

# South Lanarkshire Local Development Plan Main Issues Report



May 2012



## Technical Report 2 Site Assessments



Community and  
Enterprise Resources

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## Technical Report 2

### Site assessments

#### 1. Introduction

- 1.1 As part of the consultation and engagement process for preparation of the Main Issues Report, the Council invited interested parties to put forward sites they considered should be included in the LDP. This 'call for sites' was advertised in the local papers and on the Council's website, and letters were sent to developers and agents. This generated just over 200 sites for consideration including a number of sites owned by the Council as potential surplus assets
- 1.2 An initial screening of the sites indicated that they fell into 3 categories:
- Category 1: Sites already included within the adopted local plan or with planning consent and therefore do not need to be reassessed under this plan.
  - Category 2: Small scale sites that would be more appropriately considered through the submission and assessment of a planning application.
  - Category 3: Sites that require to be considered against emerging spatial strategy, impact on infrastructure and environmental considerations.
- 1.3 Section 1 lists the sites within the first two categories. The parties who submitted these sites were informed by letter of this decision regarding the status of their sites.
- 1.4 The main purpose of this report therefore is to outline the assessment process carried out for the Category 3 sites. Section 2 includes individual assessment forms for each site, grouped by area.
- 1.5 It is important to note that no decision has been taken on the sites to be included at Proposed Plan stage. The purpose of this assessment is to highlight the factors affecting each of the sites and how they may fit or otherwise with the emerging spatial strategy. This will form the basis for public consultation.
- 1.6 It should also be noted that the information contained in individual forms represents a general overview of the constraints and overall suitability of sites and is not an exhaustive assessment. More detailed assessment would be required with any future submission for planning consent.

#### 2. Site assessment process

- 2.1 The appropriateness of a site has to be assessed against many factors including landscape, environmental impact, infrastructure, flood risk and accessibility. In addition the findings of the Strategic Environmental Assessment process have to be considered
- 2.2 The majority of sites assessed were greenfield locations outside established settlement boundaries. There were also sites within the urban area, for

example on industrial land or on open space. Assessment of these sites was made and if deemed to be of continuing importance for industrial land or for open space purposes the sites were not considered to accord with the emerging development strategy for the LDP.

### 3. Site assessment criteria

3.1 Table 1 lists the site assessment criteria and explains the factors considered.

**Table 1 Site assessment criteria**

#### Locational factors

Location (within settlement/edge/isolated)	The location of the site in relation to existing settlements
Brownfield/greenfield	Is the site previously undeveloped, or has it had a previous development use. Is the site recorded on the Scottish vacant & derelict land survey
Settlement pattern/coalescence/ ribbon development	The effect on settlement pattern, particularly if the site would create coalescence or ribbon development, or would be of excessive scale in relation to the existing settlement.

#### Environmental factors

Landscape	Landscape designations affecting the site e.g.: Landscape Character Type from the 2010 Landscape Character Assessment of South Lanarkshire and Special Landscape Areas (SLA).
Natural heritage	Natural Heritage designations affecting the site e.g.: European protected sites (SAC and SPA) SSSI, NNR, LNR, ancient woodlands, Local Biodiversity Action Plan priorities, watercourses, TPO's.
Built heritage	Built Heritage designations affecting the site e.g.: Conservation Area, Listed Building, historic gardens/ designed landscapes, Scheduled ancient monuments or archaeological trigger zones.
Open space	Urban sites only – is the site covered by a protected greenspace or green network designation (Policies ENV 1 or ENV2)?
Minerals	Is the site within a Coal Authority referral area?

#### SEA

Does the site accord with SEA?	Summary of Strategic Environmental Assessment of site. See SEA Environmental report for full details
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### Accessibility

Public Access	Does the site affect any core paths, cycle routes or rights of way?
Site access	Can a satisfactory vehicular access to the site be achieved?
Road network	Connectivity to the classified road network and potential capacity issues
Public transport	Distance to bus and rail services
Access to services	Distance to local services

### Infrastructure

Water and sewerage	Identification of any known constraints on water and sewerage supply
Flood risk	Is the site in the 1:200 flood plain or affected by local flooding issues?
Education	Existing constraints on school capacity

### Other Comments

Other comments	Other relevant factors pertaining to the site – e.g. previous planning applications.
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### Outcome

Site Accords with preferred LDP strategy	Council's initial view on whether site would accord with emerging development strategy based on above factors
Site would accord with strategy, with mitigation	
Site does not accord with strategy	

## 4. Information sources

- 4.1 The above assessment drew on a number of information sources.
- 4.2 **Locational assessment** - was carried out by SLC planning based on desk survey and site visits. For the purposes of this exercise the following definitions were used.
- 4.3 **Coalescence** - In order for settlements to maintain their identity some separation between them is required. Development however can seek to close these gaps, this is coalescence. As well as physically removing the separation between settlements development can give the appearance, from certain view points, of having done so – this is visual coalescence.
- 4.4 **Ribbon development** - refers to the stringing out of development along a road corridor and is most typified by being only one plot depth. Ribbon development has the effect of elongating settlements, stretching houses away from settlement centres and services.
- 4.5 **Settlement pattern/boundary** - A development proposal on the edge of a settlement may be acceptable where the land involved would fill in or round off a settlement edge. It may also represent a better, long term edge to a settlement.

- 4.6 **Environmental factors** - The assessment of environmental factors utilised a number of sources:
- South Lanarkshire Landscape Character Assessment 2010 and Review of Local Landscape Designations 2010
  - SNH GIS data for designated nature conservation sites, and designed landscapes
  - SLC local planning GIS data on conservation areas, listed buildings, scheduled ancient monuments, protected open space and green network sites and Tree Preservation Orders
  - West of Scotland Archaeological Service data on archaeological trigger zones
  - Coal Authority GIS mapping of referral zones
- 4.7 In addition South Lanarkshire Countryside and Greenspace provided an assessment of local biodiversity impacts.
- 4.8 **Strategic Environmental Assessment (SEA)** - In accordance with Legislation a detailed SEA has been undertaken and is subject to consultation along with the MIR. This includes a detailed assessment of each proposed development site against the nine SEA objectives.
- 4.9 **Accessibility** - This assessment drew on the following information –
- Public access information relates to proximity of the site to core paths, cycle routes and Rights of Way (RoW). This information was provided by South Lanarkshire Countryside and Greenspace.
  - Information on site access, impact on the road network and access to public transport and local services was provided by South Lanarkshire Roads and Transport Service.
- 4.10 **Infrastructure** - The assessment of infrastructure constraints was based on the following data:
- Water and Sewerage – information on water supply and sewerage capacity was provided by Scottish Water and SEPA. This was augmented by local SLC information where available.
  - Flood Risk – strategic level flood risk information was provided by SEPA. This was augmented by local SLC information which in some cases identified additional problems in certain localities.
  - Education – SLC Education provided information on schools with capacity issues.

## Section 1 – Submitted sites

List of submitted sites that were either:

- a) already in the local plan or had planning consent or
- b) were of a scale/nature more suited to being subject to a planning application

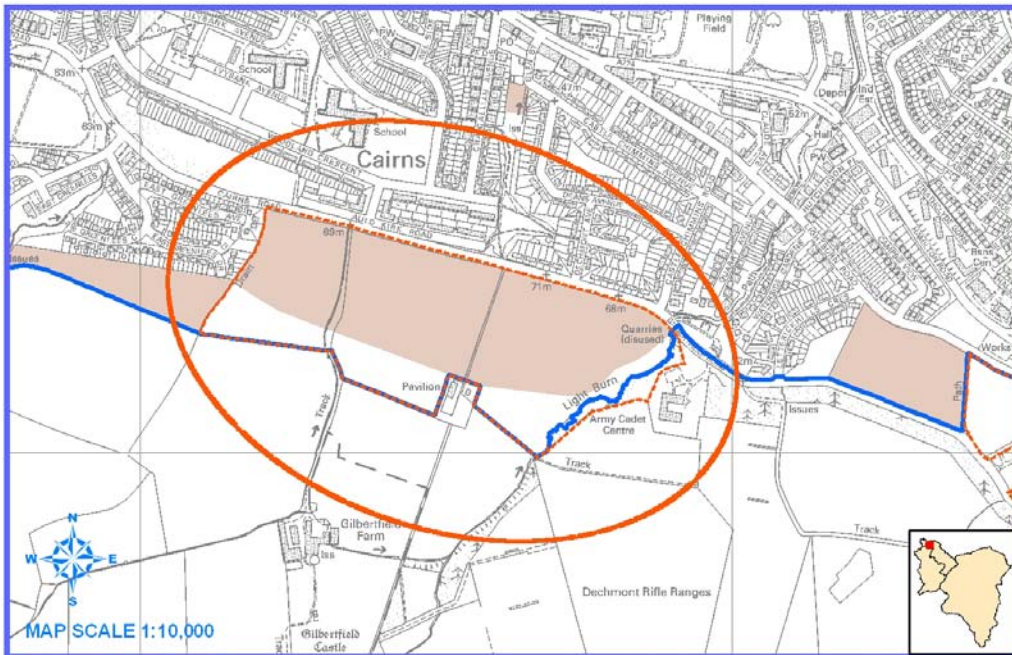
a) Sites already included within the adopted local plan or with planning consent and therefore do not need to be reassessed under this plan

Ref no	Address
CR/66/001	Gilbertfield, Cambuslang
CR/66/003*	Langlea Avenue, Cambuslang
CL/04/001	North Back Road, Biggar
CL/04/002	North Back Road, Biggar
CL/04/003	North Back Road, Biggar
CL/10/005	Boghall Road, Carluke
CL/10/006	Mayfield Brickworks, Carluke
CL/10/008	Galahill Bing, Carluke
CL/10/011	Boghall Road, Carluke
CL/10/015*	Luggie Road, Carluke
CL/37/005	Stanmore Rd , Lanark
CL/65/007	Kerswell, near Carnwath
CL/65/008	Kerswell, near Carnwath
HM/81/004*	Ashgillhead Road
HM/82/004	Sunvic Uddingston
HM/85/005*	Buchan Street , Hamilton
HM/85/008*	Annsfield Farm, Hamilton
HM/85/009*	Wellcroft Road, Hamilton

\* Council owned sites

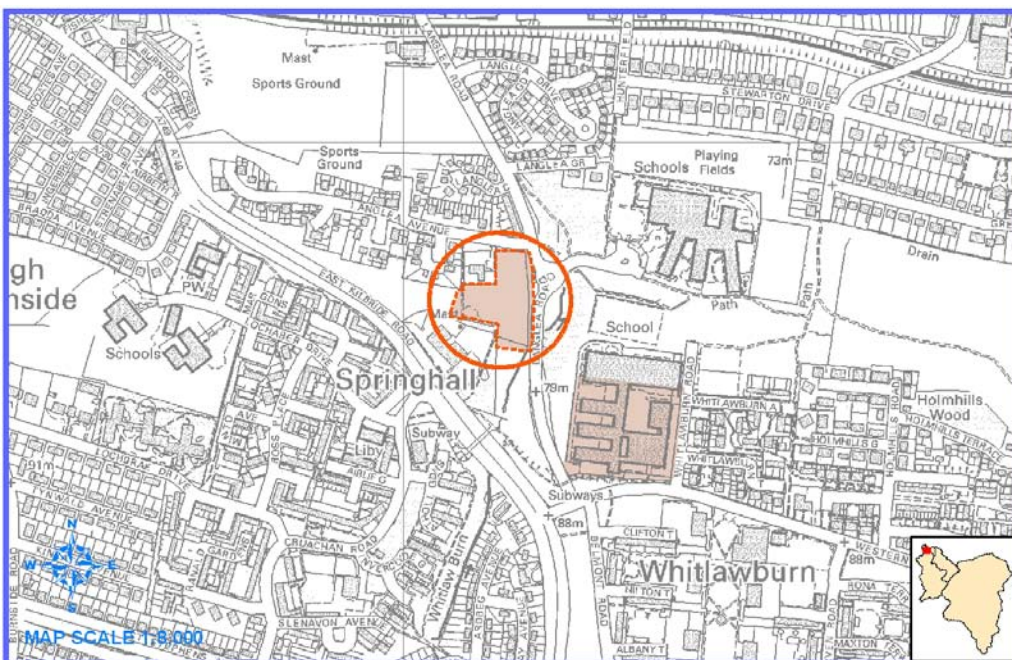


a) Sites already included within the adopted local plan or with planning consent and therefore do not need to be reassessed under this plan



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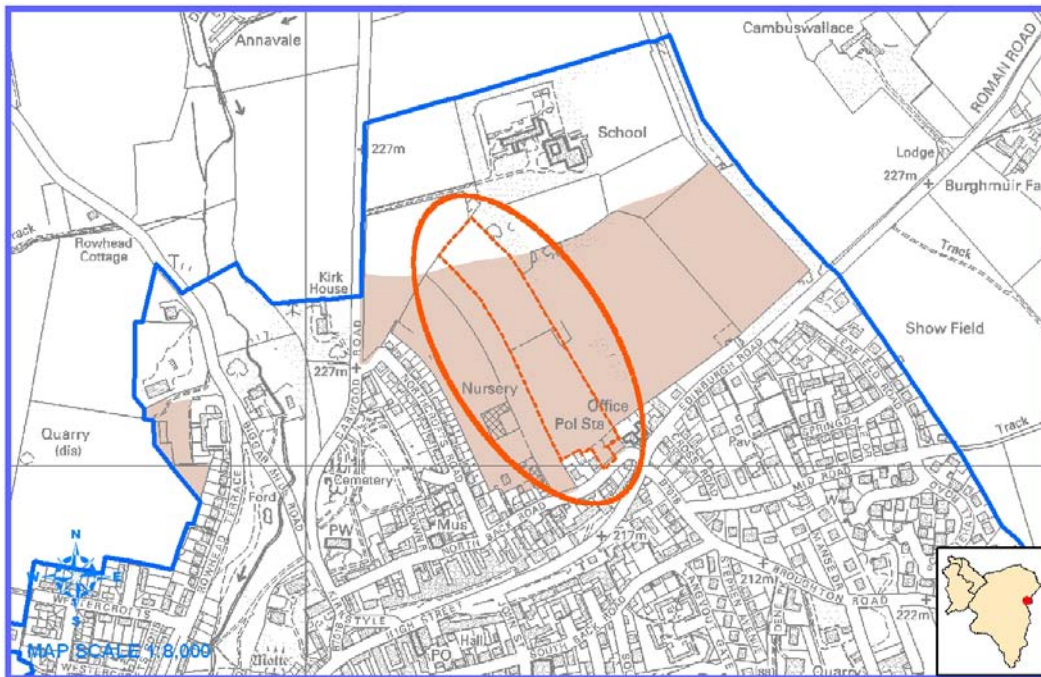
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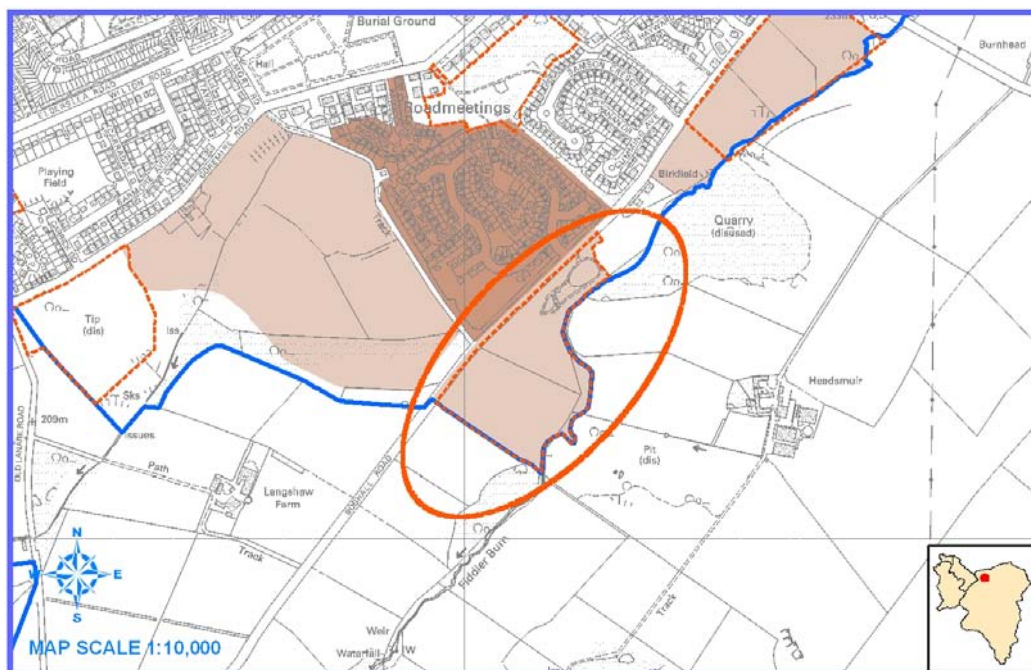
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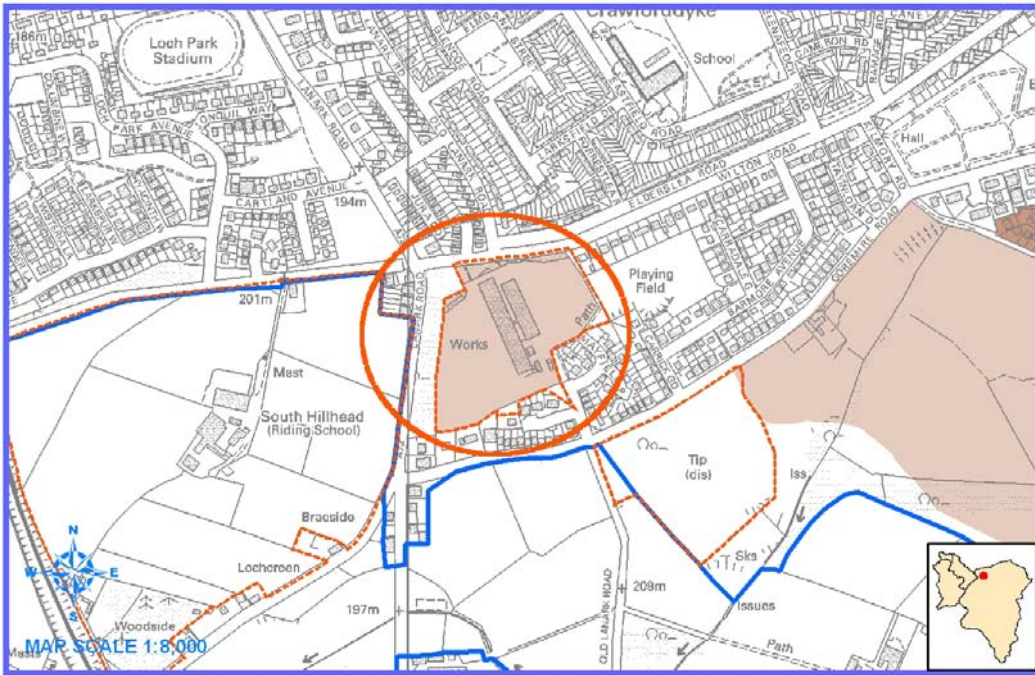
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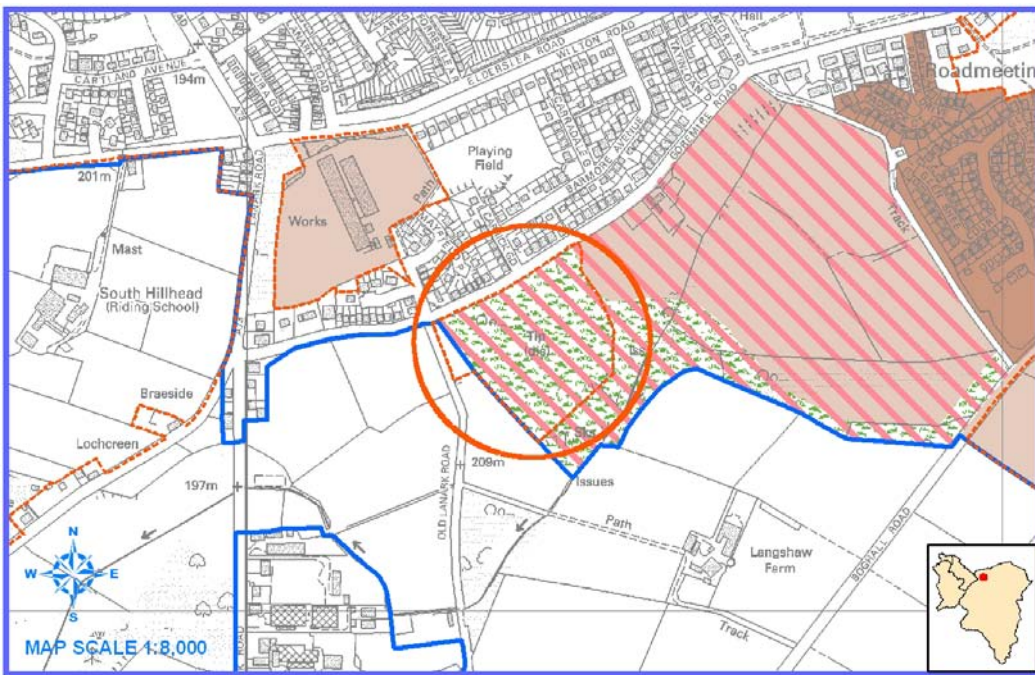


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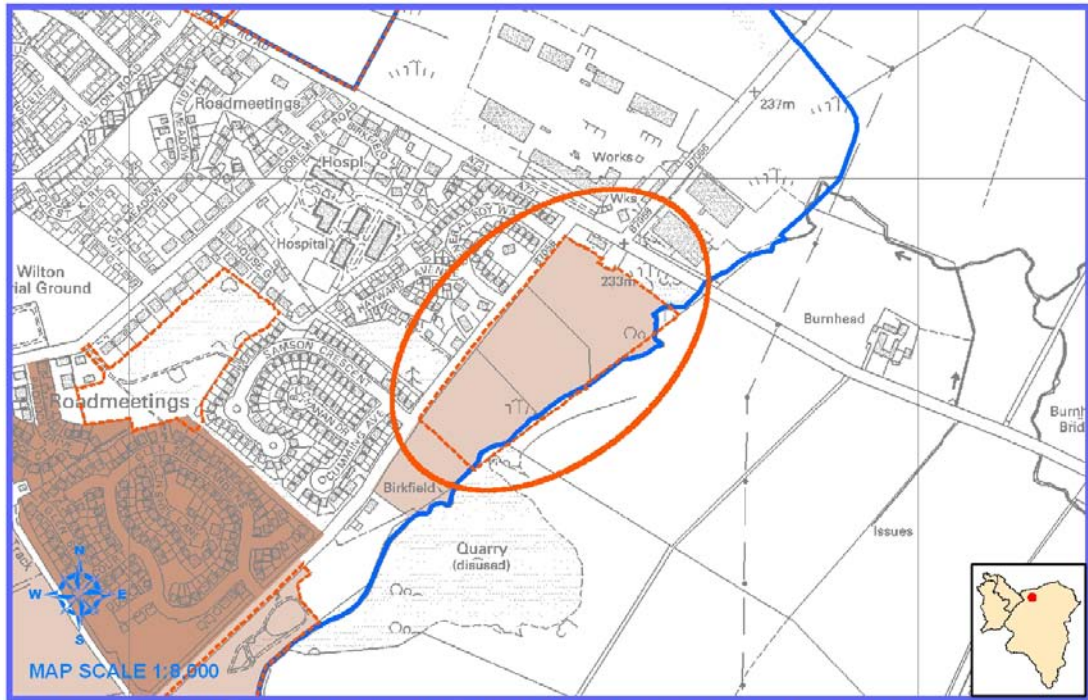


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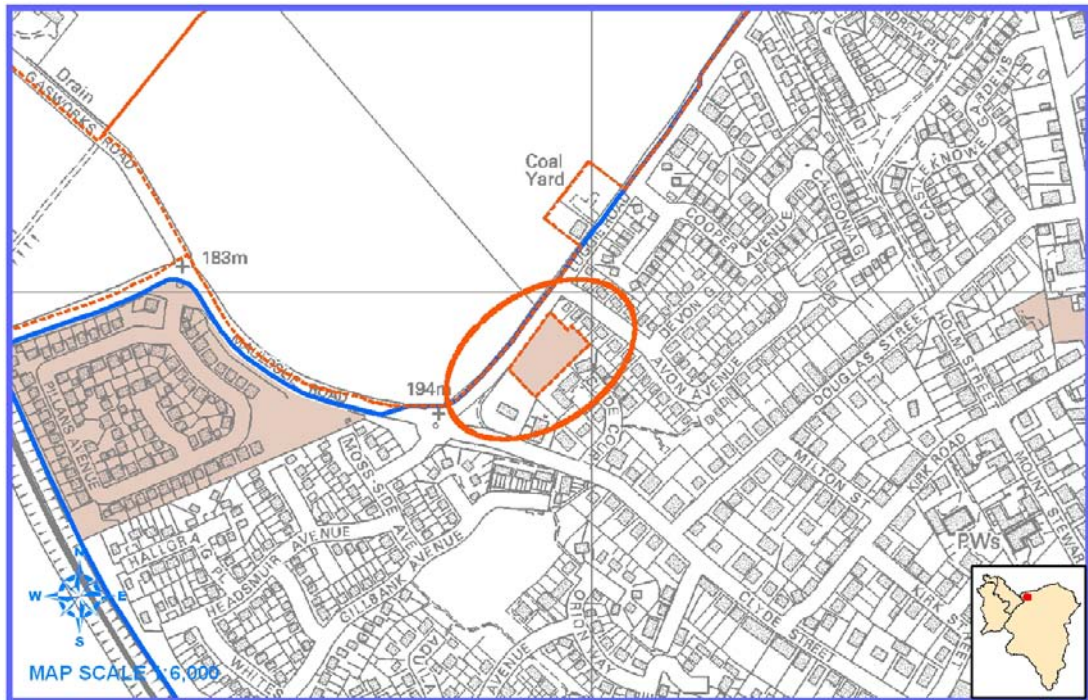
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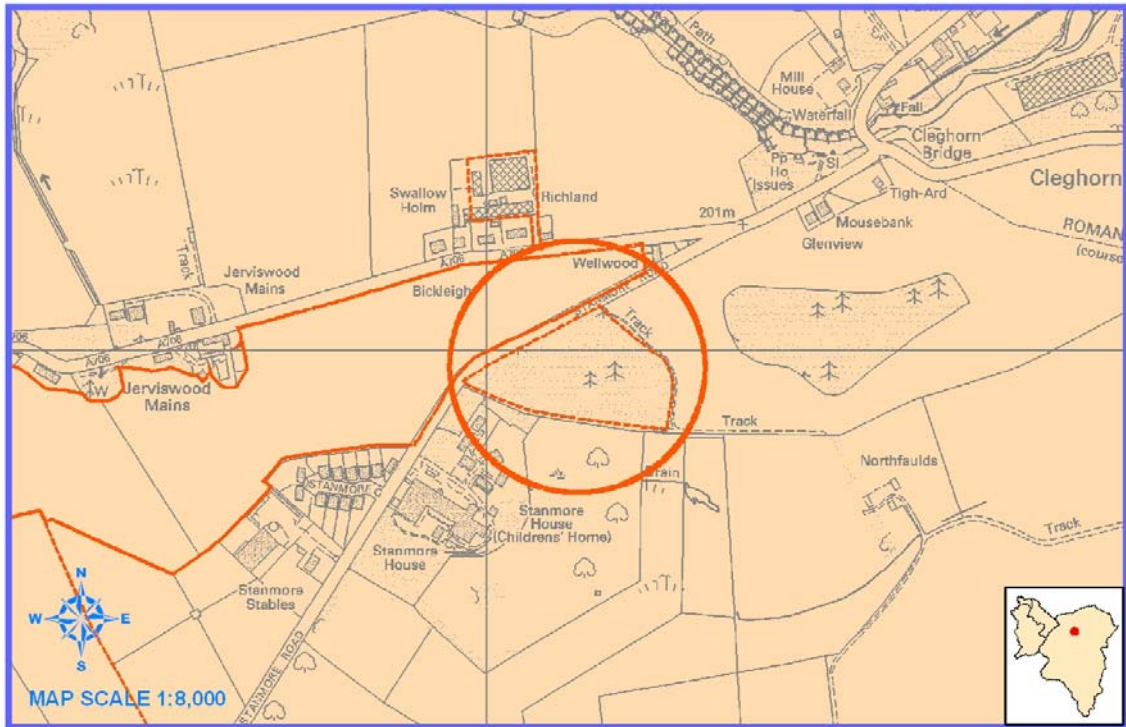
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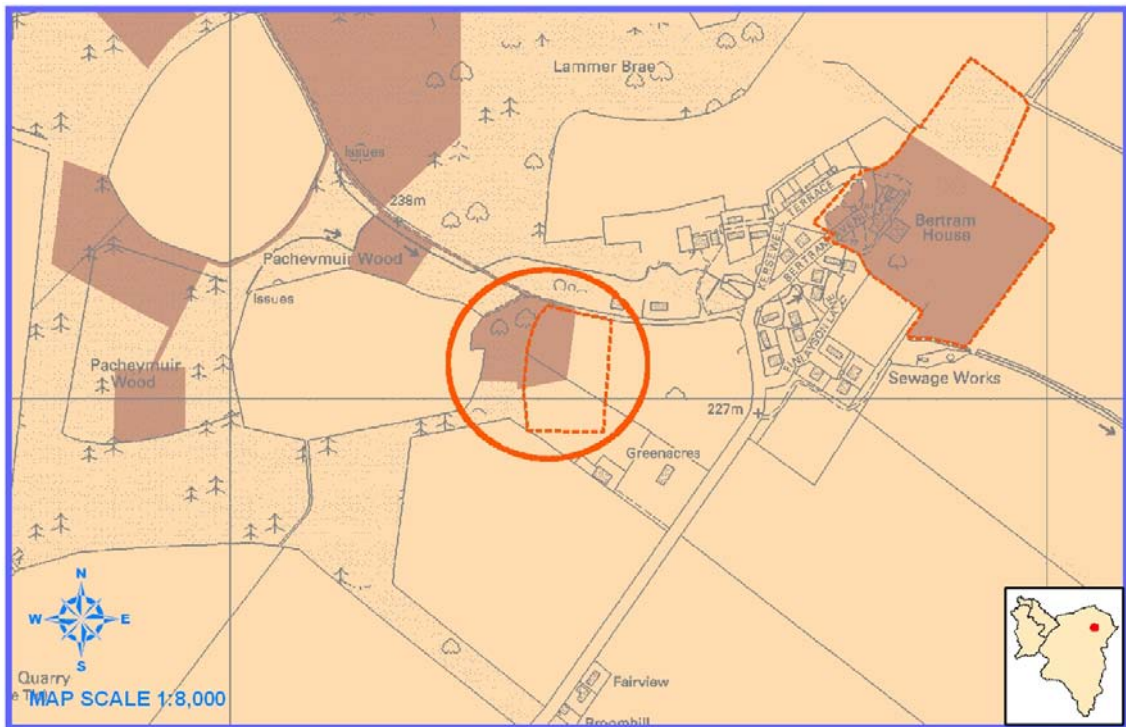


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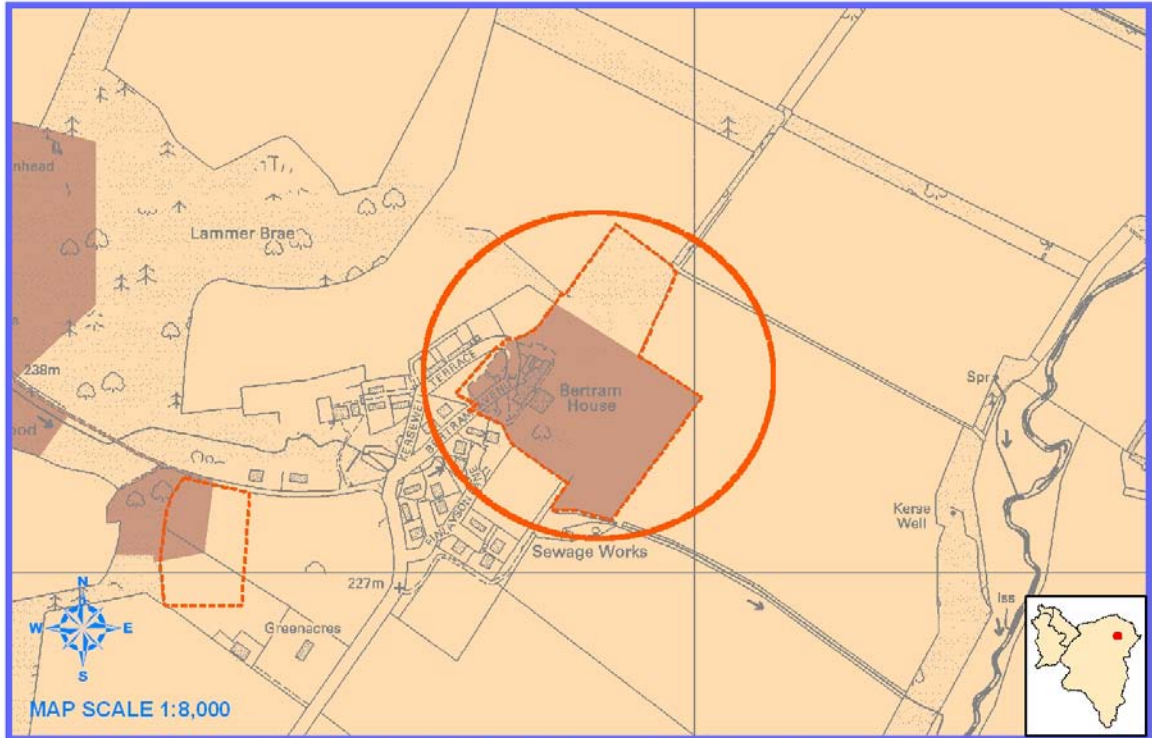


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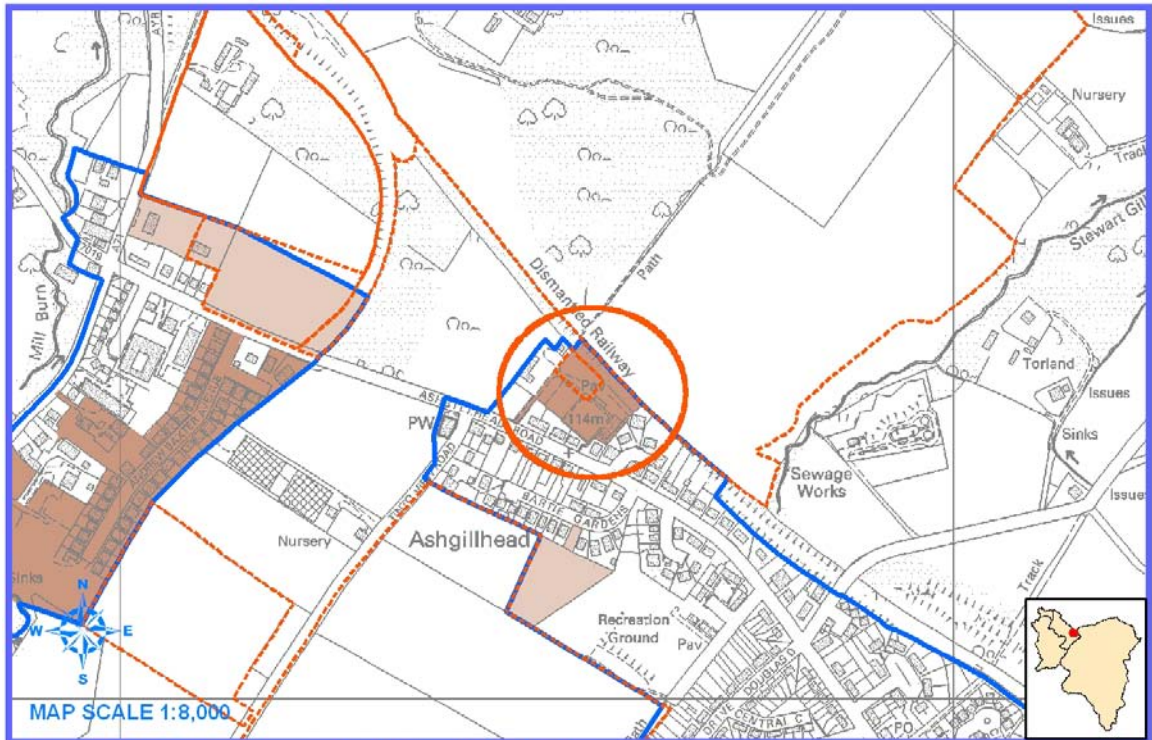
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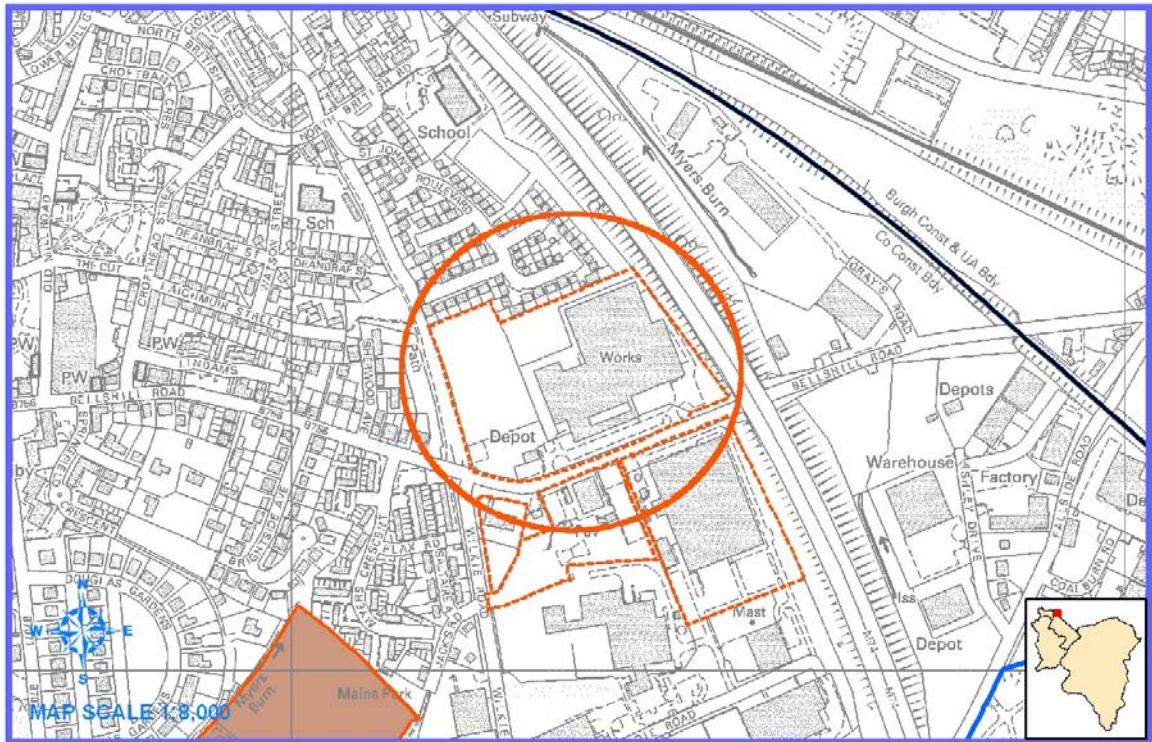
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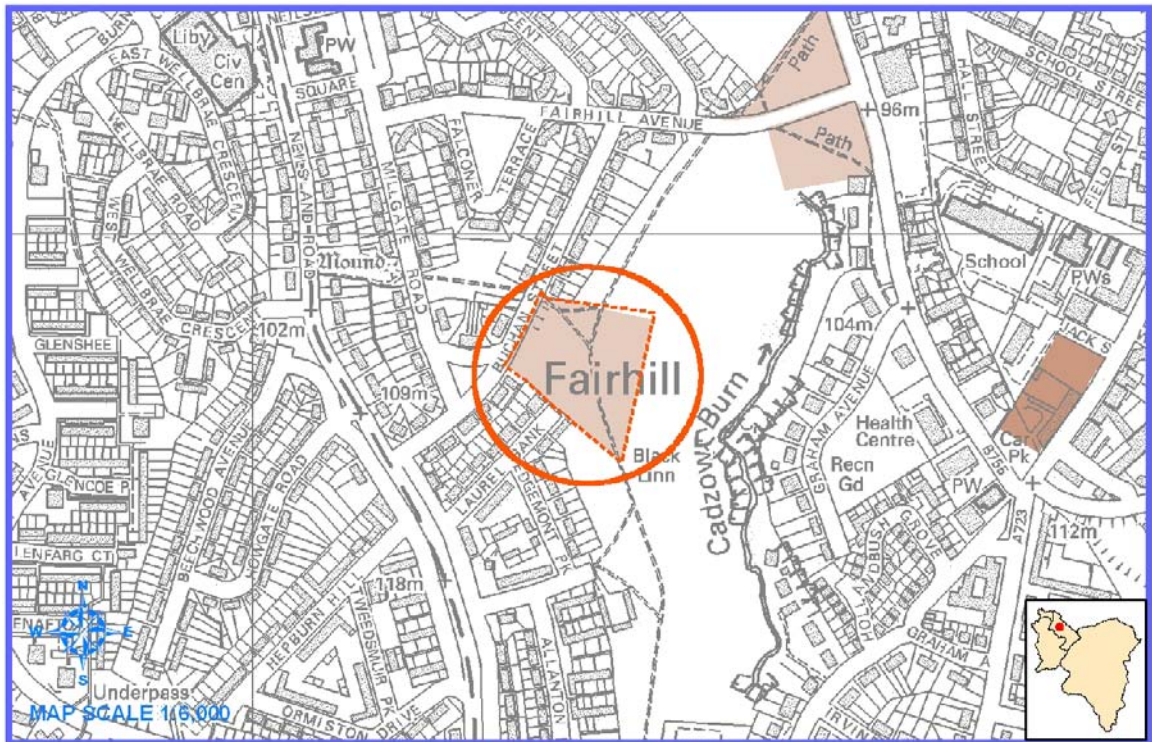
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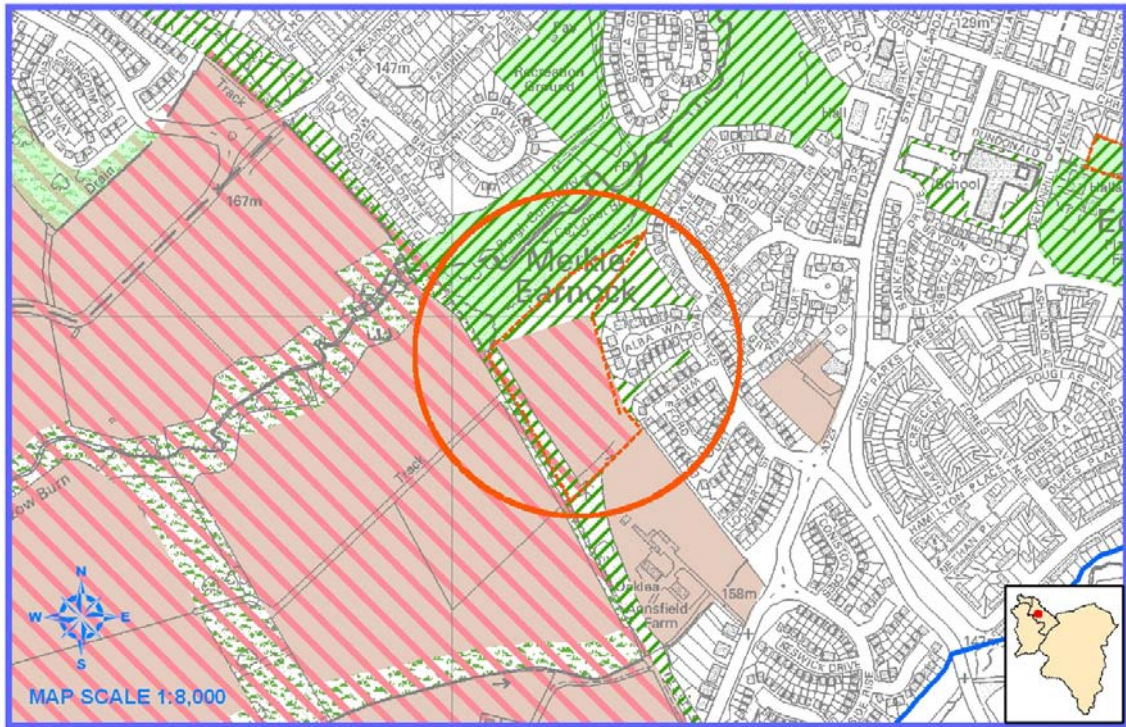
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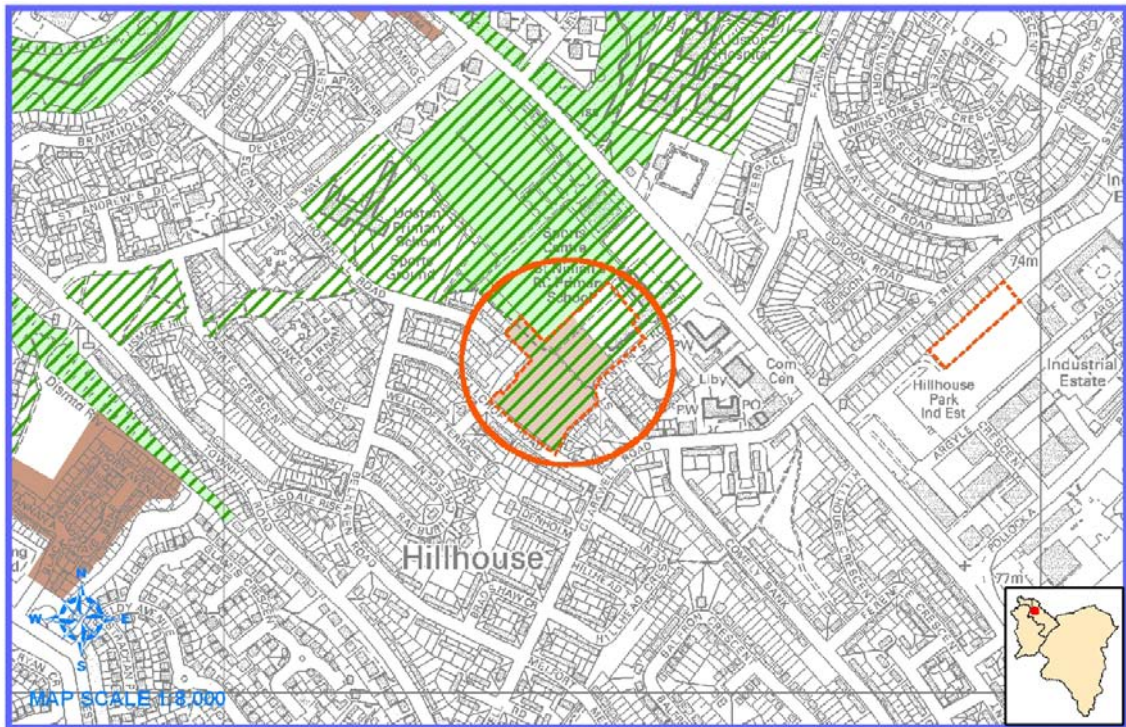
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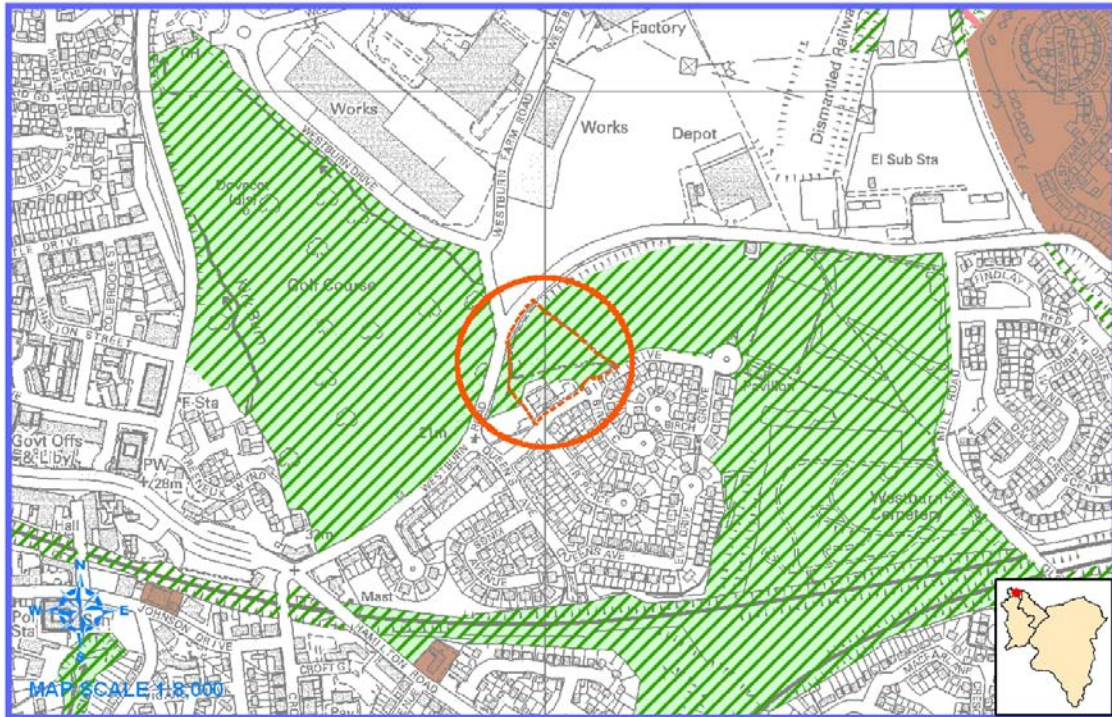


**b) Small scale sites that would be more appropriately considered through the submission and assessment of a planning application.**

<b>Ref no</b>	<b>Address</b>
CR/66/002*	Westburn Nursery, Cambuslang
EK/71/011*	Eden Drive, East Kilbride
EK/71/012*	Murray Primary School , East Kilbride
EK/71/013*	Maxwellton Primary School, East Kilbride
EK/71/014*	Canberra Primary School, East Kilbride
EK/71/015*	Hunter Primary School, East Kilbride
EK/71/016*	Recreation Ground, Jackton
EK/78/001	South Hill of Dripps, Thorntonhall
EK/78/004	Ballinluig, Thorntonhall
CL/01/001	Glengonnar, Abington
CL/10/014*	Sandy Road, Carluke
CL/10/016*	Carluke Primary School
CL/16/001	Richland Nursery, Cleghorn
CL/21/005	Oakbank Nursery, Crossford
CL/37/001	Glenclotha, Lanark
CL/37/006	Hollow Glen, Lanark
CL/37/010*	Former swimming pool, South Vennel, Lanark
CL/37/012*	Caldwellside Plot 2B Lanark
CL/37/013*	Grazings, Caldwellside, Lanark
CL/40/004*	Langdykeside, Lesmahagow
CL/53/001	Elmwood, Symington
CL/53/003	Wyndales Farm, Symington
CL/65/004	Land at rear of Ponfeith Bungalow Sandilands
CL/65/005 Hyndford	House
CL/65/006 Hyndford	Gate
CL/65/009	Douglas View Terrace, Douglas West
HM/81/005*	Dalserf Primary School, Ashgill
HM/82/005	Covenanters Field, Bothwell
HM/85/003*	Eddlewood Park, Hamilton
HM/85/004*	Broompark Road, Blantyre
HM/86/002*	Craigbank Primary school, Larkhall
HM/91/001	Udstonmill Rd, Stonehouse
HM/91/002	Sidehead Holdings, Stonehouse
HM/92/001	Muttonhole Road, Hamilton
HM/92/003	Newhousemill Road, Blantyre
HM/85/010*	Hillhouse Rd/Wellhall Rd, Hamilton
HM/85/012*	St Blanes Primary School, Blantyre
HM/82/009*	Hornal Rd, Uddingston

\* Council owned site

**b) Small scale sites that would be more appropriately considered through the submission and assessment of a planning application.**



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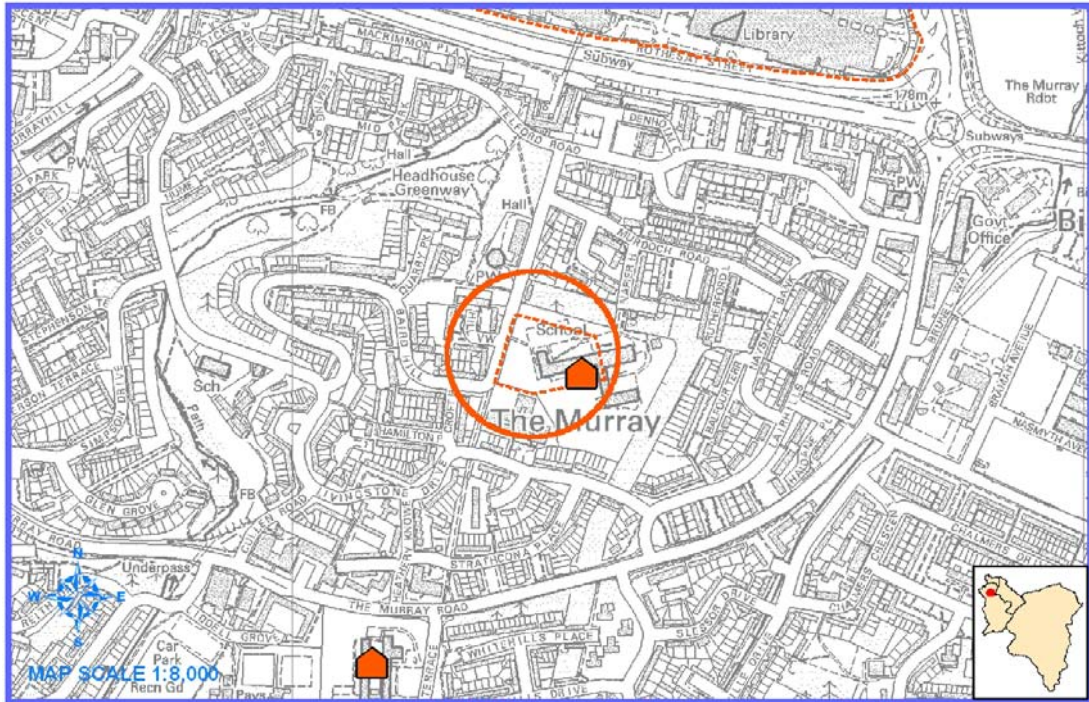
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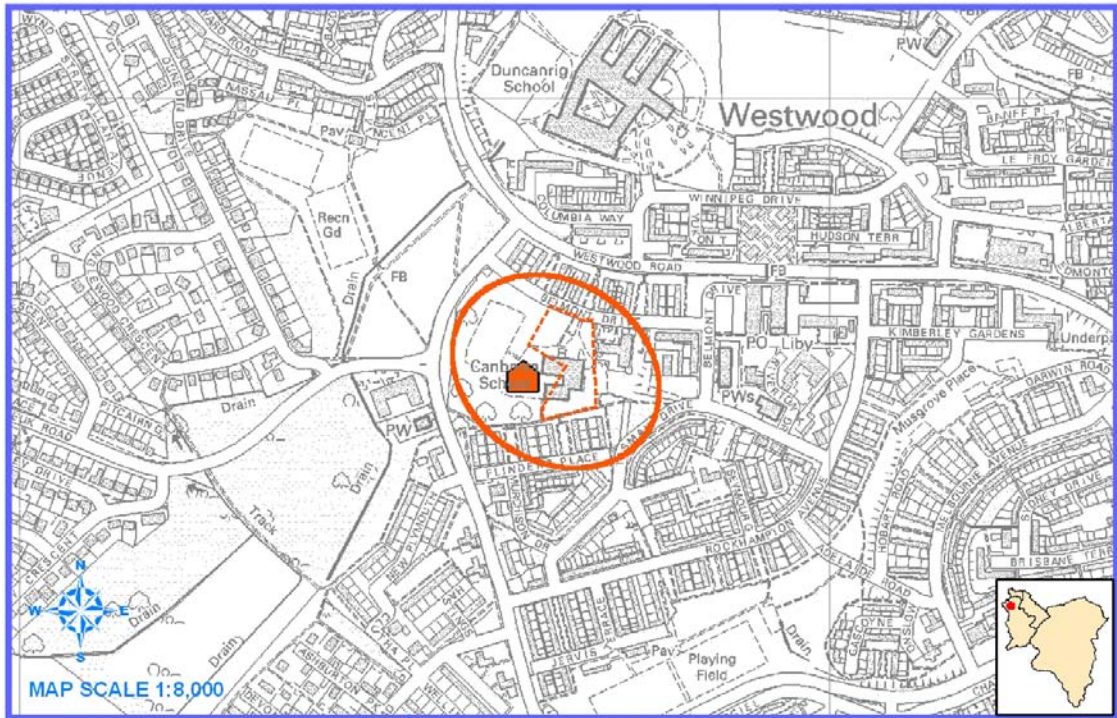
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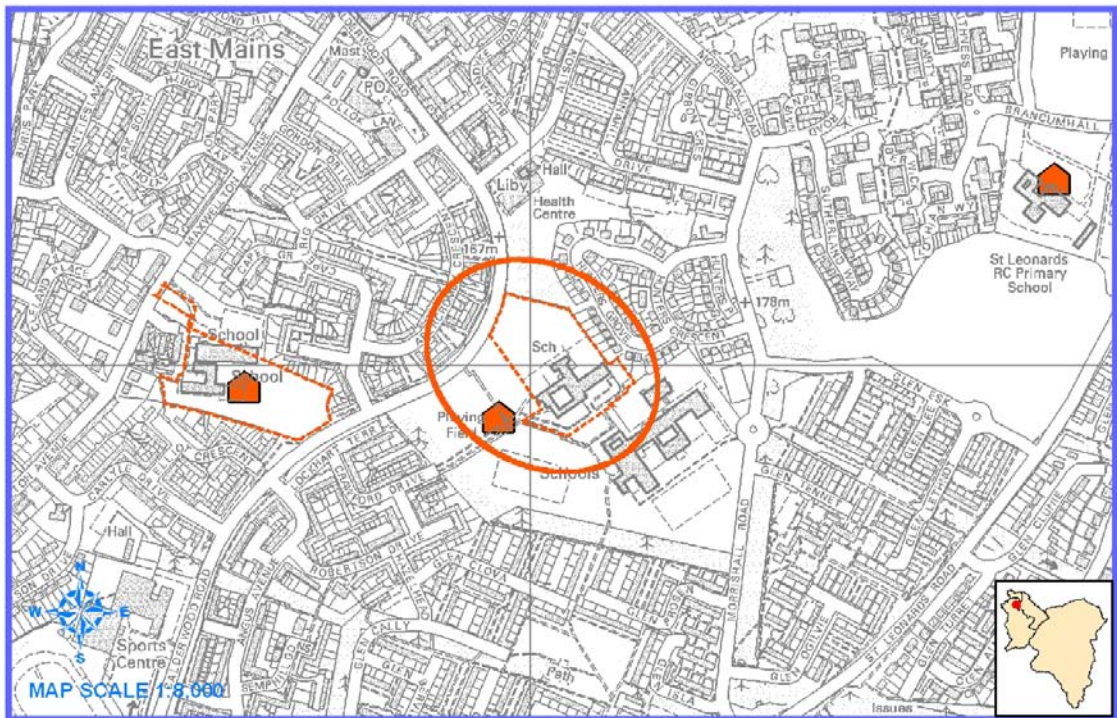
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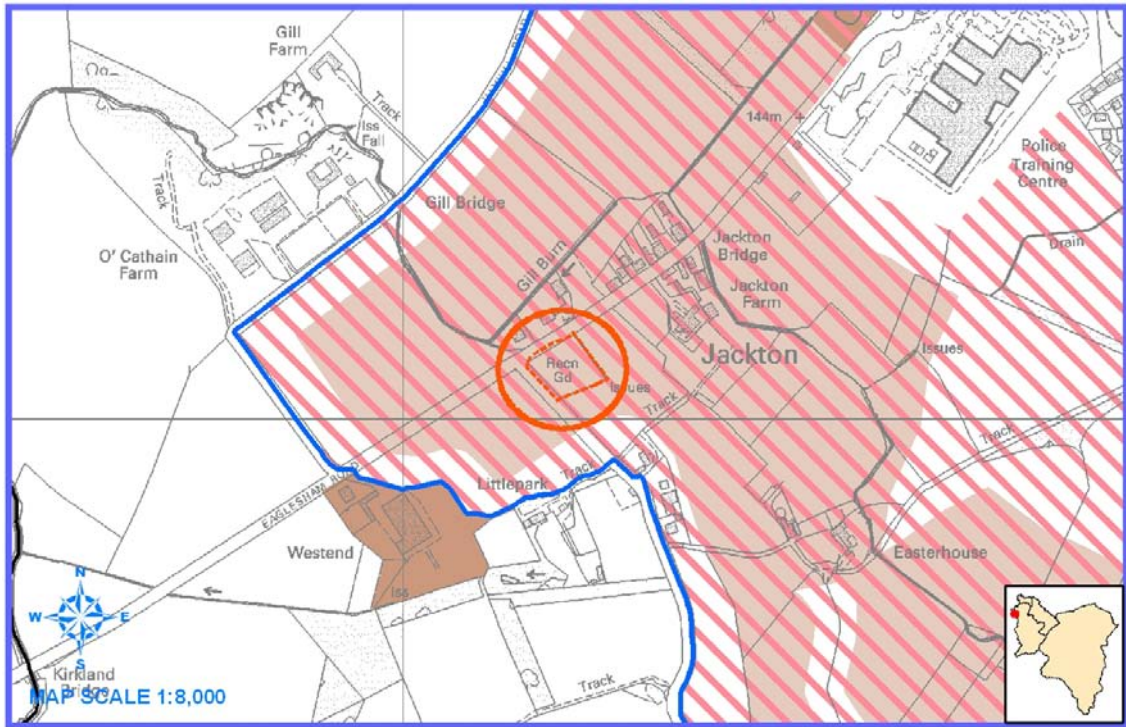


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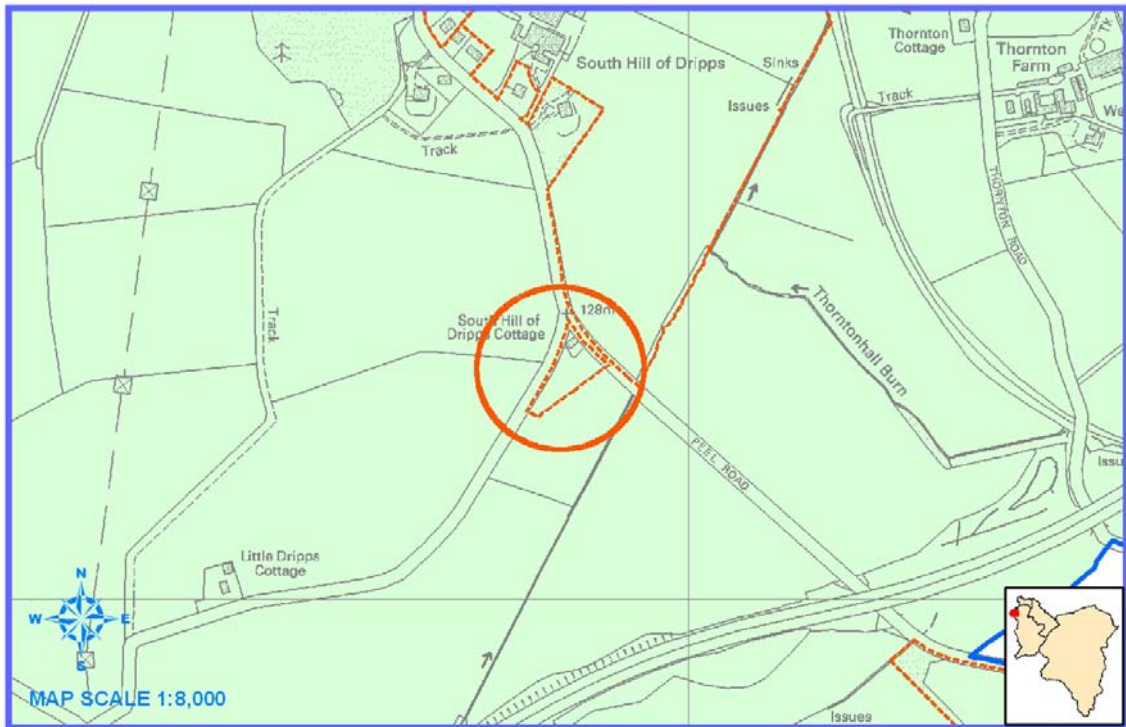
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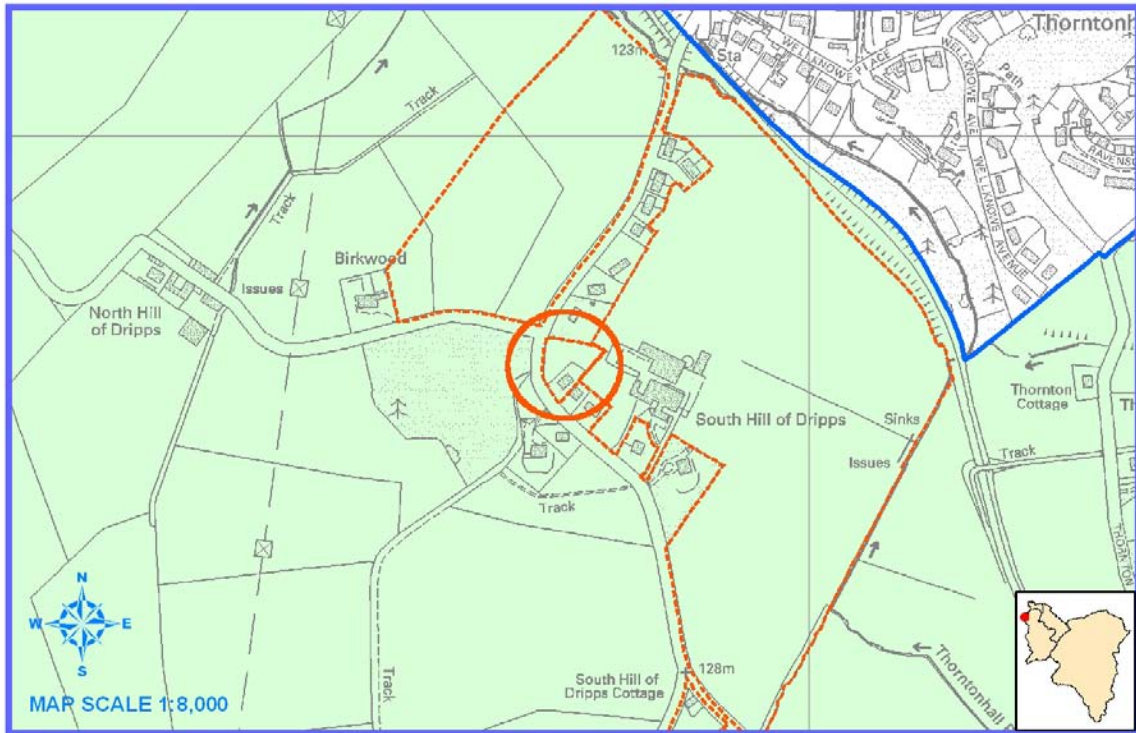
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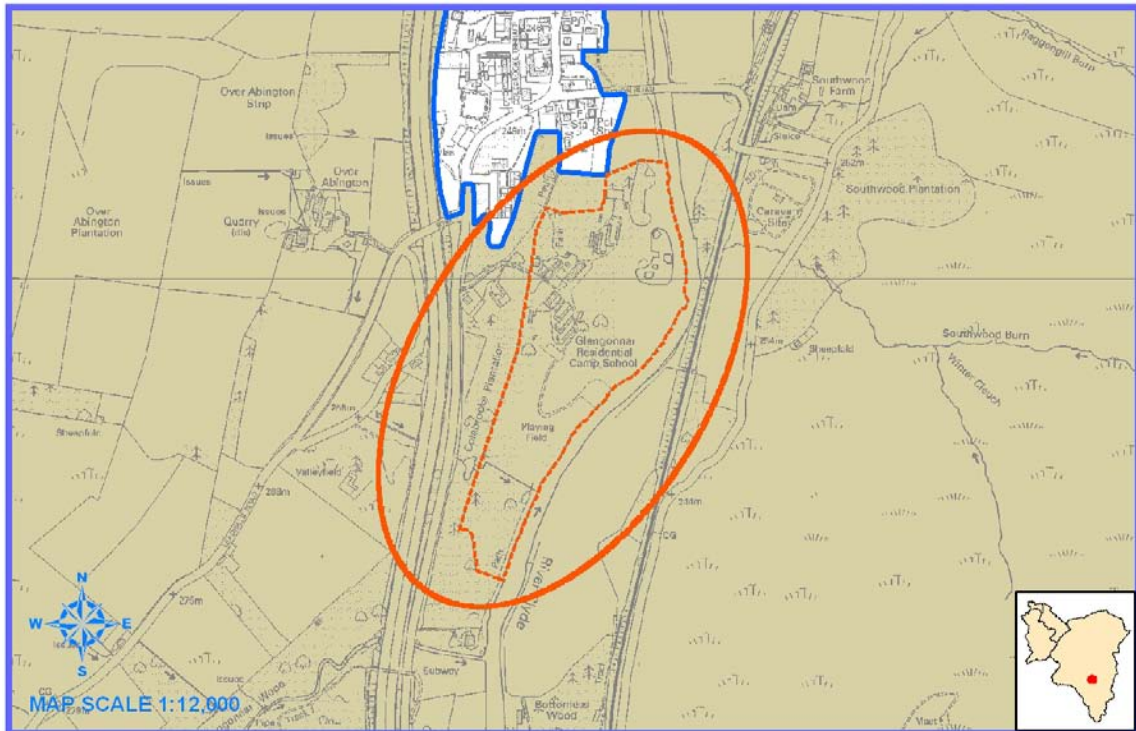
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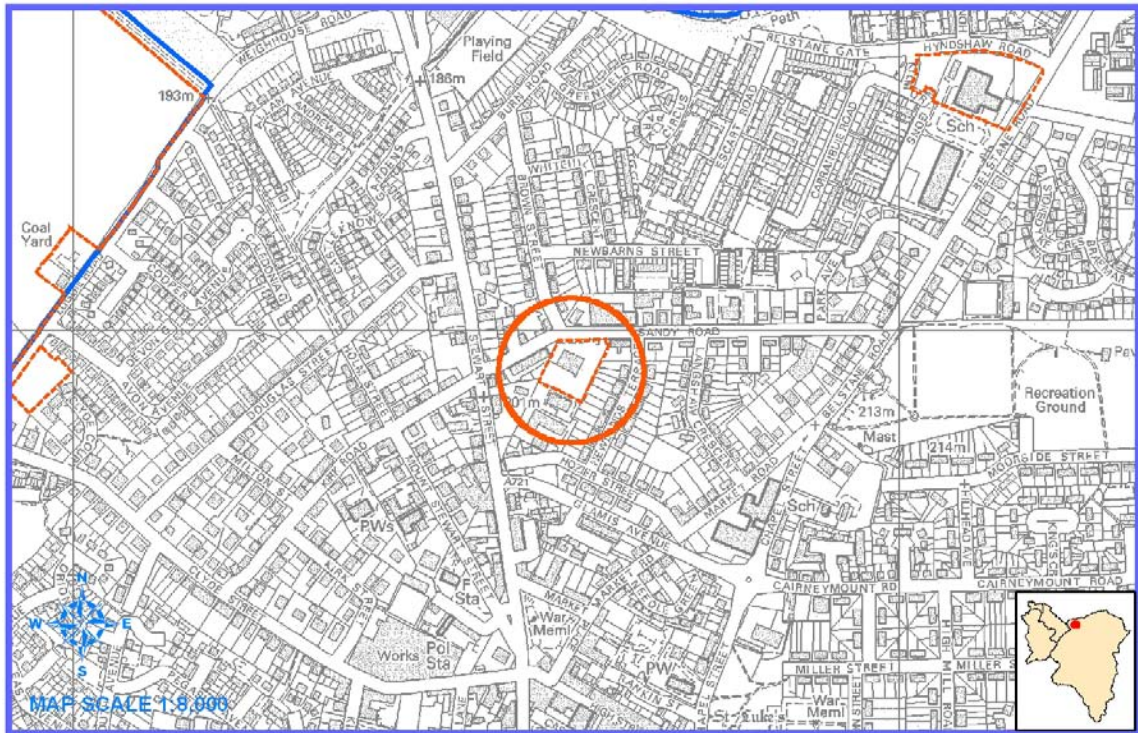
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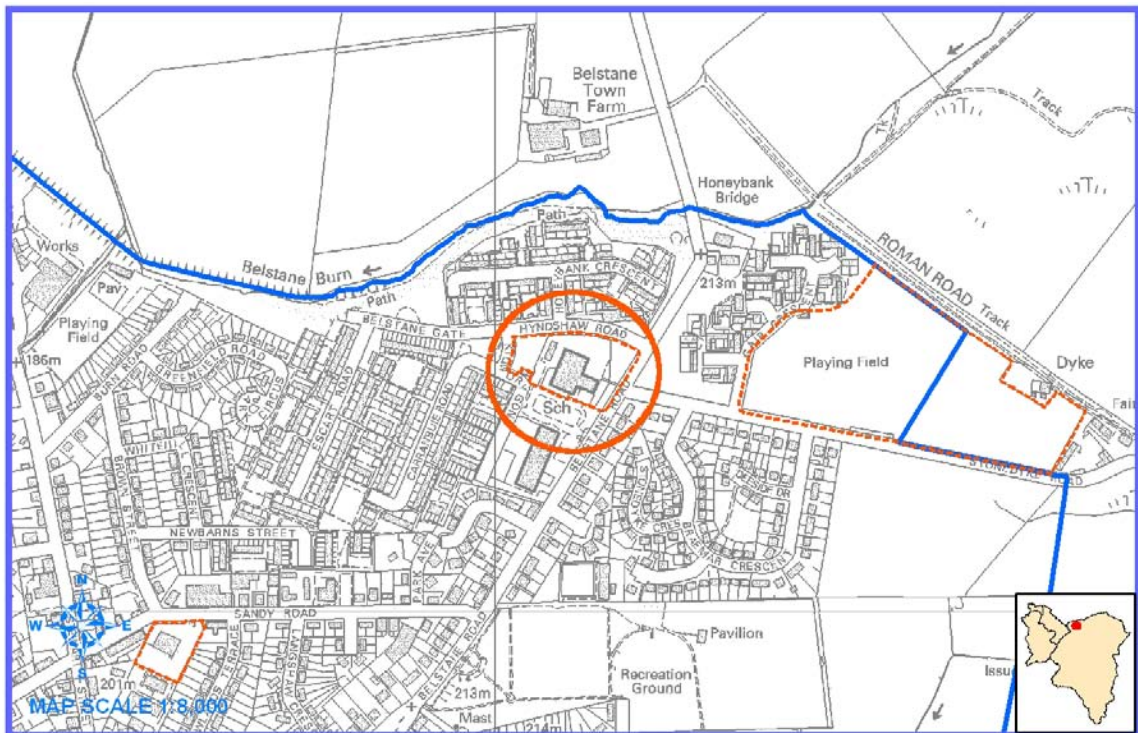
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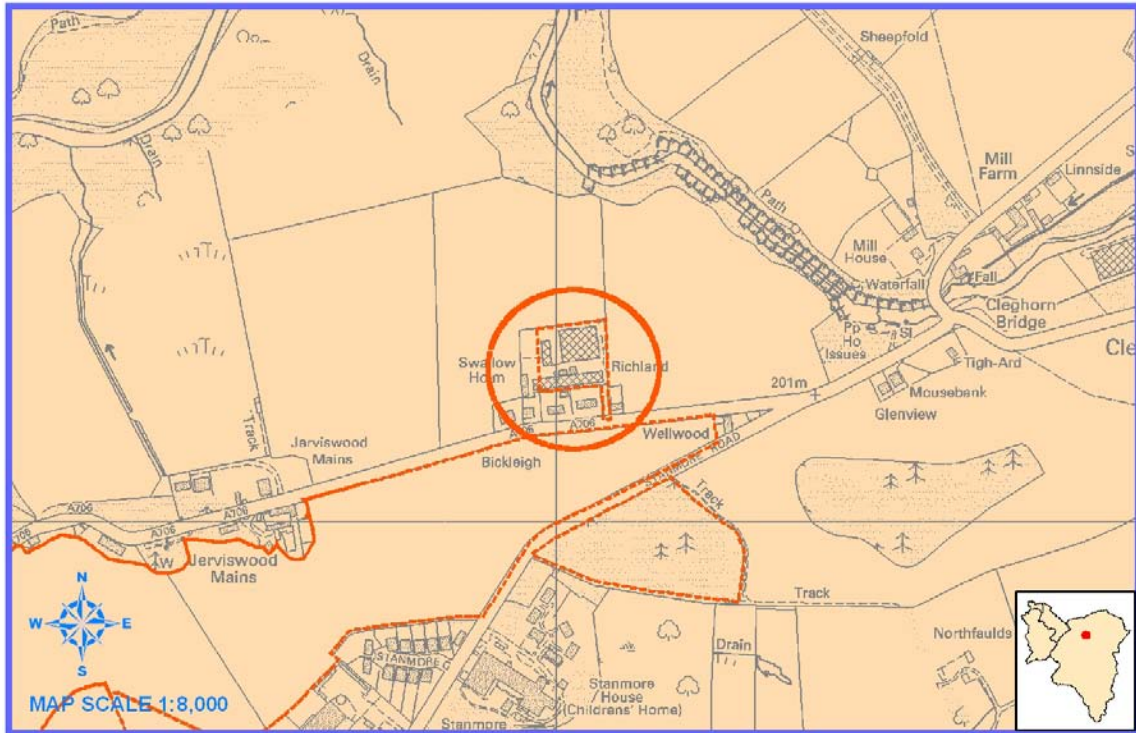
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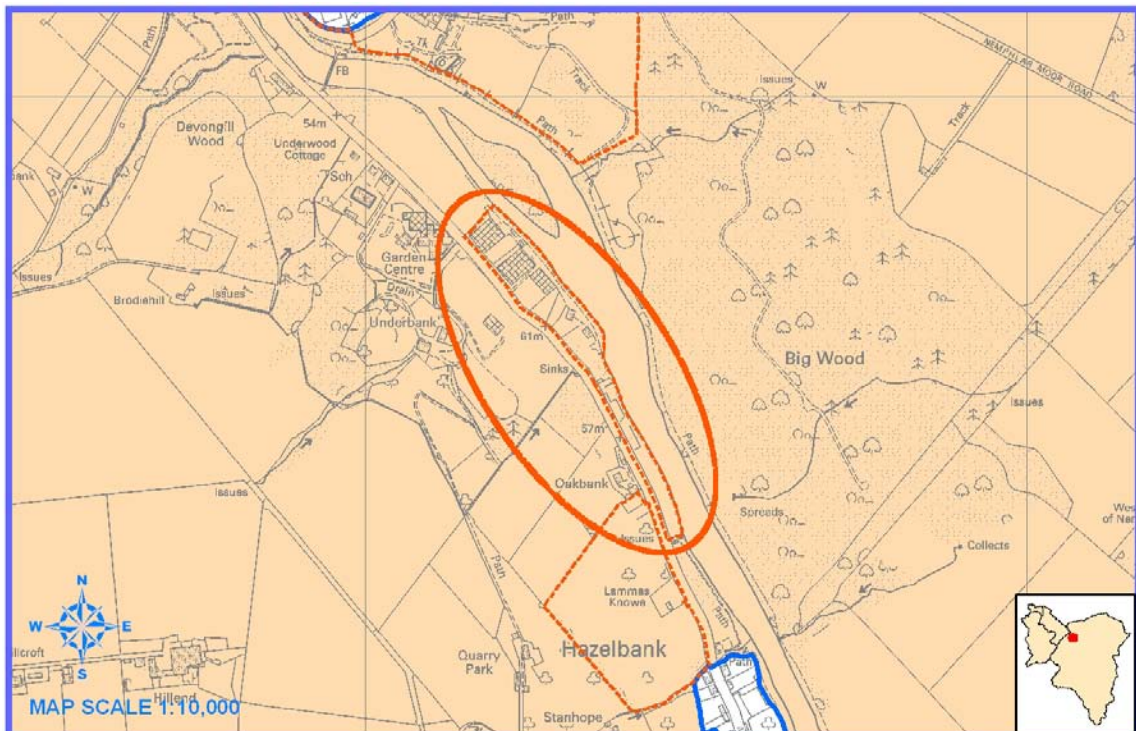
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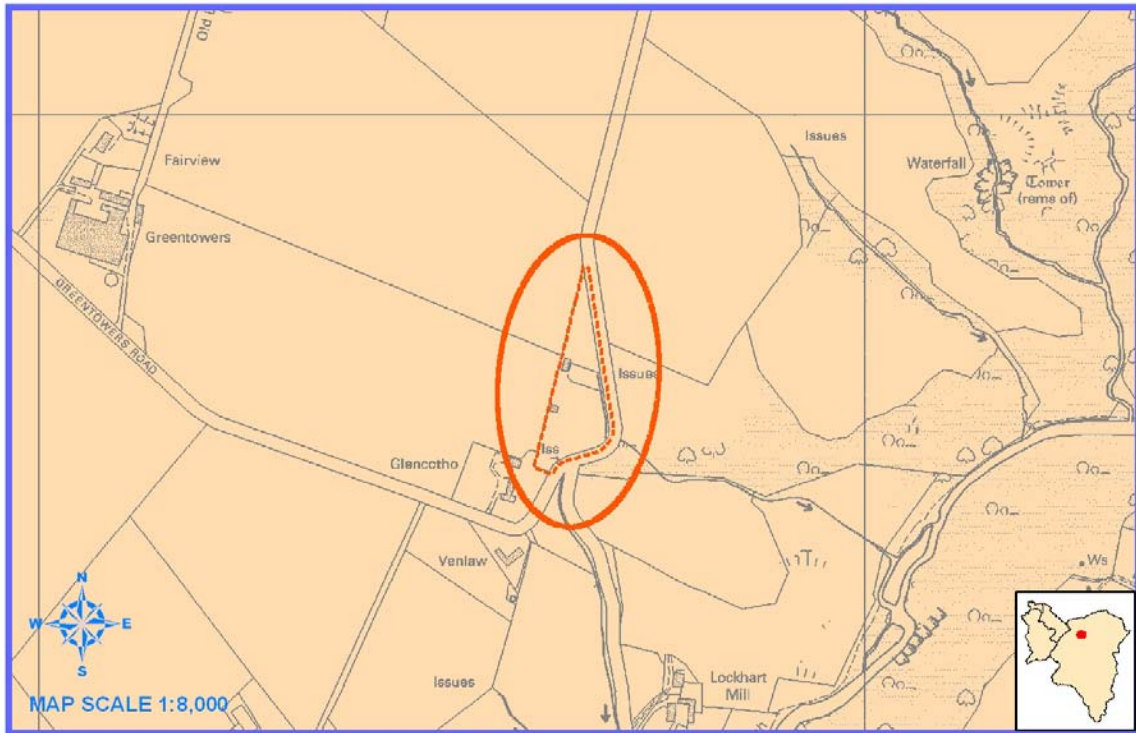
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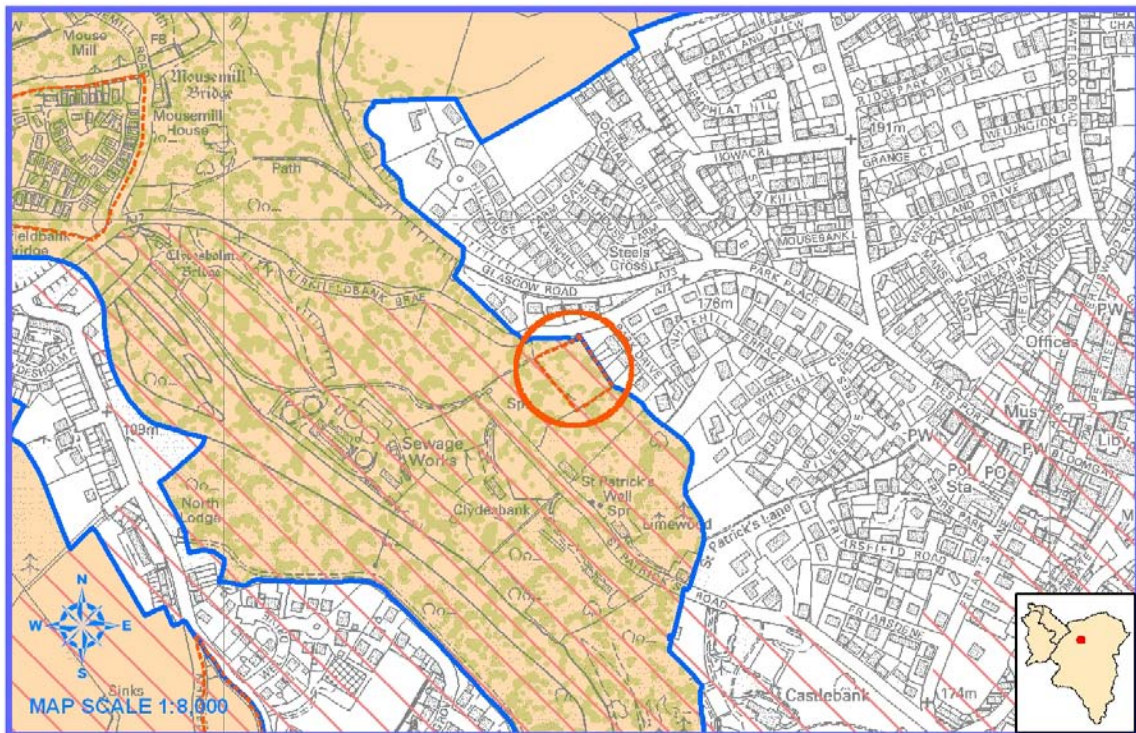
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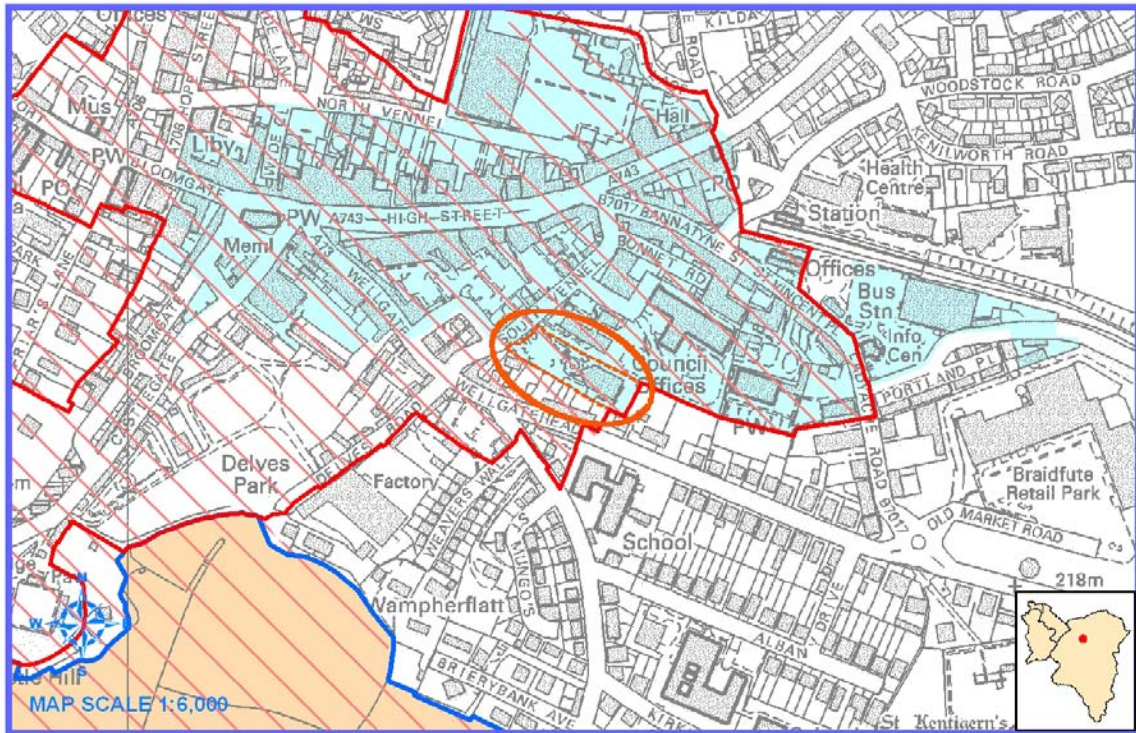
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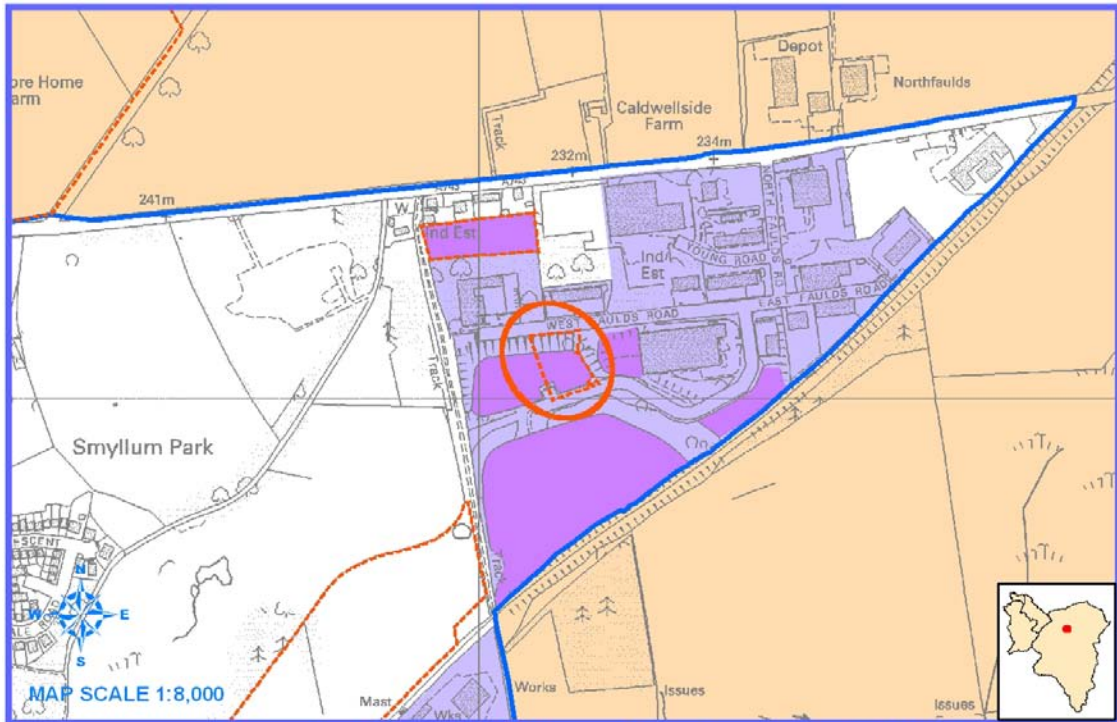
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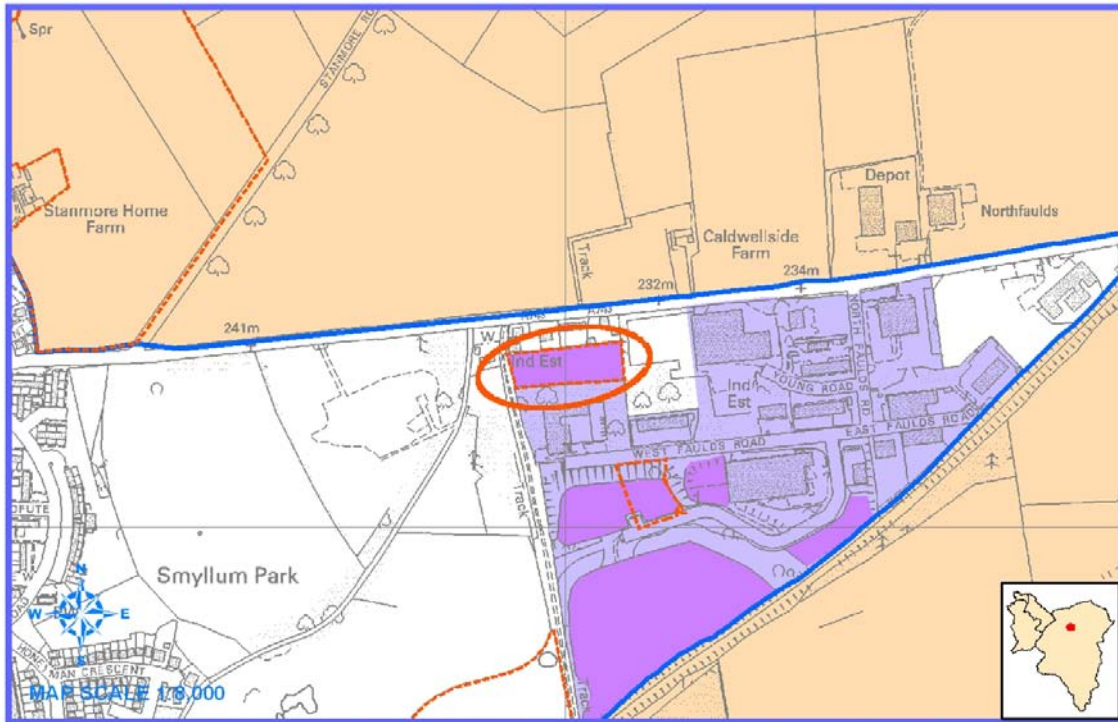
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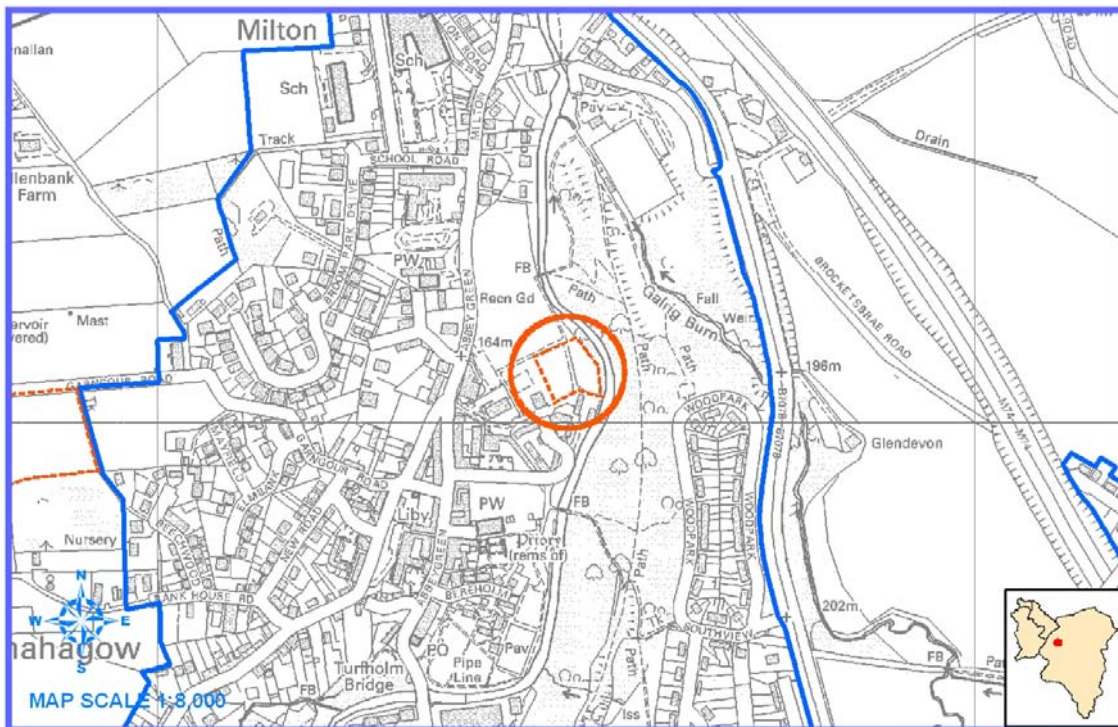
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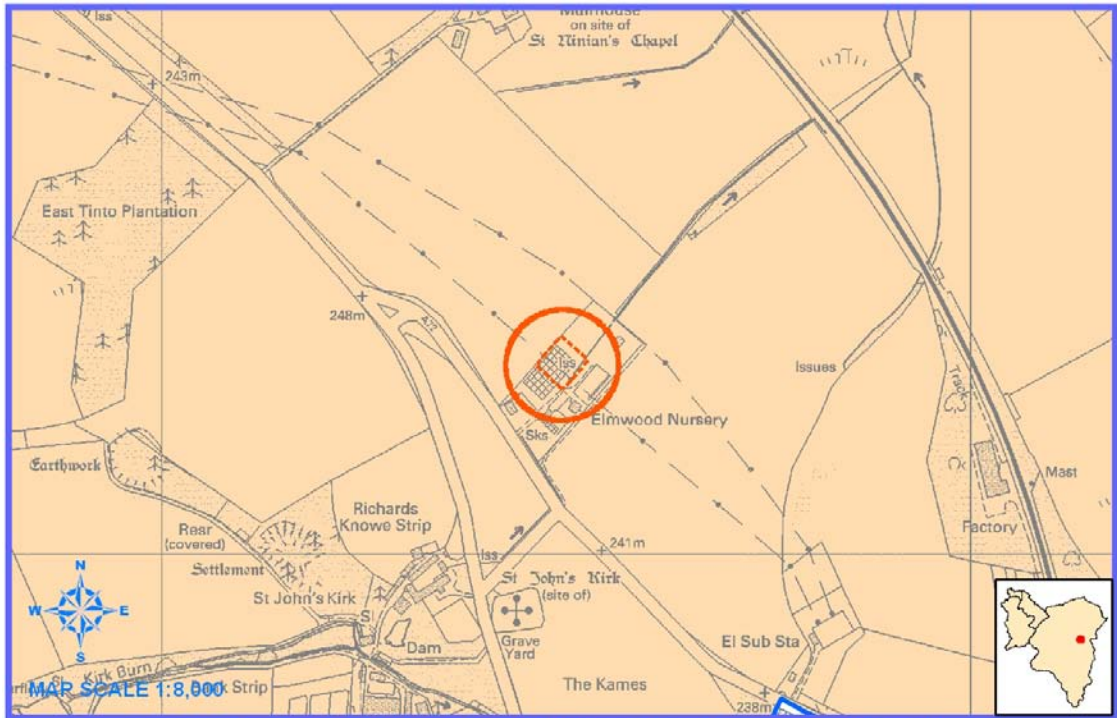
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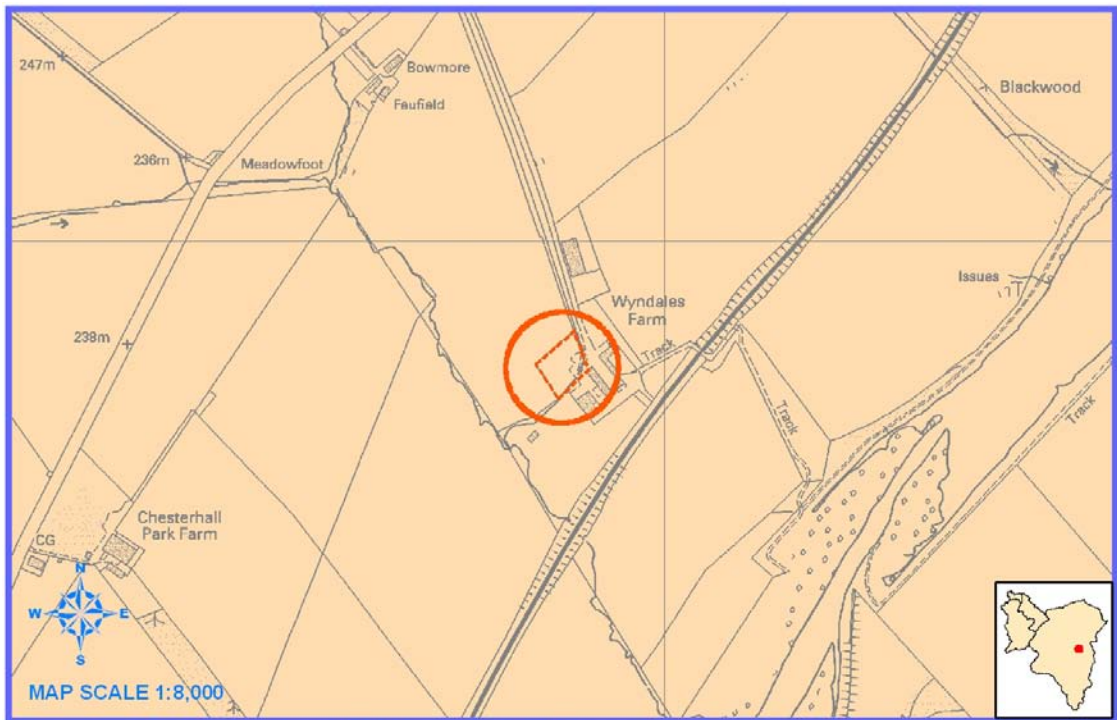


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**CL/53/001**



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