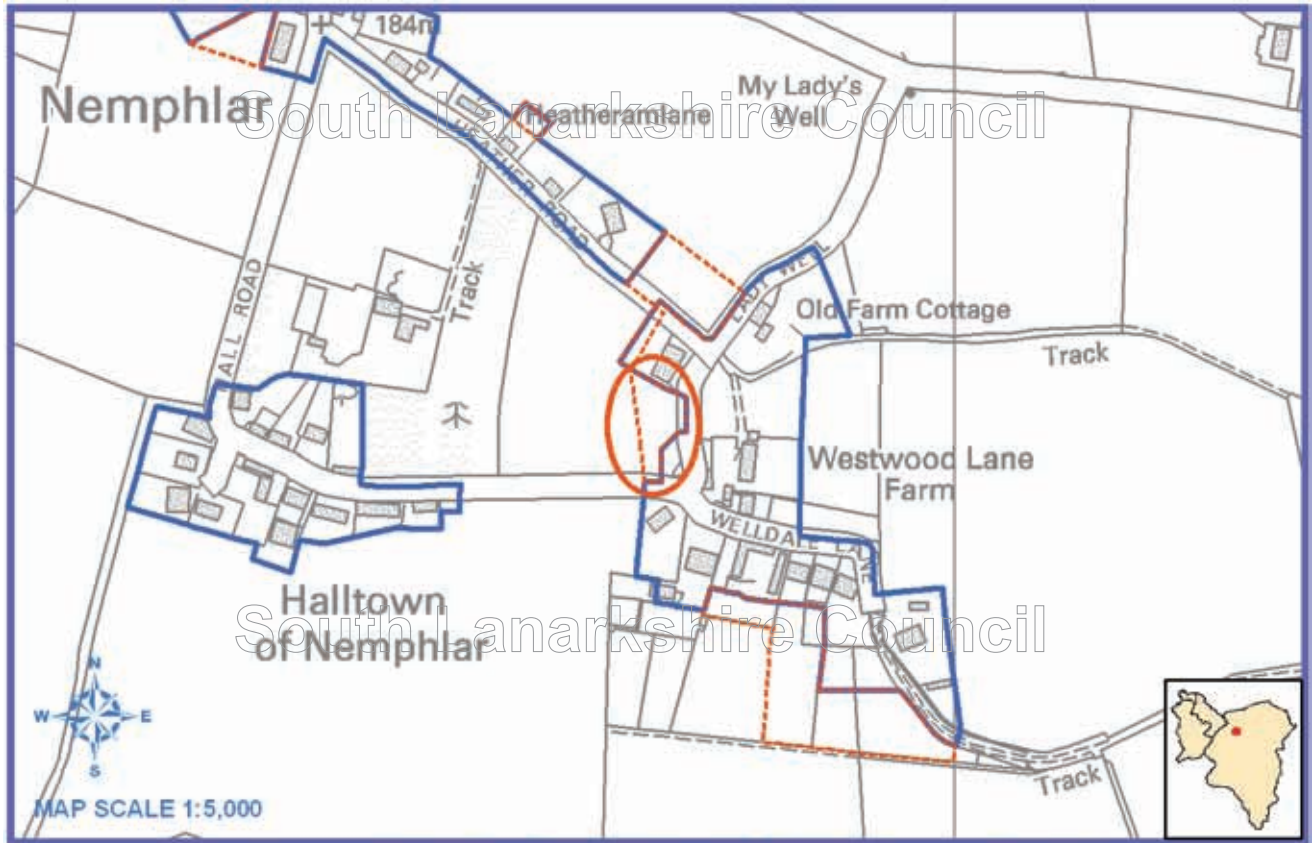
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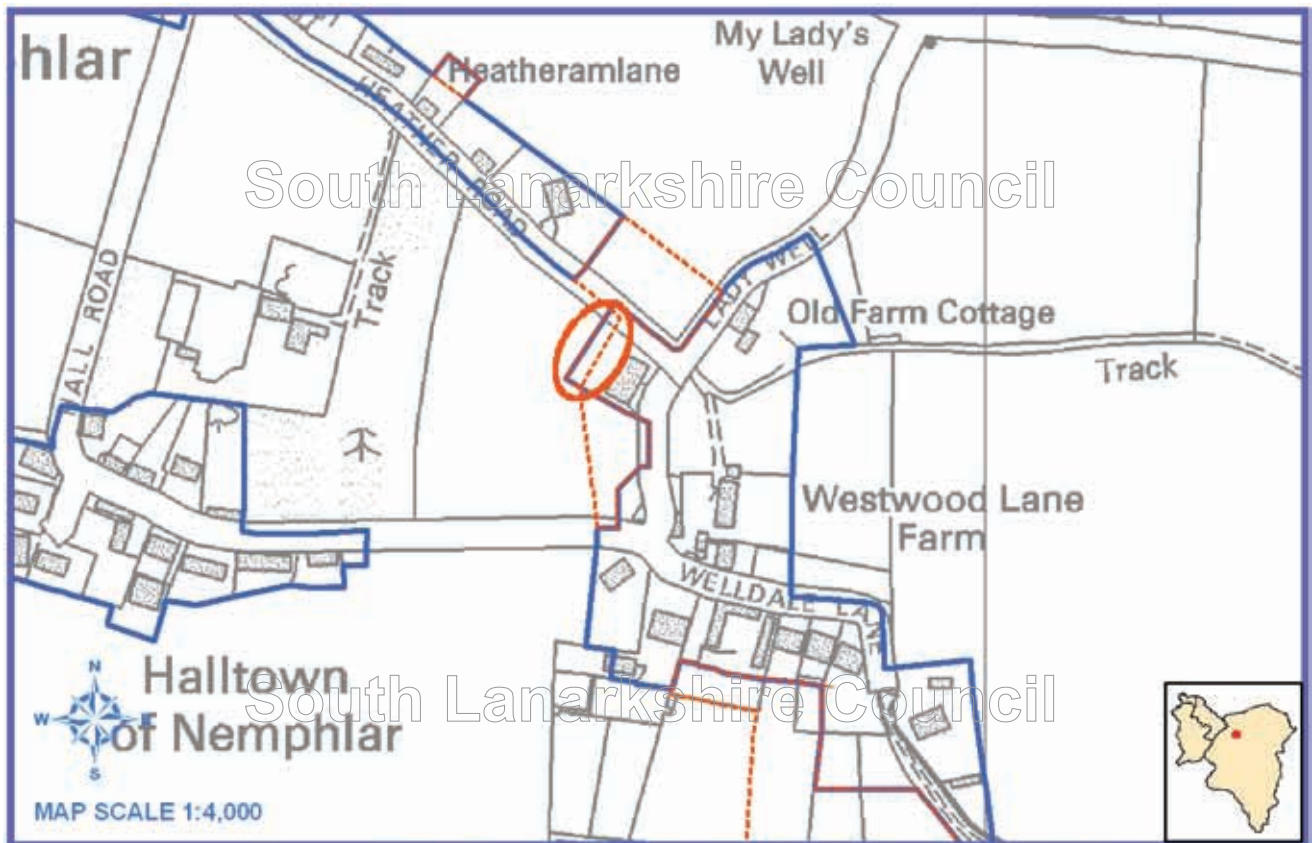
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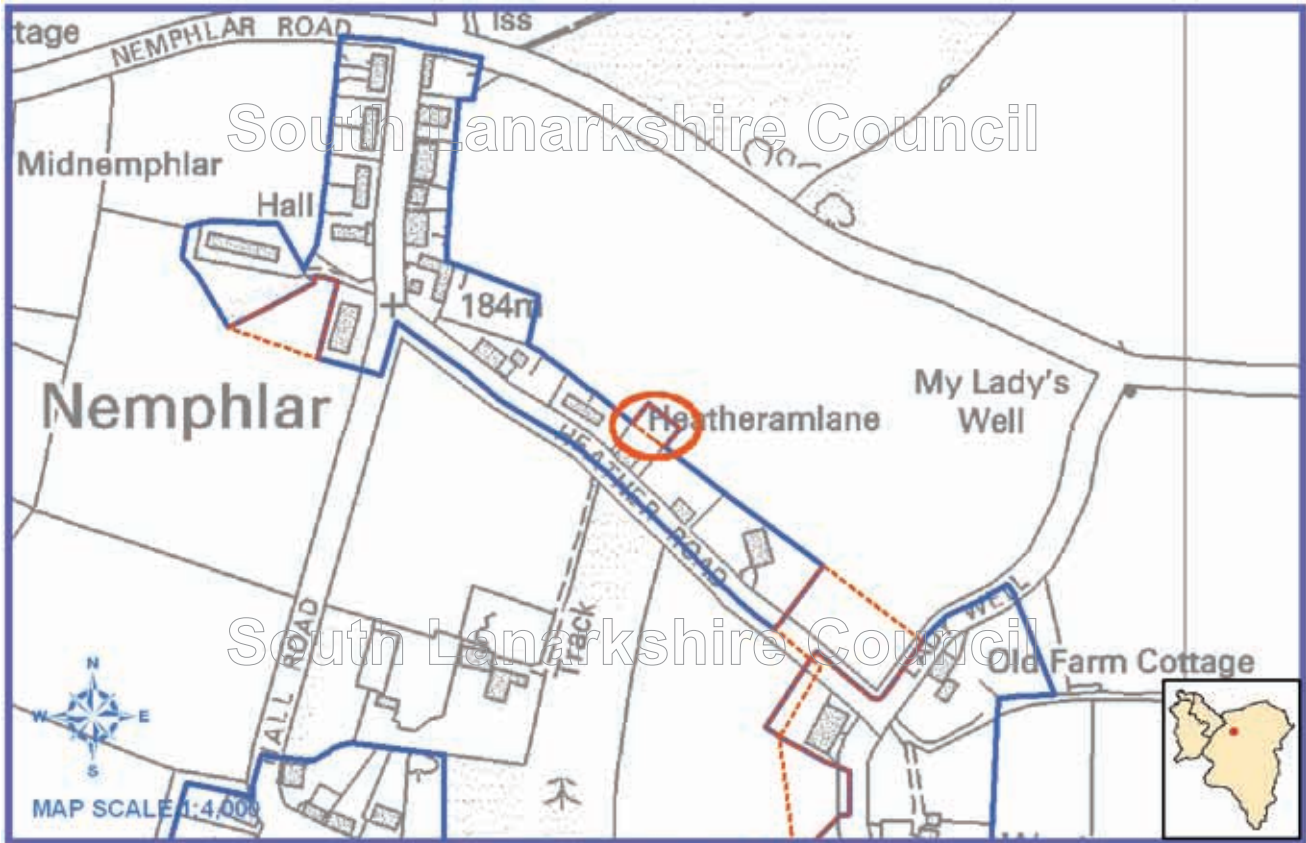
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Nemphlar 4



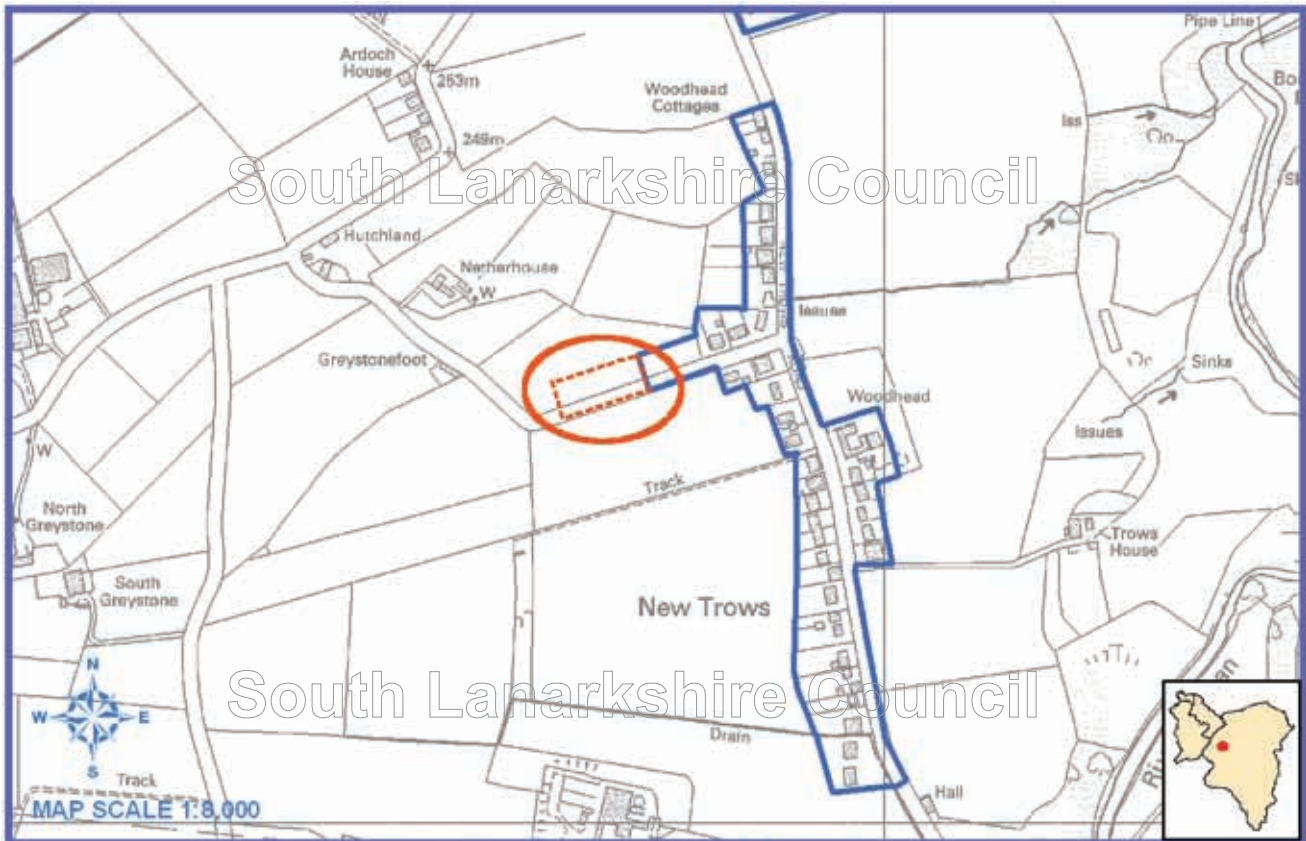
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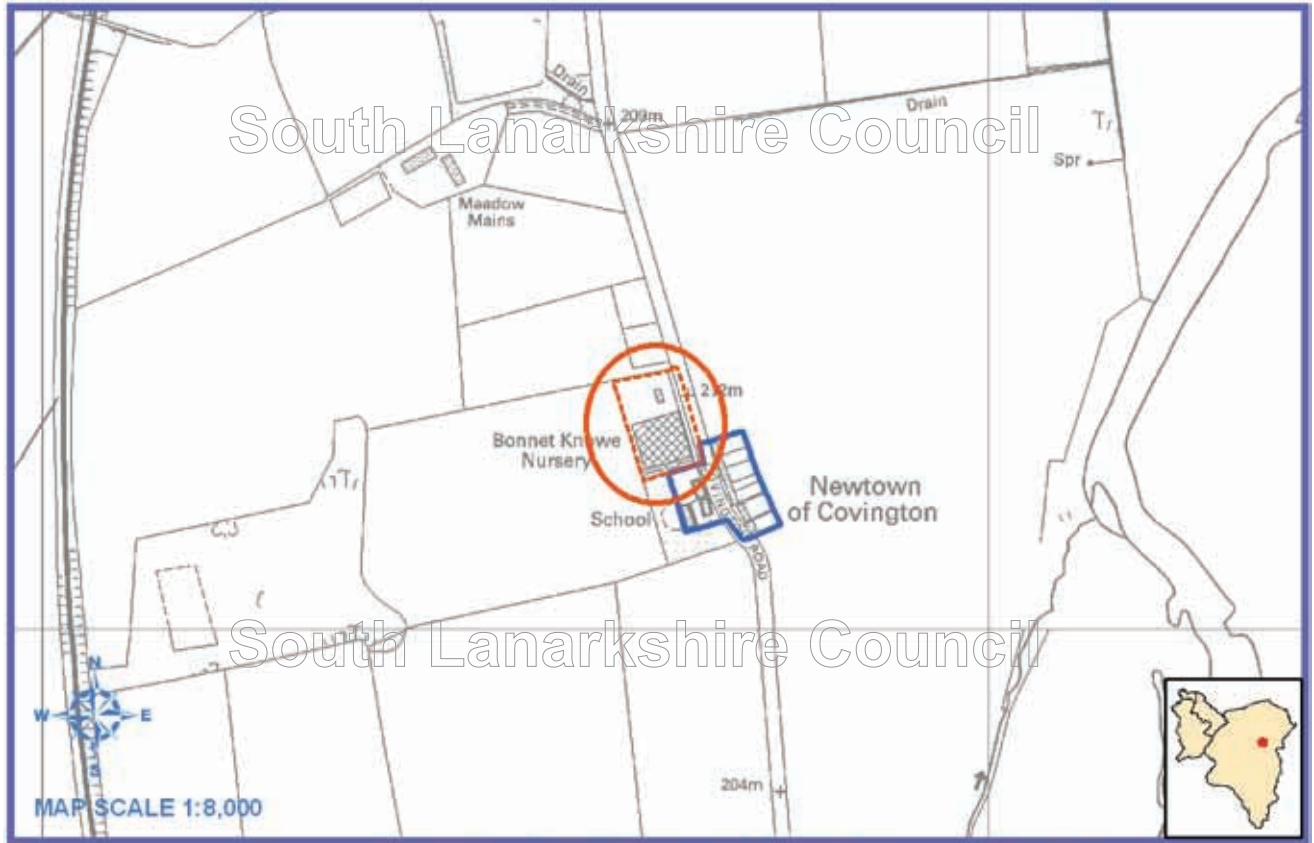
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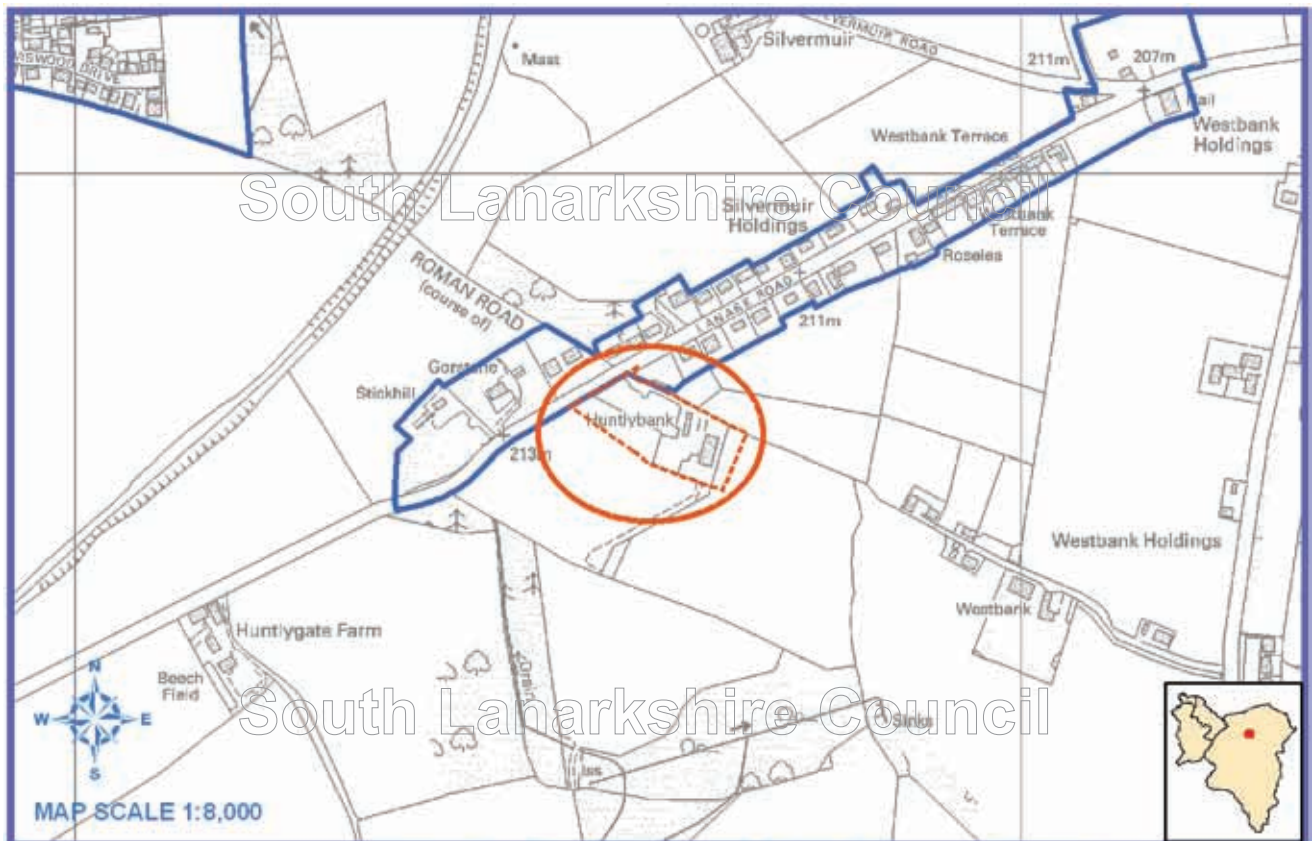
New Trows



Section 2 - Potential settlement boundary changes Newtown of Covington

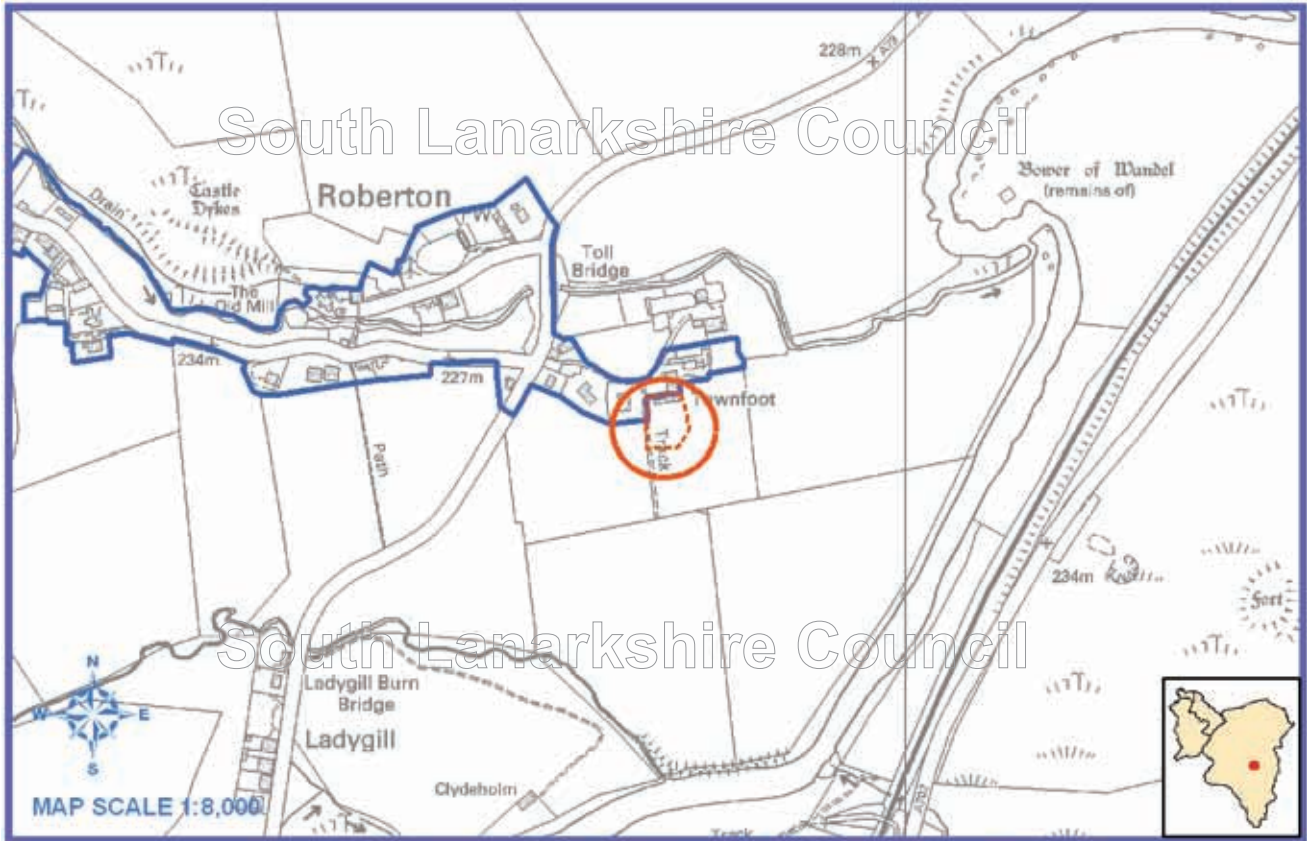


Ravenstruther

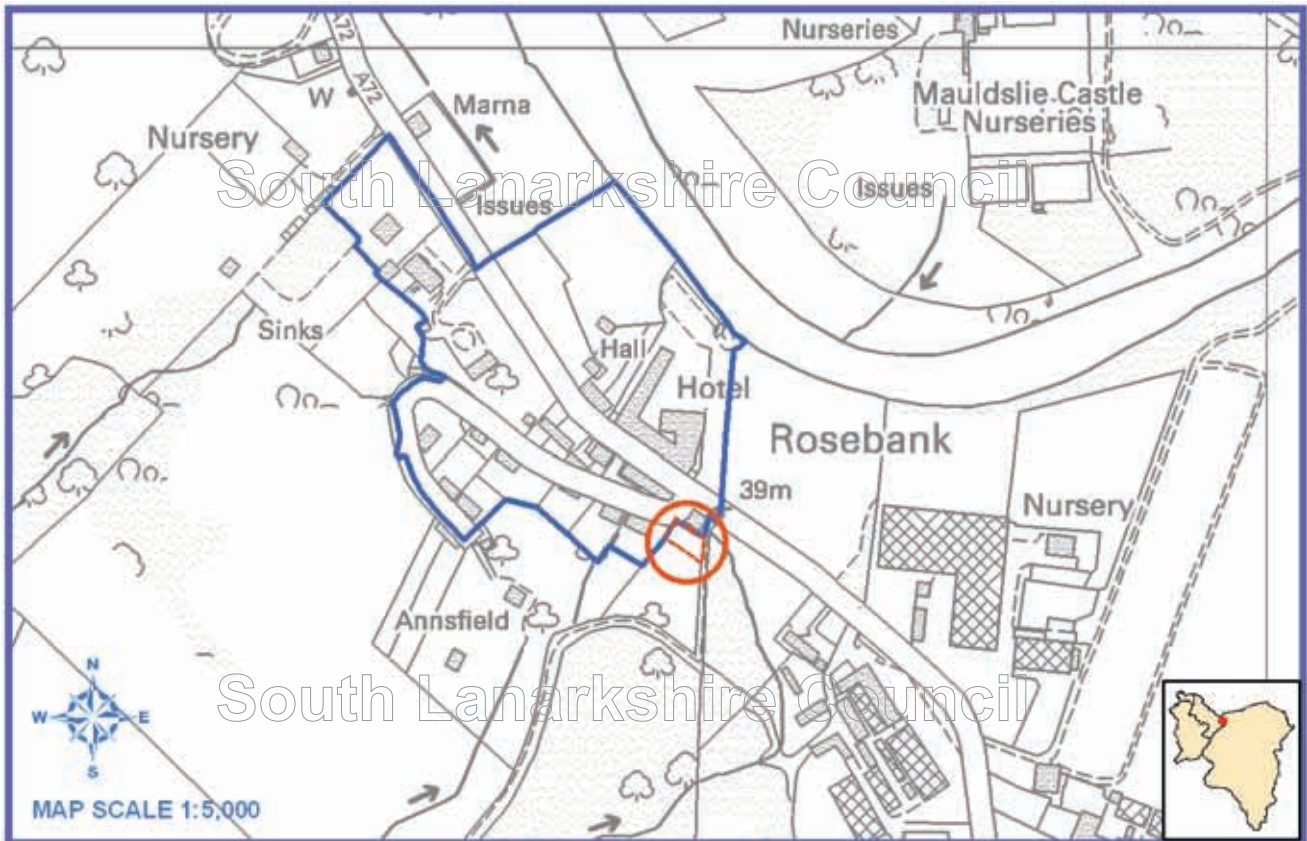


Section 2 - Potential settlement boundary changes

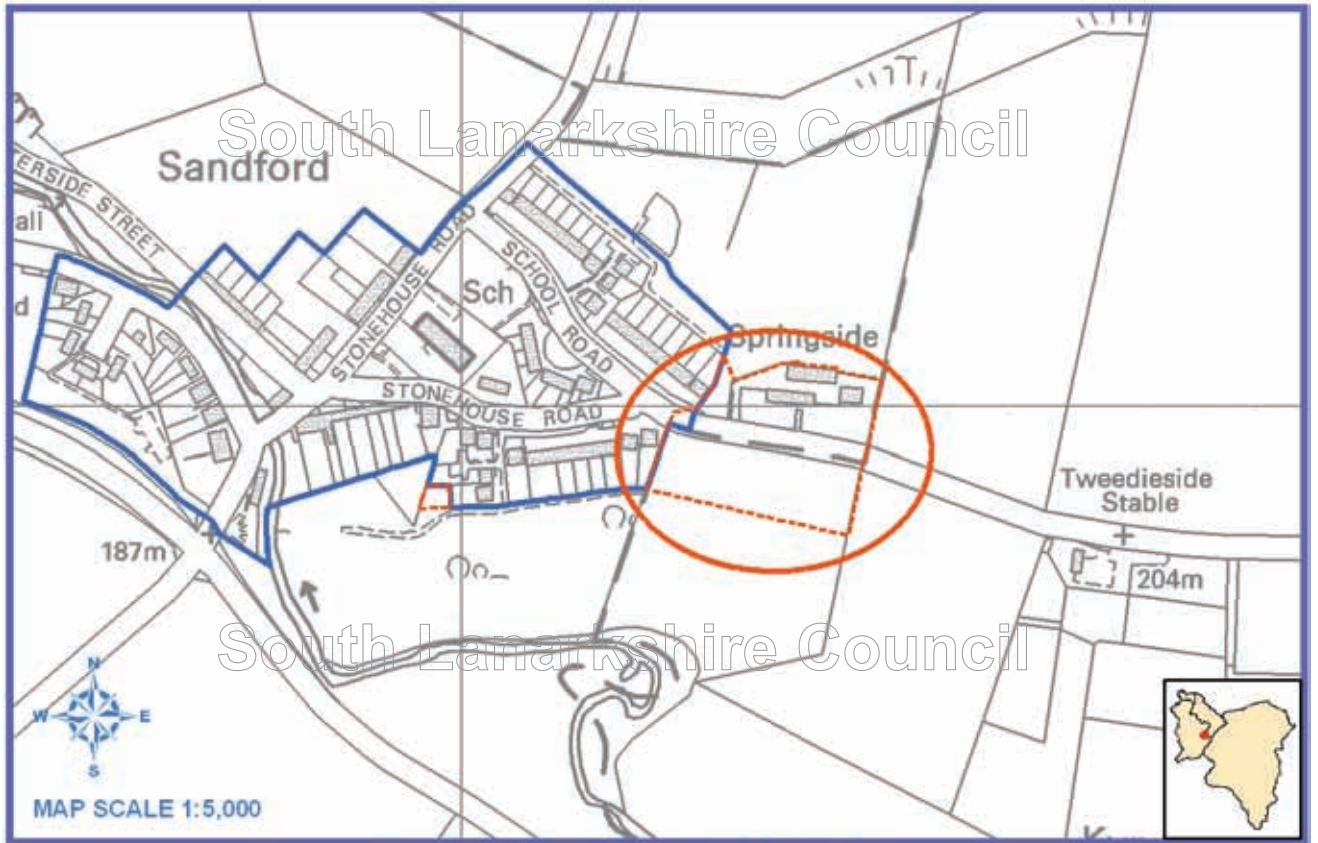
Roberton



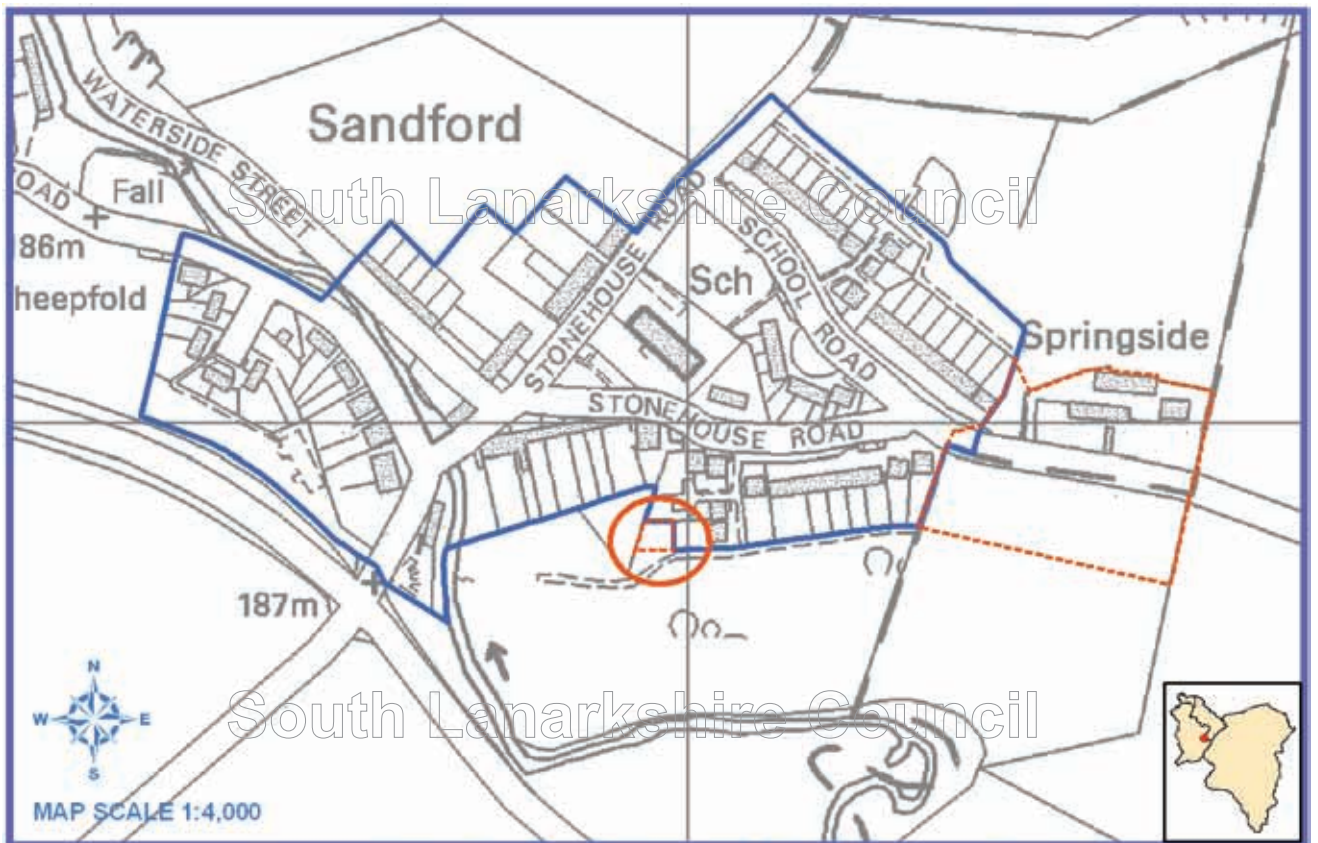
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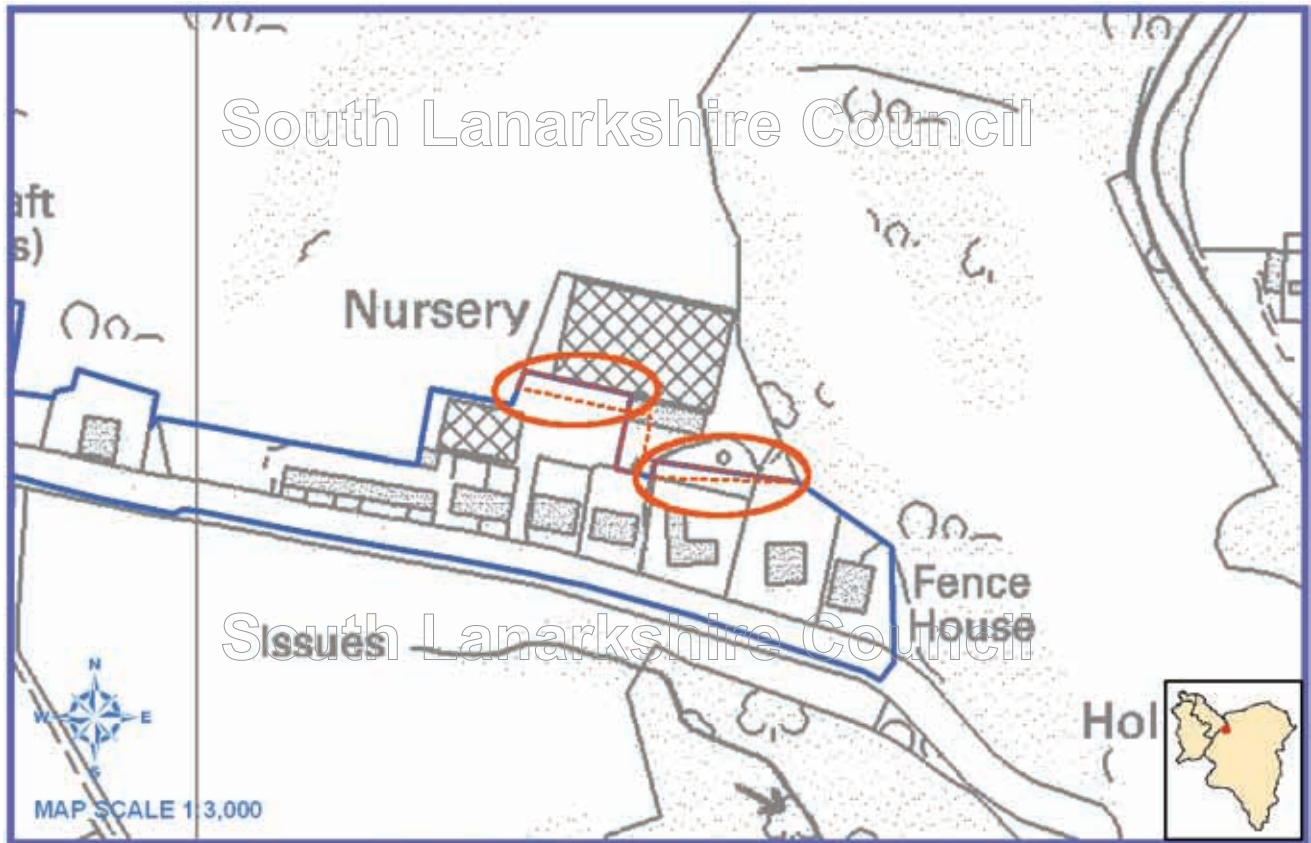
Section 2 - Potential settlement boundary changes
Sandford 1



Sandford 2

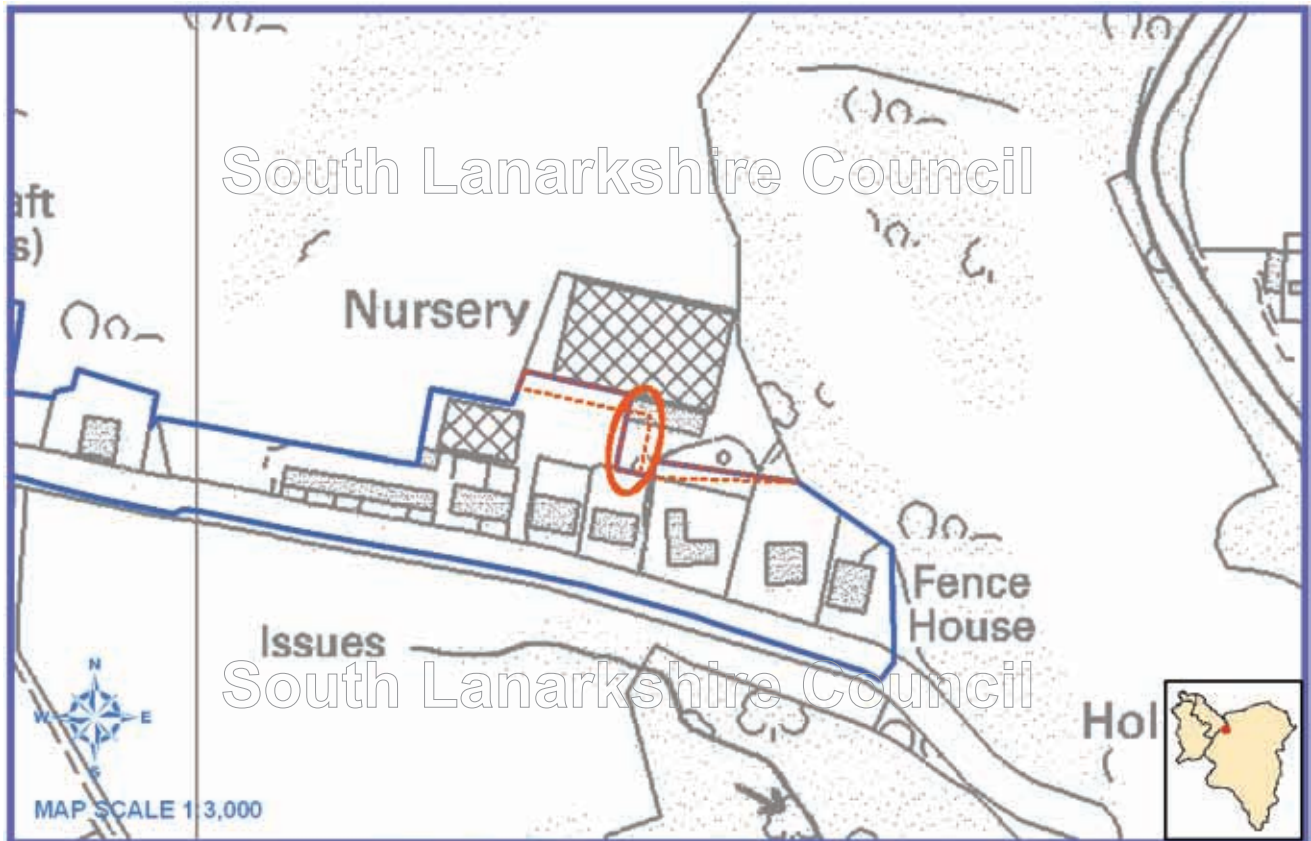


Section 2 - Potential settlement boundary changes
Tillietudlem 1



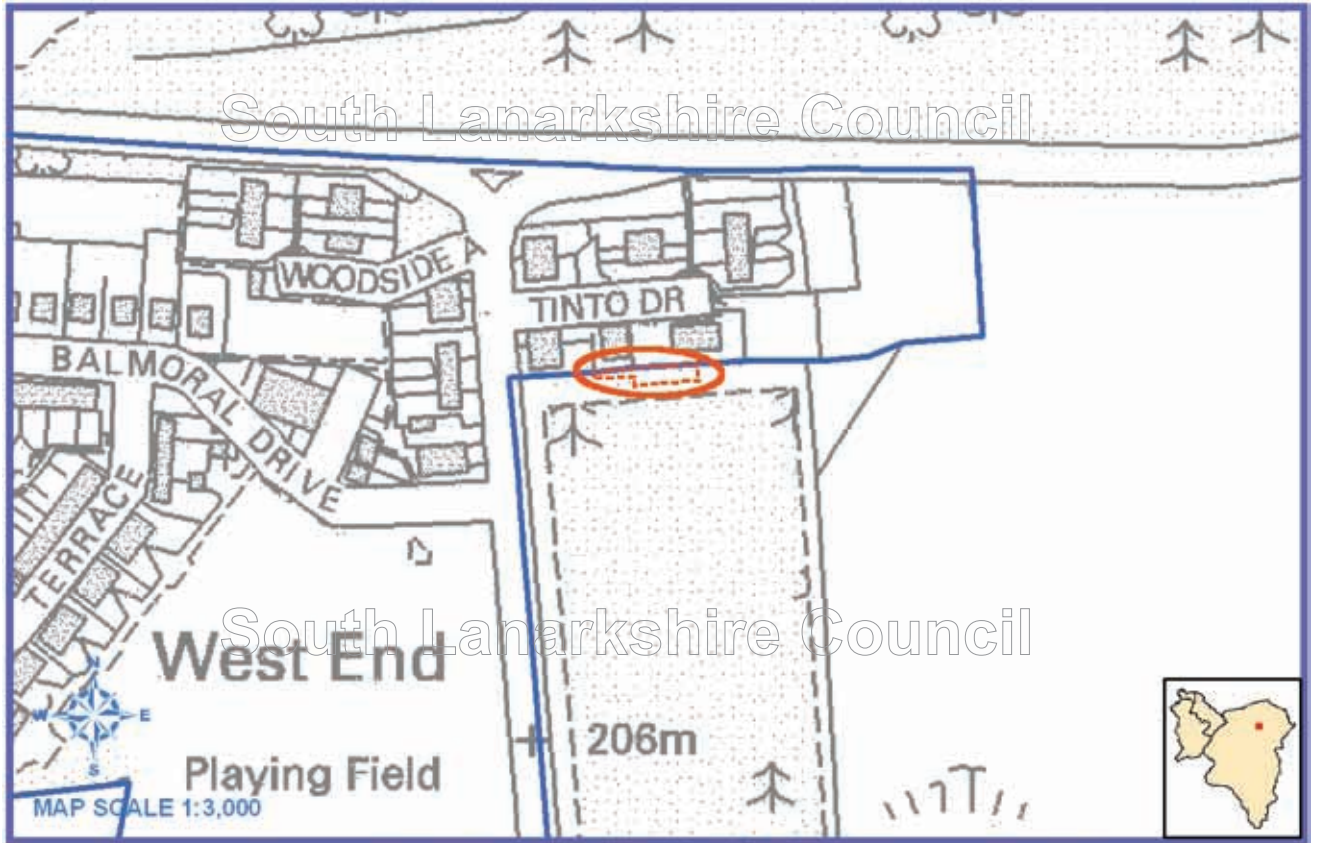
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Section 2 - Proposed Settlement Boundary Changes
Tillietudlem 2

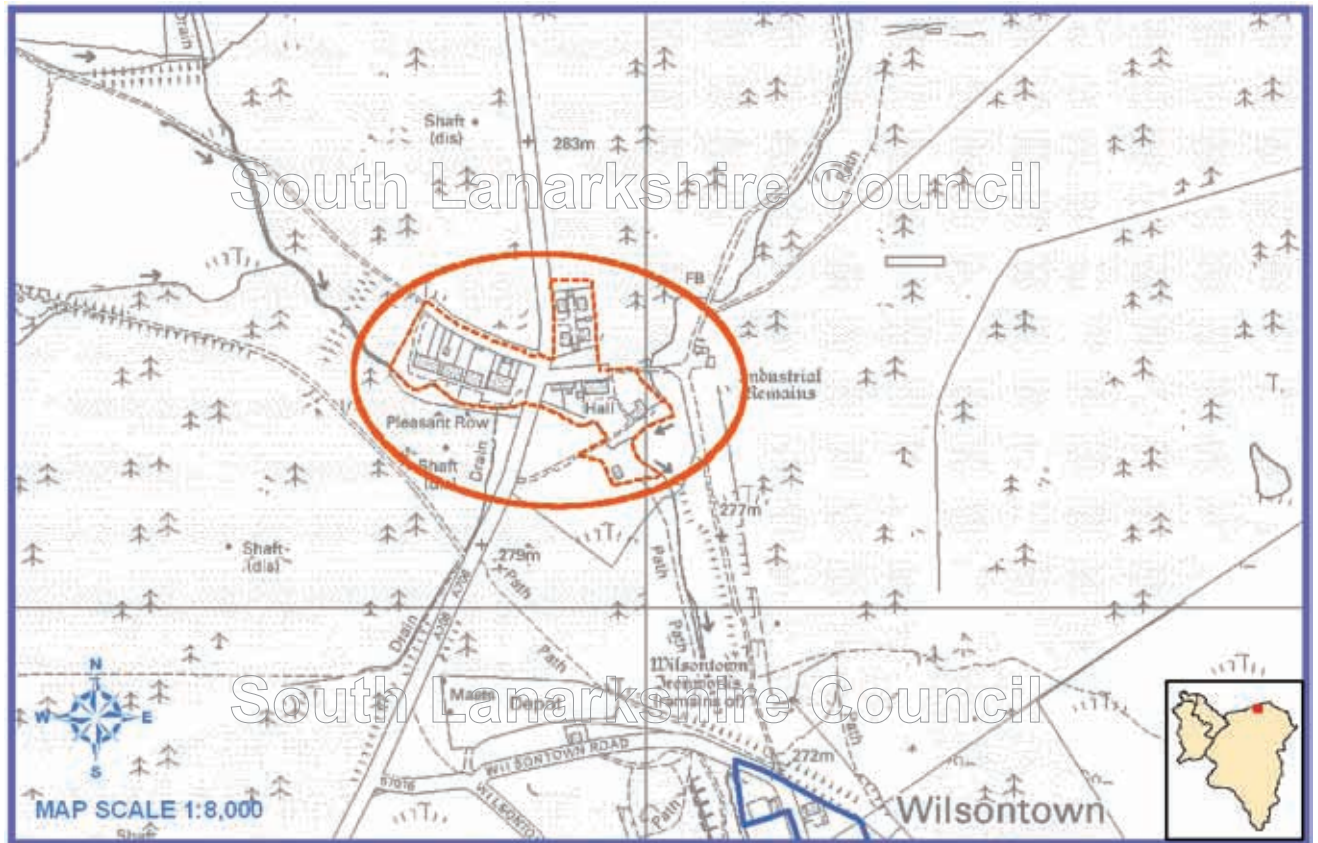


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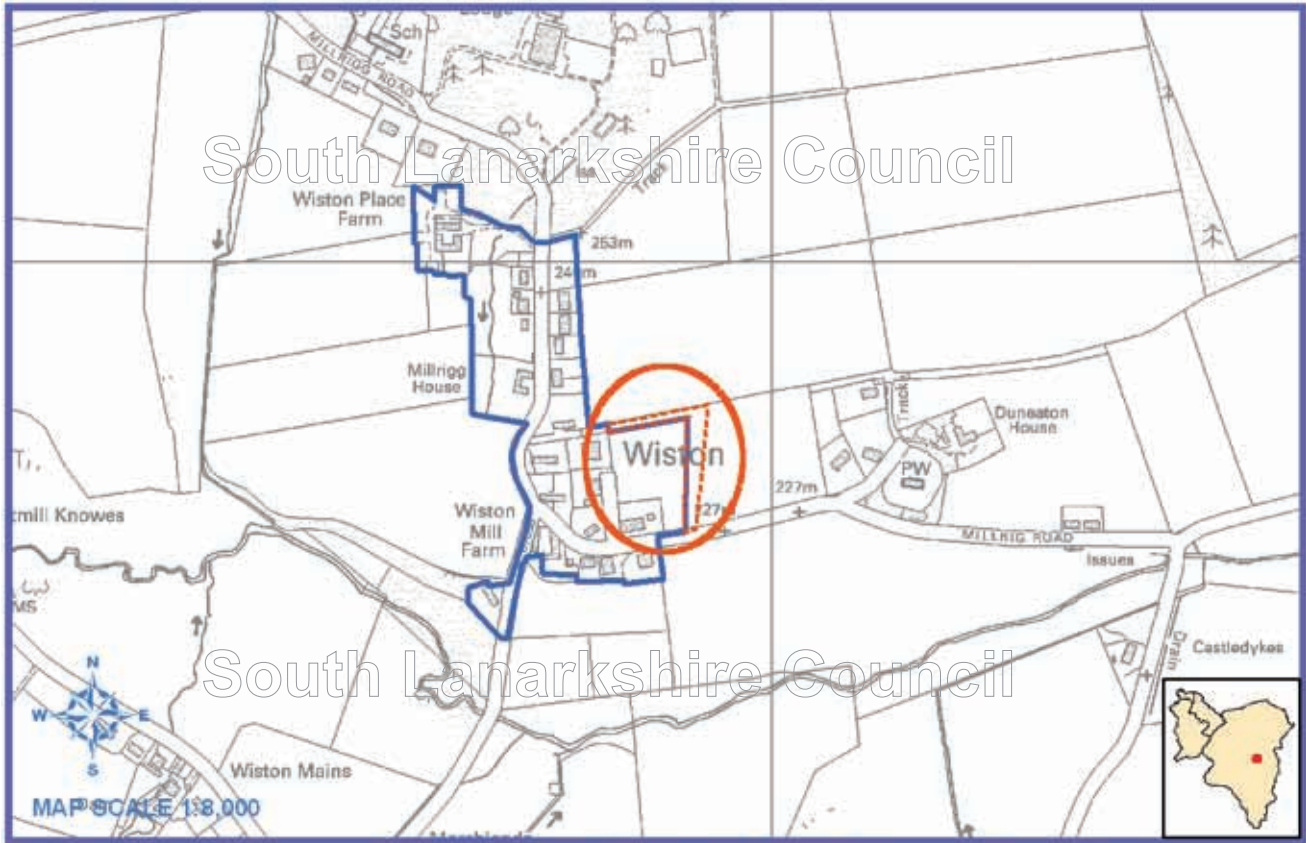
Section 2 - Potential settlement boundary changes
West End



Wilsontown

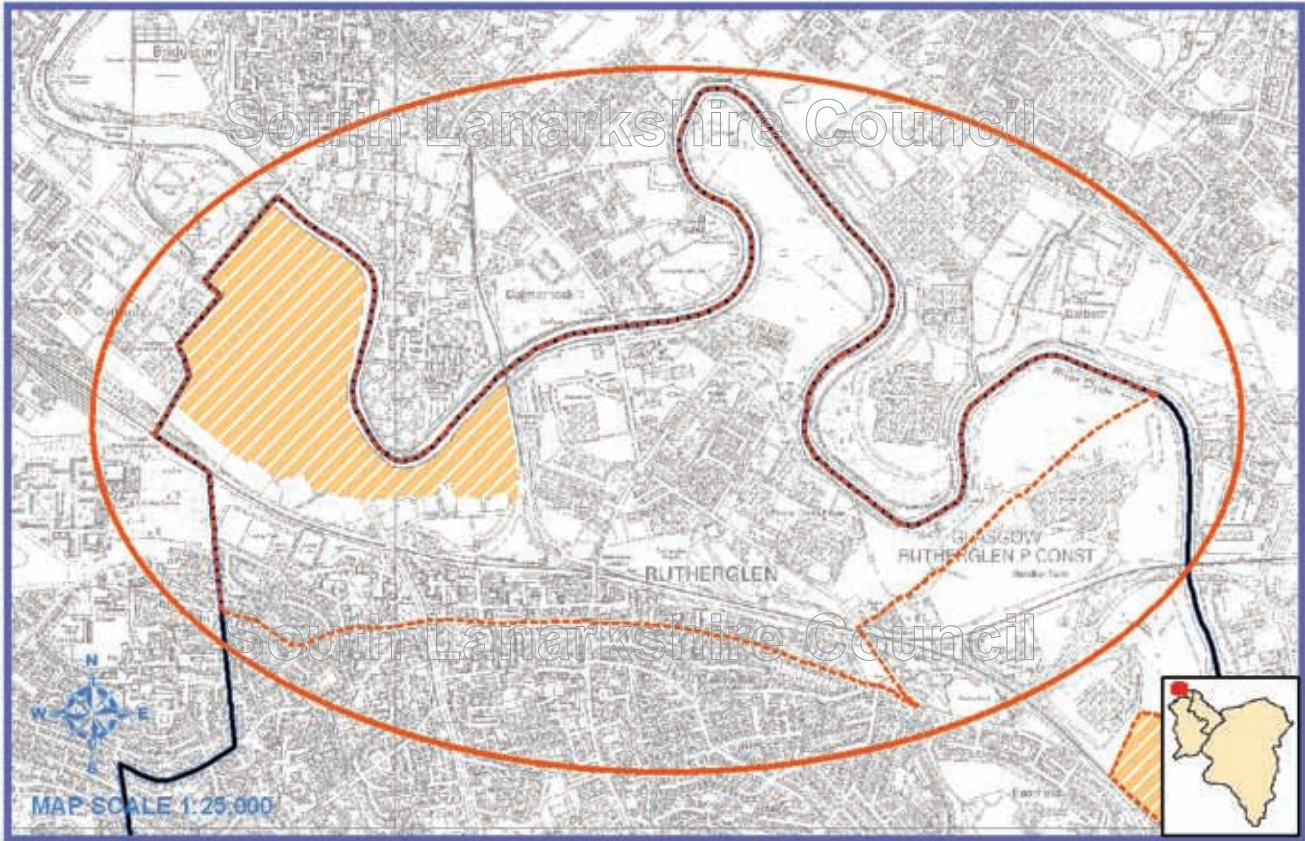


Section 2 - Potential settlement boundary changes
Wiston

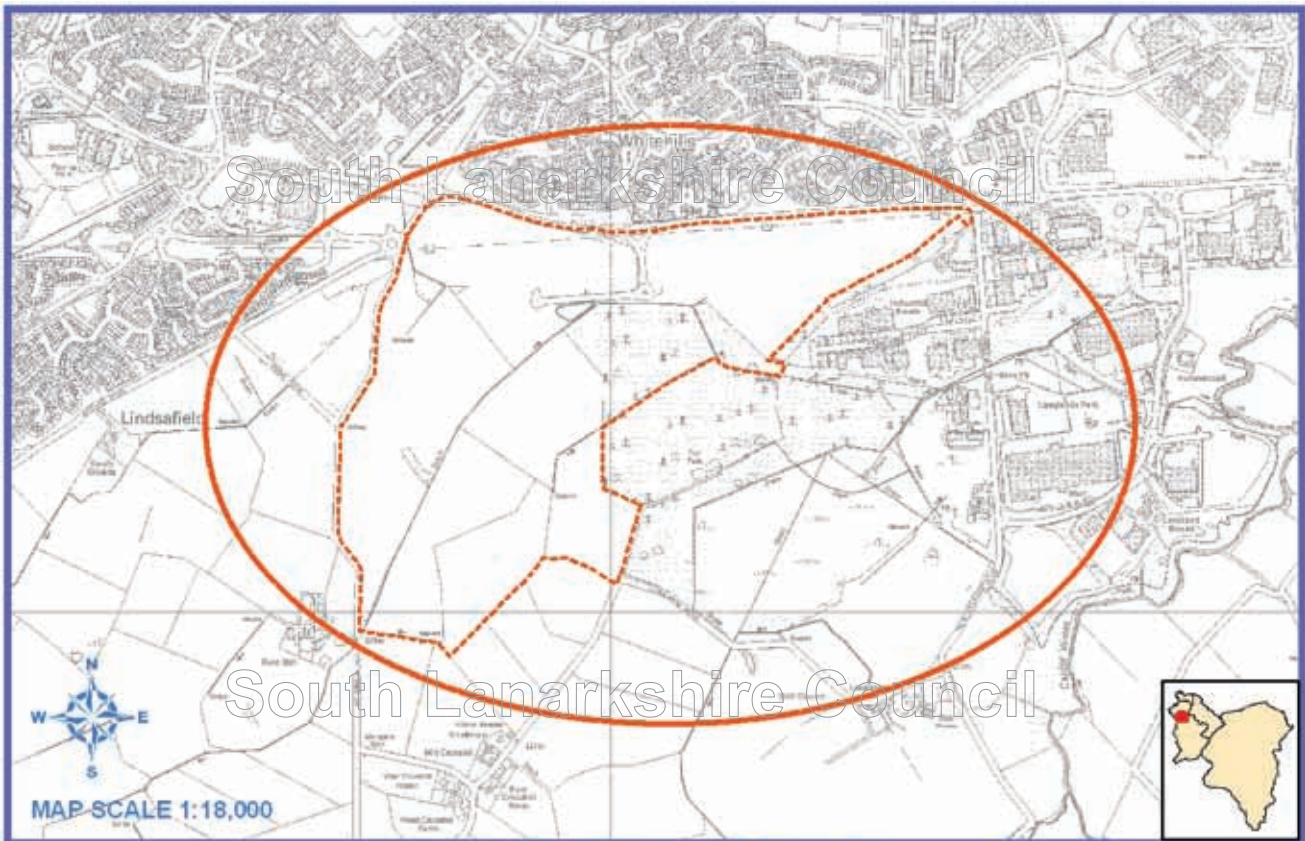


Section 3
Potential development framework sites

Section 3 - Potential development framework sites
Clyde Gateway

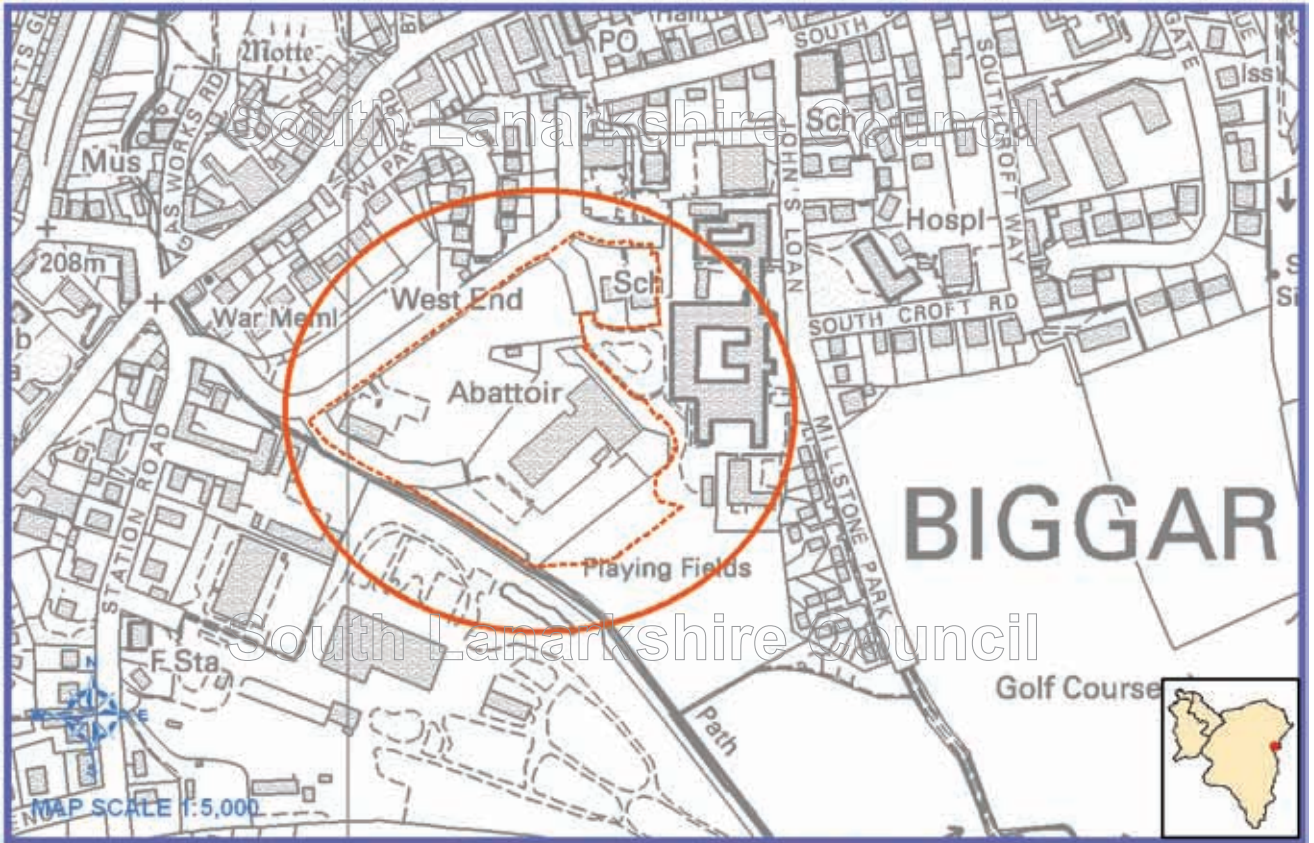


Langlands West - East Kilbride



Section 3 - Potential development framework sites

Market Road - Biggar



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Wellburn Farm - Lesmahagow



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