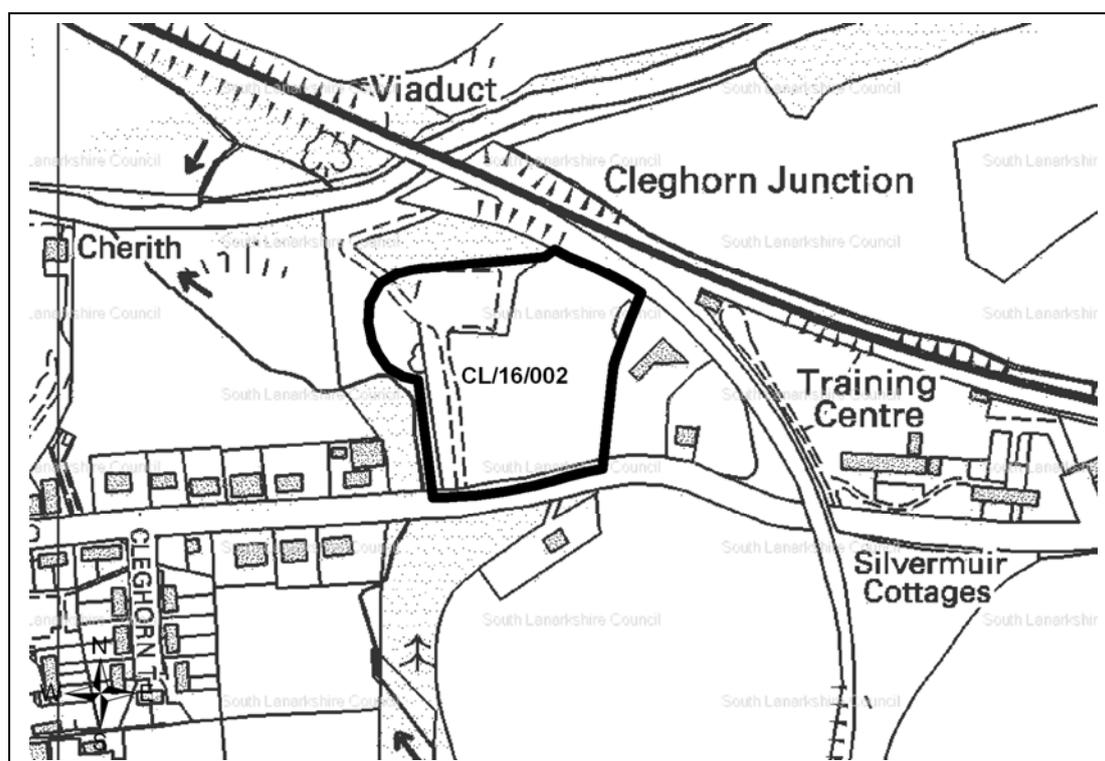


Sites for consideration for development - Assessment form

Clydesdale area

Cleghorn



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Background

Site reference	CL/16/002
address Haghalm	Road
Site size Ha	1.46
Current use	agriculture
Proposed use	housing
No of units	16
Submitted to previous LP?	

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	greenfield
Settlement pattern/coalescence/ribbon development	Ribbon development along northern side of Haghalm Road

Environmental factors

landscape	Rolling Farmland and within Special Landscape Area
Natural heritage	Proximity to the Mouse Water habitat corridor

Built heritage	none
Open space	N/A
Minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape issues and potential noise impacts
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Accessibility

Public access	No core path routes affected
Site access	Access over third party land required to achieve visibility splay
Road network	Reasonable connectivity to classified network
Public transport	Bus stop >400m. No service on Haghholm Road. Rail station 3km.
Access to services	Lanark town centre 3km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	Watercourse near site. SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

The proposed inclusion would create ribbon development along the northern side of Haghholm Road, with an area of woodland on the south side of the road. The existing settlement boundary along the eastern edge of Cleghorn is bounded by woodland landscape features and forms a robust, rounded-off and defensible boundary in the longer term

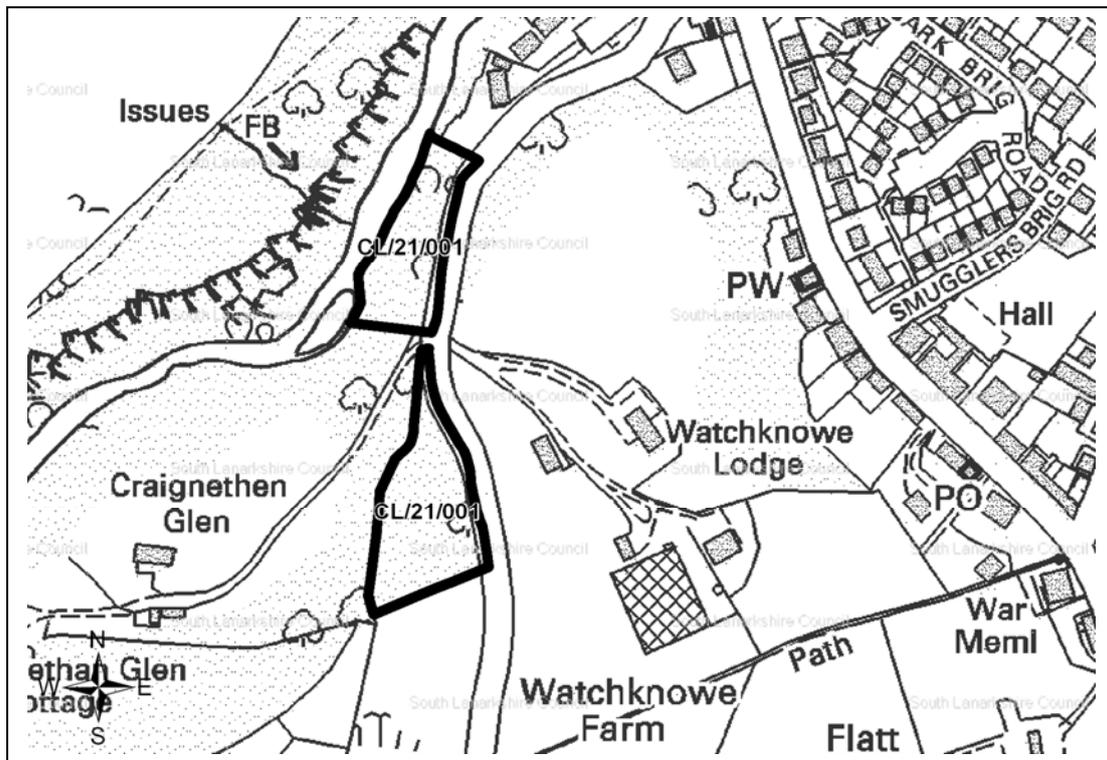
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Crossford



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Background

Site reference	CL/21/001
address	Blair Road, Crossford
Site size Ha	0.88
Current use	woodland
Proposed use	housing
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	
Settlement pattern/coalescence/ribbon development	This site would not relate to the existing settlement and would appear detached

Environmental factors

landscape	The whole site is within a Special Landscape Area
Natural heritage	The northern section of site is within SSSI, SAC, Ancient Woodland and

	Clyde Valley Forest Habitat Network. River Nethan Waterbody ID number 10080 adjacent (possibly within) the north section of the proposed site: current status is Poor.
Built heritage	N/A
Open space	N/A
minerals	Within Coal Authority Planning Referral Area

SEA

Does the site accord with SEA?	No – significant flooding and biodiversity issues
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Accessibility

Public access	No core path routes affected
Site access	Difficult to achieve satisfactory access due to site topography
Road network	Poor access to classified network via a substandard road
Public transport	Bus stops within 400m but no footpath links. Rail station 6km.
Access to services	Local services 700m

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity.
Flood risk	SEPA high risk. The indicative flood risk mapping is unclear for this area. The Applicant should provide a Flood Risk Assessment to allow the Council to assess any restrictions / conditions. This applies to both sites.
Education	School capacities to be confirmed.

Other Comments

<p>The southern section of the site appears separate and disjointed from the settlement of Crossford, both in terms of its siting and its elevated height. The rising ground level would also create problems in developing the site. The site would also remove an area of mature woodland which would have a detrimental impact on the rural character of the area.</p> <p>The northern section of the site is within the incised river valley, and has steeply sloping ground levels which lead down the gorge to the River Nethan. This area of land appears undevelopable</p>
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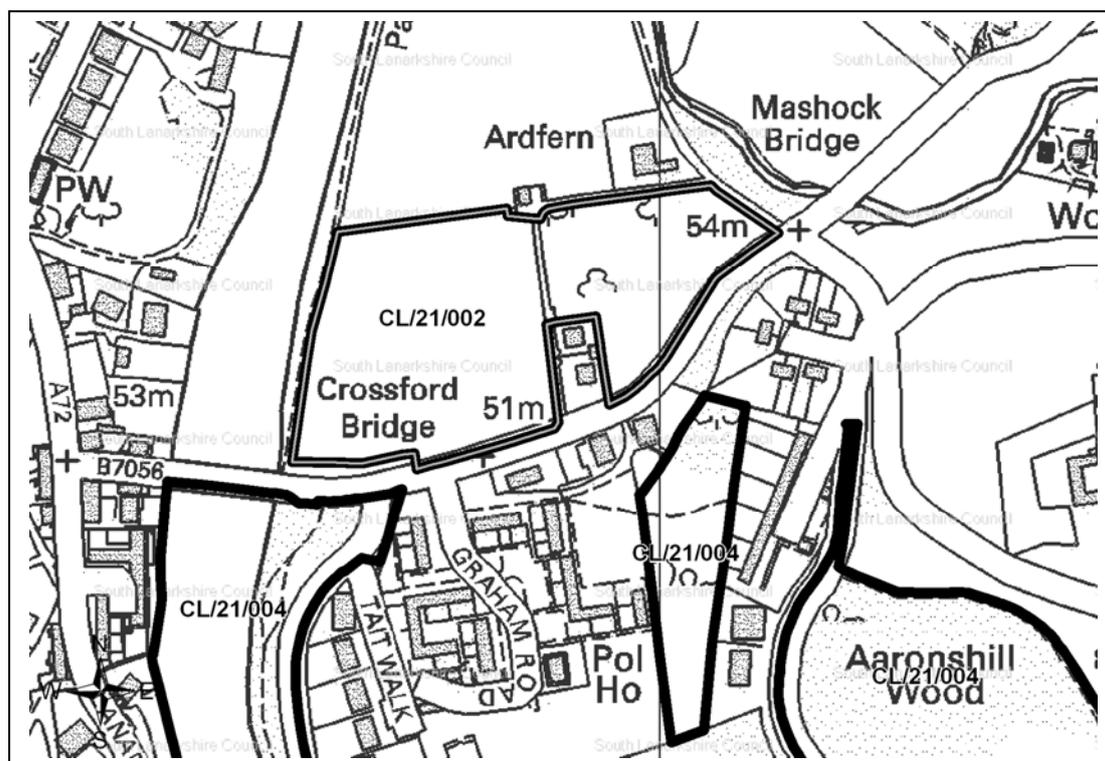
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Crossford



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Background

Site reference	CL/21/002
address	Holmlea, Braidwood Road, Crossford
Site size Ha	2.56
Current use	Grazing/orchard
Proposed use	housing
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	greenfield
Settlement pattern/coalescence/ribbon development	The site would expand the settlement boundary to the north of Braidwood Road.

Environmental factors

landscape	Incised River Valley Broad Valley Floor and in Special Landscape Area designation.
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Natural heritage	No designations affected
Built heritage	none
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	No – significant flooding issue and local landscape issue
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Accessibility

Public access	Clyde Walkway; Core Path CL/569/1; 3073/1; 3074/1; RoW SL11
Site access	Access over third party land required to achieve visibility splay
Road network	Poor links to A72 and A73
Public transport	Bus stop within 400m but no continuous footway. Rail Station 6km
Access to services	Local services 500m.

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity.
Flood risk	Most of this site is within the 1 in 200 year floodplain. SEPA high risk
Education	School capacities to be confirmed.

Other Comments

<p>The western area of the site may be undevelopable due to flooding from the River Clyde.</p> <p>The settlement edge as it stands, along Braidwood Road, provides a robustly sustainable and long term defensible edge of that part of the Crossford settlement boundary. Any redefinition of the settlement edge to include only the eastern area of the proposed site (from Glenholm and Holmlea) would amount to an encroachment into the Accessible Rural Area and would not provide a long term sustainable and defensible boundary of that part of Crossford settlement edge, as it would not consolidate with existing development and would appear detached from it due to existing mature landscaping along the southern edge of Braidwood Road</p>

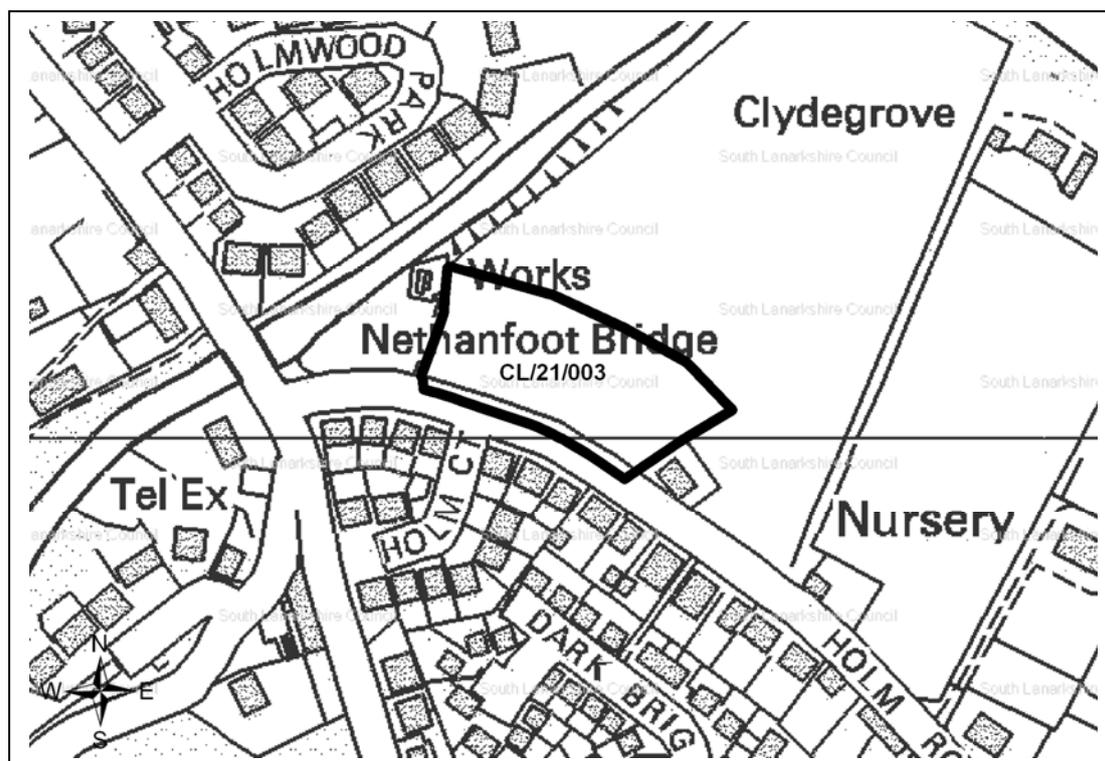
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	x

Sites for consideration for development - Assessment form

Clydesdale area

Crossford



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Background

Site reference	CL/21/003
address Holm	Road, Crossford
Site size Ha	0.6
Current use	Open space
Proposed use	housing
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	The site would introduce development into a protected area of open space. The Council is considering adjusting the settlement boundary in this area to exclude open space area from settlement

Environmental factors

landscape	Incised river valley (broad valley floor),
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	Special Landscape Area.
Natural heritage	No designations affected
Built heritage	none
Open space	ENV1 site
minerals N/A	

SEA

Does the site accord with SEA?	No – significant flooding issue and local landscape issue
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Accessibility

Public access	No core path routes
Site access	Satisfactory site access could be achieved
Road network	Good connectivity to classified network
Public transport	Bus stop within 400m
Access to services	Local services 400m

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity.
Flood risk	This site is within the 1 in 200 year floodplain. SEPA high risk.
Education	School capacities to be confirmed.

Other Comments

The site forms part of a wider area of open grassland which is bound by the River Nethan and a small pocket of trees to the west, and by the River Clyde to the North. There is existing residential development to the South of Holm Road. The site is bound to the east by one dwellinghouse. There are no significant landscape features.

This site is currently within the settlement boundary of Crossford but the Council's preferred option is to adjust the boundary to the north/east of Holm Road to put the existing ENV 1 area into the Green Belt, which would mean that this site would now lie in the Green Belt on the edge of the settlement.

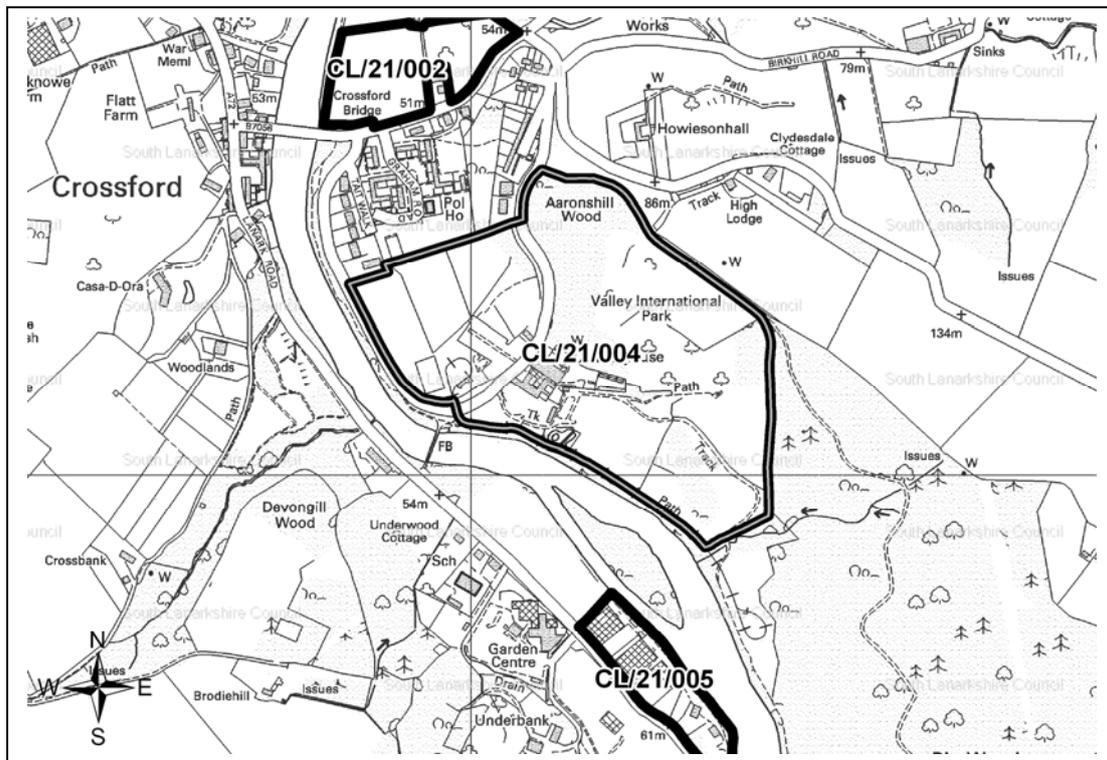
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Crossford



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Background

Site reference	CL/21/004
address	Valley International Park Crossford
Site size Ha	24.18
Current use	Recreation and consent for 3.5ha housing
Proposed use	Recreation and 12.5ha housing
No of units	tbc

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off settlement boundary.

Environmental factors

landscape	Incised River Valley. Also within SLA
Natural heritage	Ancient woodlands
Built heritage	N/A

Open space	N/A
Minerals N/A	

SEA

Does the site accord with SEA?	No – flooding issue, biodiversity and local landscape issues
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Accessibility

Public access	Clyde walkway Core Paths CL/3080/1; Row SL154; Core water Route UN/5778/1; 5776/1
Site access	Existing access road would require upgraded. Access road within floodplain
Road network	Poor connectivity to classified network
Public transport	More than 400m to bus stop. Rail station 7.6km
Access to services	Local shop 500m

Infrastructure

Water and sewerage	Possible sewerage capacity issue
Flood risk	SEPA high risk – partly within the 1:200 year flood plain. Flood risk assessment required
Education	School capacities to be confirmed.

Other Comments

Part of the site is already identified in the adopted South Lanarkshire Local Plan as a new housing site. Detailed planning permission has subsequently been granted for the erection of 60 houses although work has yet to start on implementing that consent. The remainder of the proposed site is located outwith the settlement boundary for Crossford. In view of the uncertainty of the existing housing allocation coming forward in the foreseeable future it would be inappropriate to release additional land for development. This is reinforced by the fact that any extension to the housing allocation would encroach into the ancient woodland areas and affect the established landscape setting of the wider area. In addition part of the area is within the 1:200 year flood plain.

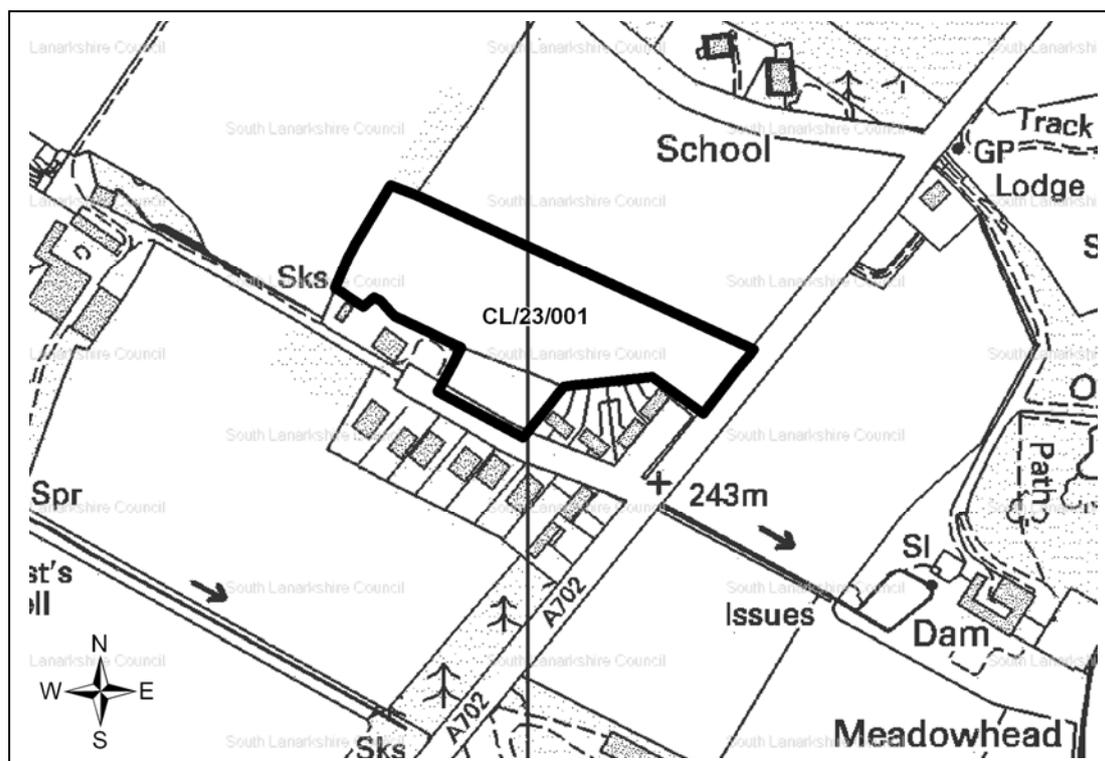
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Dolphinton



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Background

Site reference	CL/23/001
address	Hillside Gardens, Dolphinton
Site size Ha	1.44
Current use	agricultural
Proposed use	housing
No of units	25-30
Submitted to previous LP?	Yes – CLP116 (part)

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off settlement boundary

Environmental factors

landscape	Rolling Farmland. Also within Special Landscape Area.
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Natural heritage	The location of the development site is in the flight path of the Pink footed geese from Westwater SPA
Built heritage	WOSAS archaeological trigger zone covers the entire site.
Open space	Existing play area on western part of site
minerals N/A	

SEA

Does the site accord with SEA?	Partly – biodiversity and local landscape issues
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Accessibility

Public access	No core path routes affected
Site access	Access from Hillside Gardens, no access from A702
Road network	Good connectivity to classified network
Public transport	Bus stop within 400m. Rail station >10km
Access to services	Biggar village centre 10km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Includes 0.17ha already within settlement but not developed (utilised as a children's play area). Remainder of site consists of gently sloping agricultural land, prominent when viewed from the adjacent A702 Trunk Road. Agricultural land adjoins the site to the north and west, and to the east, beyond the A702. Existing dwellinghouses adjoin the site to the south. There are no records of any previous planning applications for the site.
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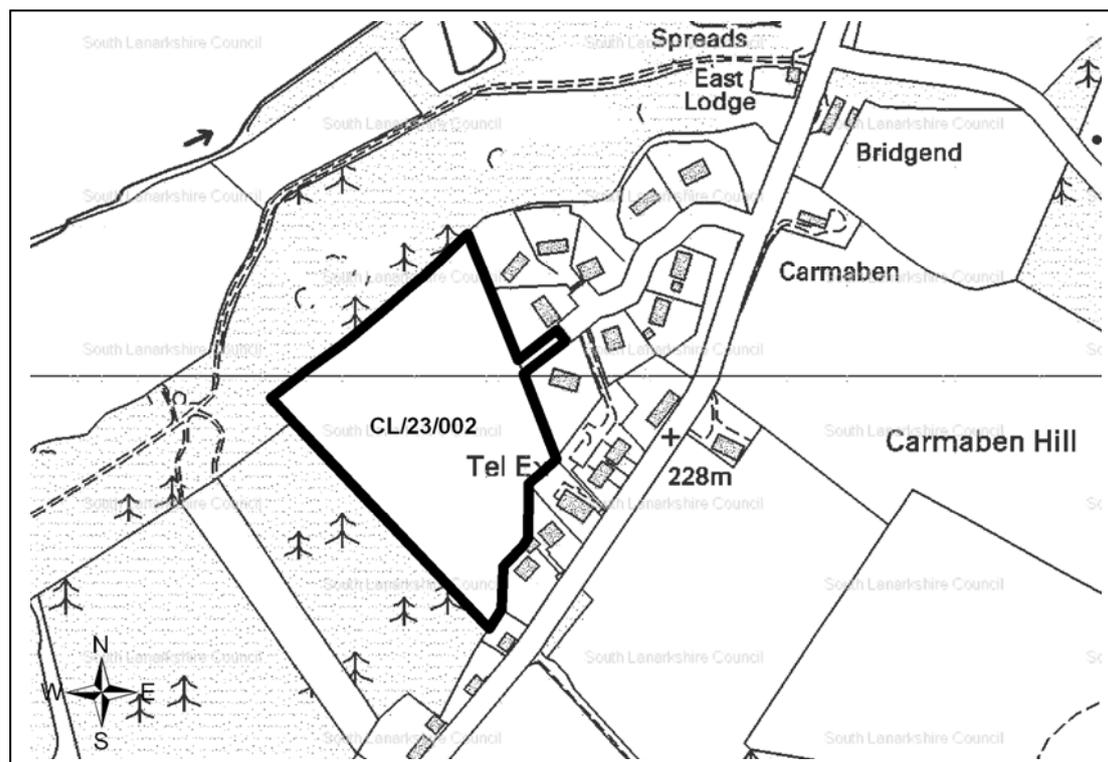
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Dolphinton



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Background

Site reference	CL/23/002
address Carmaben	Brae, Dolphinton
Site size Ha	2.63
Current use	Vacant agricultural land
Proposed use	housing
No of units	10
Submitted to previous LP?	Yes – CLP115

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement (small part within)
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Development of this site would represent a rounding off of this part of Dolphinton village

Environmental factors

landscape	Rolling Farmland. Also within Special Landscape Area.
Natural heritage	The location of the development site is in the flight path of the pink footed geese

	from Westwater SPA
Built heritage	none
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – biodiversity and local landscape issues
--------------------------------	--

Accessibility

Public access	Noted that there is evidence of continued use of the site for public access, walking etc.
Site access	A suitable vehicular access to the site currently exists, directly from Carmaben Brae.
Road network	Good connectivity with classified network
Public transport	On bus route, just over 400m from stop. Rail station >10km
Access to services	Biggar village centre 11km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Site consists of generally level grassland, however rises notably to the northern boundary. Part of the proposed site is presently within the existing settlement boundary for Dolphinton, an area to the north east, adjoining Carmaben Brae. The release of the site as a low density housing site would be acceptable as it is visually well contained by mature woodland to the north and west and by existing dwellings to the south and east. SEA issues would require to be addressed by developer. There are no records of any previous planning applications for the site.

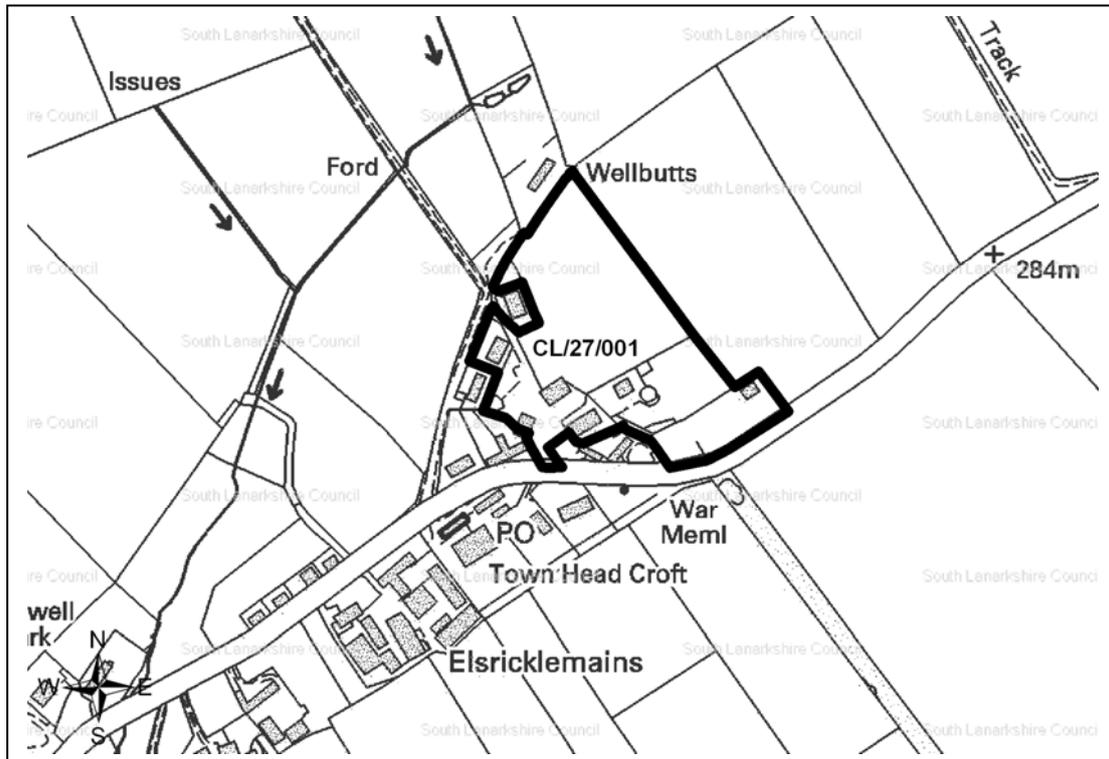
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

Sites for consideration for development - Assessment form

Clydesdale area

Elsrickle



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Background

Site reference	CL/27/001
address	Carnwath Road Elsrickle
Site size Ha	2.18
Current use	Agriculture and existing houses
Proposed use	housing
No of units	25-30
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement (partly within)
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off settlement boundary

Environmental factors

landscape	Plateau Farmland. Also within Special Landscape Area.
Natural heritage	The location of the development is close to the feeding areas of pink footed geese

	from Westwater SPA
Built heritage	WOSAS archaeological trigger zone
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly -biodiversity and local landscape issues
--------------------------------	---

Accessibility

Public access	right of way from Elsrickle to Walston, passes to the east of the land.
Site access	It may be necessary to cross third party land to achieve the required visibility splays
Road network	Good connectivity with classified network
Public transport	Bus stop within 400m however no service except MyBus rural. More than 10km to Rail station
Access to services	Biggar village centre 6.6km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Part of the proposed site is already within the Elsrickle settlement boundary however this area, occupied by East Park, would be difficult to access safely onto the adjoining public road and in addition would be visually prominent. The Council's preferred option is that the settlement boundary should be adjusted to exclude this area. See Technical Report 1.
No previous planning applications cover the site.

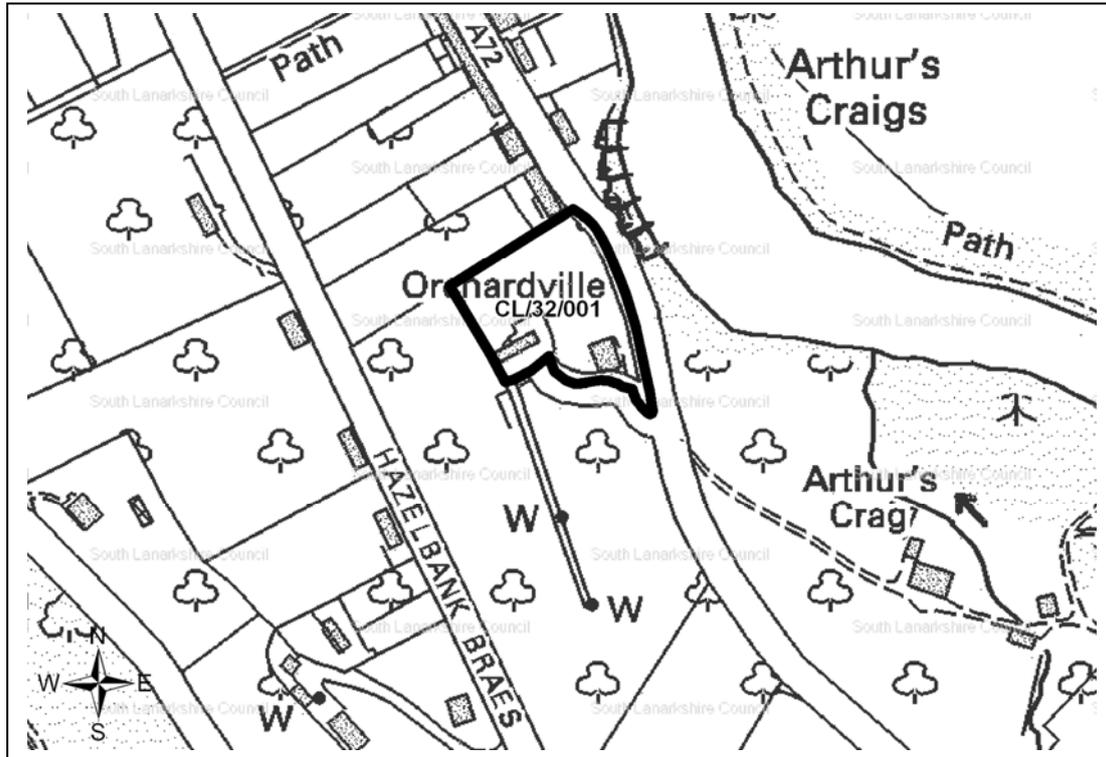
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Hazelbank



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Background

Site reference	CL/32/001
address Orchardville,	Hazelbank
Site size Ha	0.3
Current use	Disused orchard
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP327

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Ribbon development. Excessive scale relative to size of village.

Environmental factors

landscape	Incised river valley. Also in Sensitive Landscape Area. Adjacent to national tourist route
Natural heritage	No designations affected. Former orchard site.

Built heritage	N/A
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – soils, biodiversity and local landscape issues
--------------------------------	---

Accessibility

Public access	No core paths affected
Site access	Visibility splay will cross third party land
Road network	Good connectivity with classified network
Public transport	Bus stop within 400m but no connecting footway. Rail station 5km.
Access to services	Lanark town centre 5km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	SEPA low risk. No issues subject to normal flood conditions being applied
Education	School capacities to be confirmed.

Other Comments

<p>The site is bound to the north by a dwellinghouse; to the east by low fencing and hedges followed by the A72 road; to the south by a dwellinghouse, and to the west by a fruit orchard. It slopes downward from west to east, and drops sharply towards the A72 Road. The site sits on a higher ground level than the A72.</p> <p>Due to the sloping ground levels and elevated nature of the site, providing suitable access and car parking may be difficult, and could result in significant ground works to the detriment of the visual amenity and rural character of the surrounding area.</p> <p>Development of the site, if allowed, would constitute an inappropriate development in terms of the excessive scale which is out of character with the settlement of Hazelbank, and would have an adverse visual impact on the landscape setting of the surrounding area.</p>

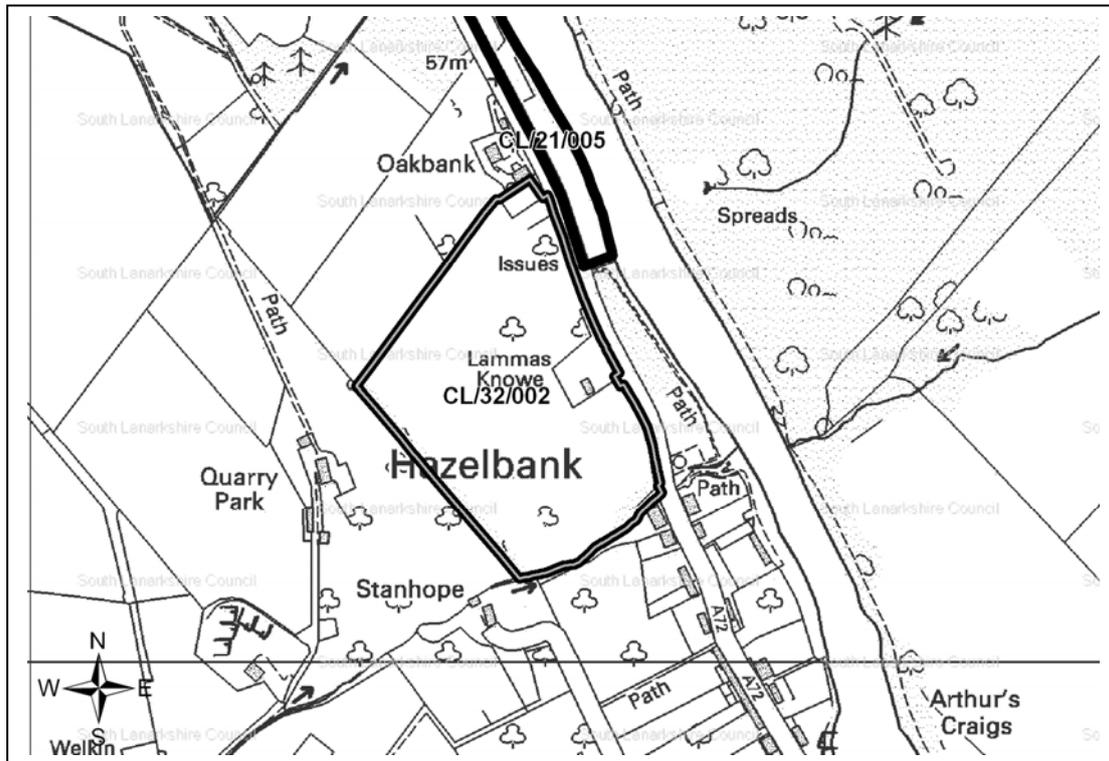
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Hazelbank



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Background

Site reference	CL/32/002
address	Lammas Knowe, Hazelbank
Site size Ha	5.4
Current use	Redundant horticultural unit
Proposed use	housing
No of units	8-14
Submitted to previous LP?	Yes – CLP034 (smaller site)

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Excessive settlement expansion to a linear settlement

Environmental factors

landscape	Incised River Valley. Also within Special Landscape Area. Adjacent to National Tourist Route
Natural heritage	No designations. Non baseline waterbody on boundary.

Built heritage	N/A
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – soils, biodiversity and local landscape issues
--------------------------------	---

Accessibility

Public access	No core path routes affected
Site access	Access can be achieved
Road network	Good connectivity to classified network
Public transport	Bus stop within 400m but no footway. Rail station 5km
Access to services	Lanark town centre 5km

Infrastructure

Water and sewerage	Development should not impact on spring that forms part of the catchment for the small tributary of the Clyde east of the A72 at NS 8346 4533. Possible issues with current sewerage capacity.
Flood risk	There is a watercourse adjacent to this site. Any proposals should provide a Flood Risk Assessment to allow the Council to assess any restrictions / conditions. SEPA high risk
Education	School capacities to be confirmed.

Other Comments

<p>The character of Hazelbank is ribbon development along the A72 road with houses built on a higher ground level than the A72 road.</p> <p>Due to the sloping ground levels and elevated nature of the site, providing suitable access and car parking may be difficult, and could result in significant ground works to the detriment of the visual amenity and rural character of the surrounding area.</p> <p>Development of the site would constitute an inappropriate development in terms of the excessive scale which is out of character with the settlement of Hazelbank, and would have an adverse visual impact on the landscape setting of the surrounding area.</p>

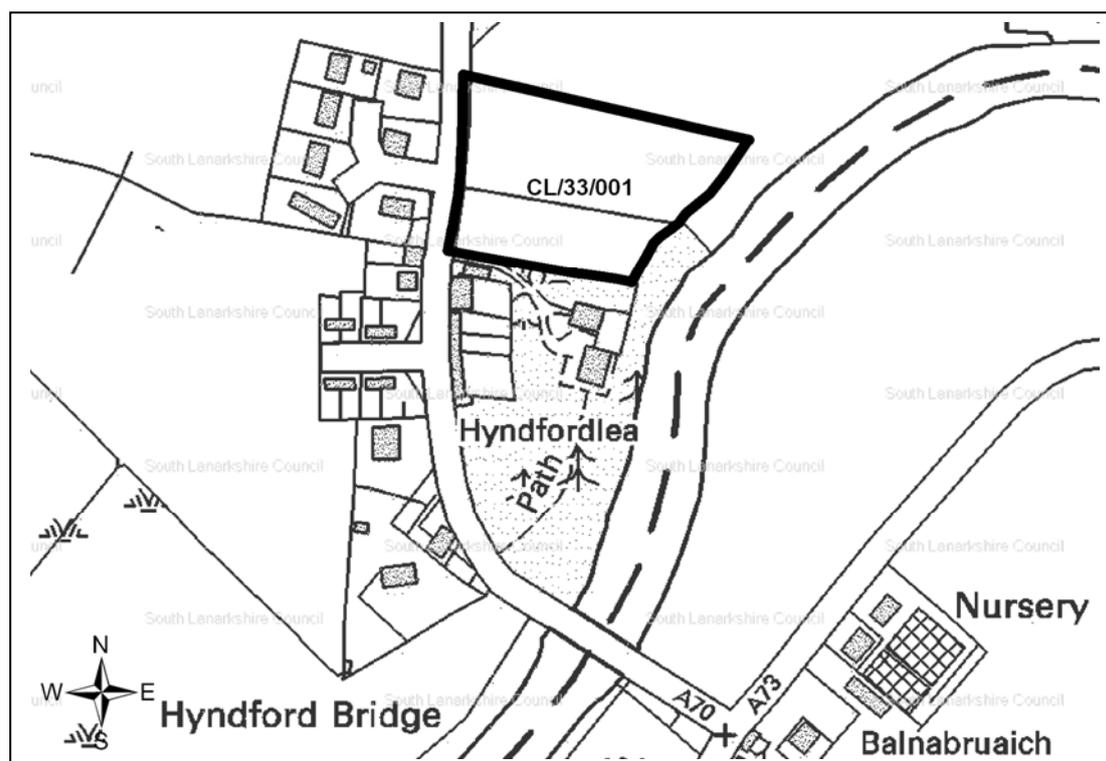
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Hyndfordbridge



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Background

Site reference	CL/33/001
address Hydfordbrid	ge
Site size Ha	1.22
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP209

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	The site would round off the settlement boundary between existing residential development to the south and west.

Environmental factors

landscape	Broad valley upland. Also within Special Landscape Area.
Natural heritage	No designations affected. Baseline Waterbody 10042 River Clyde. Bad

	Ecological Status
Built heritage	N/A
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – minor issues
--------------------------------	-----------------------

Accessibility

Public access	No core paths affected
Site access	Site frontage insufficient to allow sufficient junction spacing on A73
Road network	Good connectivity however site access issue – see above
Public transport	Bus stop within 400m but incomplete footway links
Access to services	Lanark town centre 3.5km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	SEPA medium risk. This site is adjacent to the 1 in 200 year flood extents of the River Clyde. Flood Risk Assessment required which should consider the impacts of climate change.
Education	School capacities to be confirmed.

Other Comments

Relatively flat ground level. The site consists of open grassland. To the east of the site the land slopes notably downward towards the River Clyde. The site can be viewed from the A70 to the east, although views will be short due to the topography of the land and road geometry. The site is also partially screened by existing trees along the river embankment to the south east of the site. The site would round off the settlement boundary to the north; taking into account existing residential development to the east of the site. However the site has major access issues.

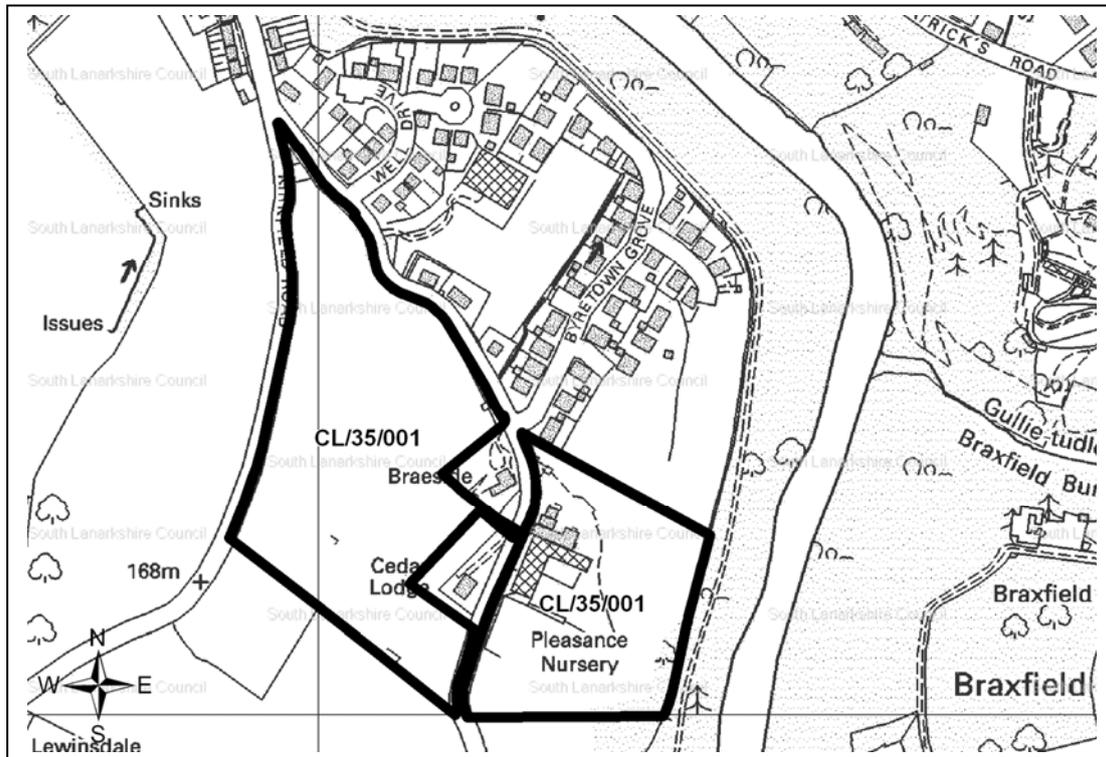
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Kirkfieldbank



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Background

Site reference	CL/35/001
address	The Pleasance, Byretown Rd, Kirkfieldbank
Site size Ha	8.43
Current use	Agriculture/horticulture
Proposed use	Low density housing
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield mixed	
Settlement pattern/coalescence/ribbon development	Partial brownfield development but includes a settlement expansion along Byretown Rd

Environmental factors

landscape	Rolling Farmland. Also in SLA. The site is visible from within New Lanark World Heritage Site.
Natural heritage	Clyde corridor woodlands along eastern

	edge of site.
Built heritage	Whole site is within New Lanark CA and buffer zone. Eastern part is also within Designed Landscape designation. WOSAS trigger area – there may be potential for archaeological remains.
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – issue of impact on built environment.
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Accessibility

Public access	No core path routes affected
Site access	Access can be achieved
Road network	TA required to check operation of junctions. Reasonable connectivity to wider network
Public transport	Bus stop >400m. Rail station 2.8km
Access to services	Local services 900m.

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	SEPA low risk however possible local issues. Flood Risk assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>The eastern area of the site adjoins the settlement boundary of Kirkfieldbank and constitutes a brownfield site. The inclusion of a slightly reduced area of this land would lead to a logical extension of the settlement boundary. However, it should be noted that any future development should be designed so as not to be prominent within the landscape, in particular the New Lanark Conservation Area. In addition any impact on the woodland along the eastern boundary should be avoided. It is considered that Byretown Road provides a long term defensible boundary along this edge of Kirkfieldbank.</p>
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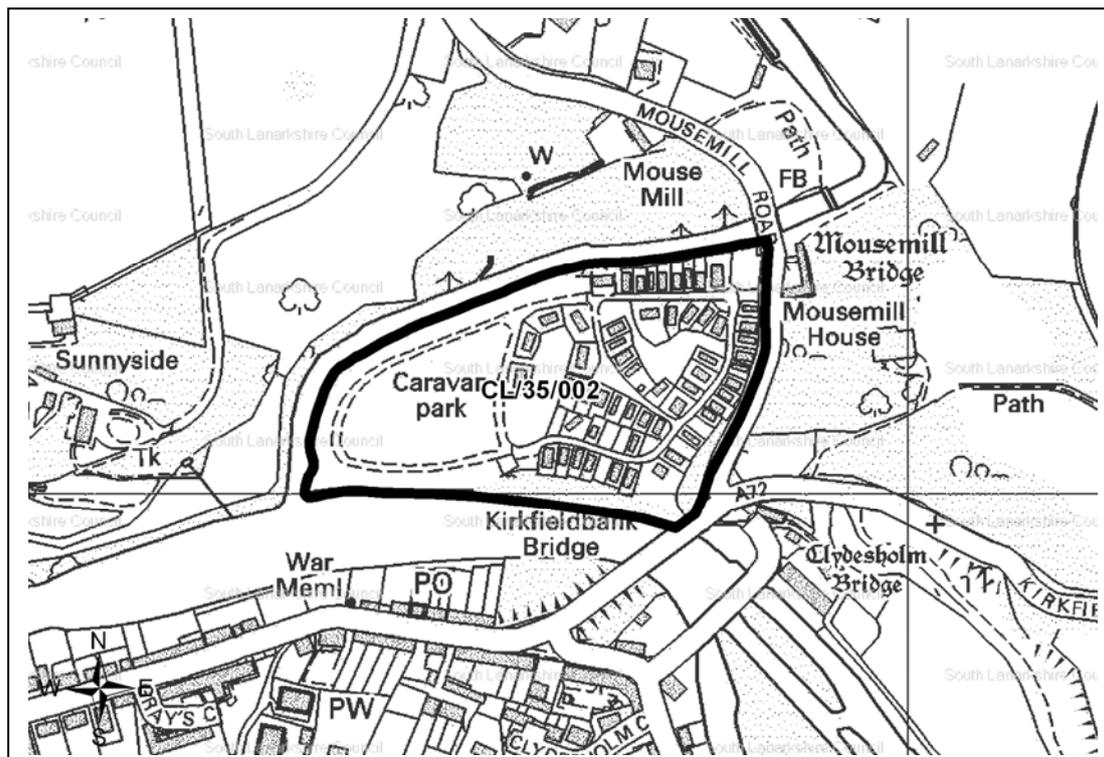
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

Sites for consideration for development - Assessment form

Clydesdale area

Kirkfieldbank



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Background

Site reference	CL/35/002
address	Clyde Valley Caravan Park, Kirkfieldbank
Site size Ha	4.34
Current use	Residential/touring caravan site
Proposed use	housing
No of units	25-30
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield	Brownfield – in use
Settlement pattern/coalescence/ribbon development	Sporadic development not connected to existing settlement

Environmental factors

landscape	Incised river valley. Also within Special Landscape Area
Natural heritage	Clyde corridor and Mouse Water corridor habitat network. Baseline Waterbody 10084 Mouse Water and 10042 Clyde.

Built heritage	Part of the site is within a WOSAS trigger zone – there may be potential for archaeological remains.
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	No – significant flooding and biodiversity issues
--------------------------------	---

Accessibility

Public access	No core path routes affected
Site access	Existing access may require third party land to achieve visibility splay.
Road network	Good connectivity to classified network
Public transport	Bus stop within 400m but no connecting footway. Rail station 1.8km
Access to services	Local services 300m

Infrastructure

Water and sewerage	Potential sewerage capacity issues
Flood risk	SEPA high risk. within 1:200 flood plain
Education	School capacities to be confirmed.

Other Comments

The ground levels within the site are relatively flat. The site is bound to the north and west by Mouse Water, and to the south by the River Clyde. The site is bound to the east by Mousemill Road and open land with existing landscaping. The site is on a lower ground level than the settlement of Kirkfieldbank.

The site has significant flooding issues which would prevent permanent and sustainable development of the site. Notwithstanding this the isolated location of the site does not relate to the settlement of Kirkfieldbank.

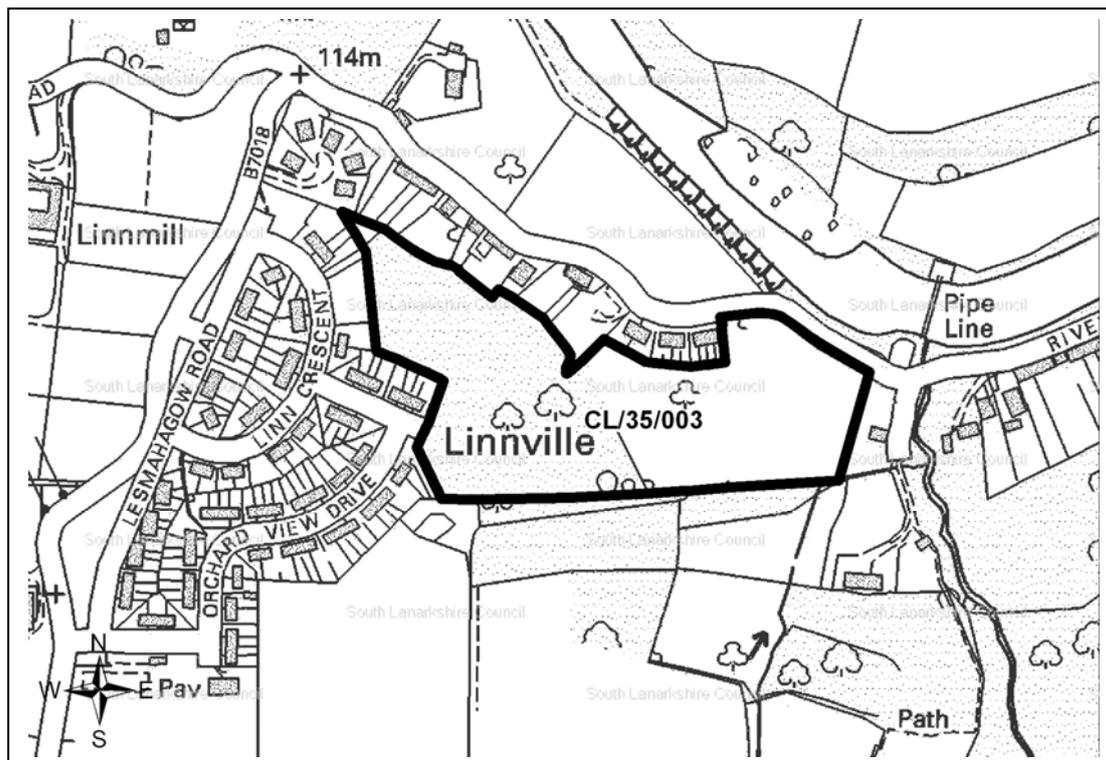
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Kirkfieldbank



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Background

Site reference	CL/35/003
address	Grazings – Riverside Rd, Kirkfieldbank
Site size Ha	3.64
Current use	agriculture
Proposed use	tbc
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would continue ribbon development along Riverside Road.

Environmental factors

landscape	Rolling farmland. Also within Special Landscape Area and adjacent to National Tourist Route.
Natural heritage	No designations affected. Non baseline waterbody within site,

Built heritage	none
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – soils and local landscape issues
--------------------------------	---

Accessibility

Public access	No core path routes affected
Site access	Access can be achieved but would require third party land for visibility splay
Road network	Good connectivity with classified network
Public transport	Bus stops within 400m but discontinuous footway. Rail station 3.2km
Access to services	Local services 700m

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	SEPA high risk – adjacent to 1:200 Flood Plain.
Education	School capacities to be confirmed.

Other Comments

<p>SLC surplus assets. The ground levels would make development difficult, and may result in significant ground works to the detriment of the visual amenity of the surrounding area.</p>

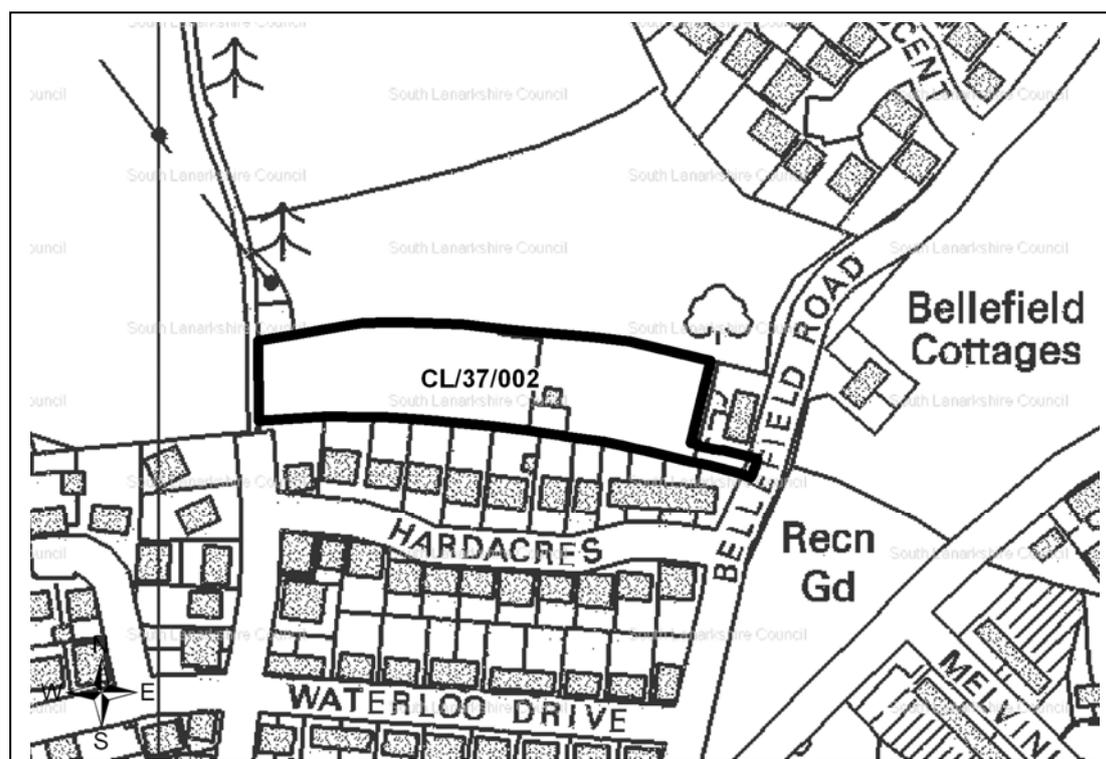
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Lanark



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Background

Site reference	CL/37/002
address	West of Bellefield Road, Lanark
Site size Ha	0.75
Current use	Vacant agricultural land
Proposed use	Housing or care home
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Small expansion to settlement - would not form a defensible boundary

Environmental factors

landscape	Rolling Farmland. Also within Special Landscape Area
Natural heritage	No designations affected
Built heritage	None

Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – minor issues
--------------------------------	-----------------------

Accessibility

Public access	core path CI/3207/1;3205/1;Row SL47
Site Access	Access can be achieved
Road network	Good connectivity with classified network
Public transport	Bus stop within 400m. Rail station 1.4km
Access to services	Lanark town centre 1.4km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Relatively flat ground levels. No notable landscape features. Site bound to the east and south by existing residential development; to the west by a road and to the north by a post and wire fence.

This strip of land in isolation would not provide a long term defensible settlement boundary to this edge of Lanark. However, should this area of land be included within a larger area of land to be included within the settlement then it could be acceptable.

See Technical Report 1.

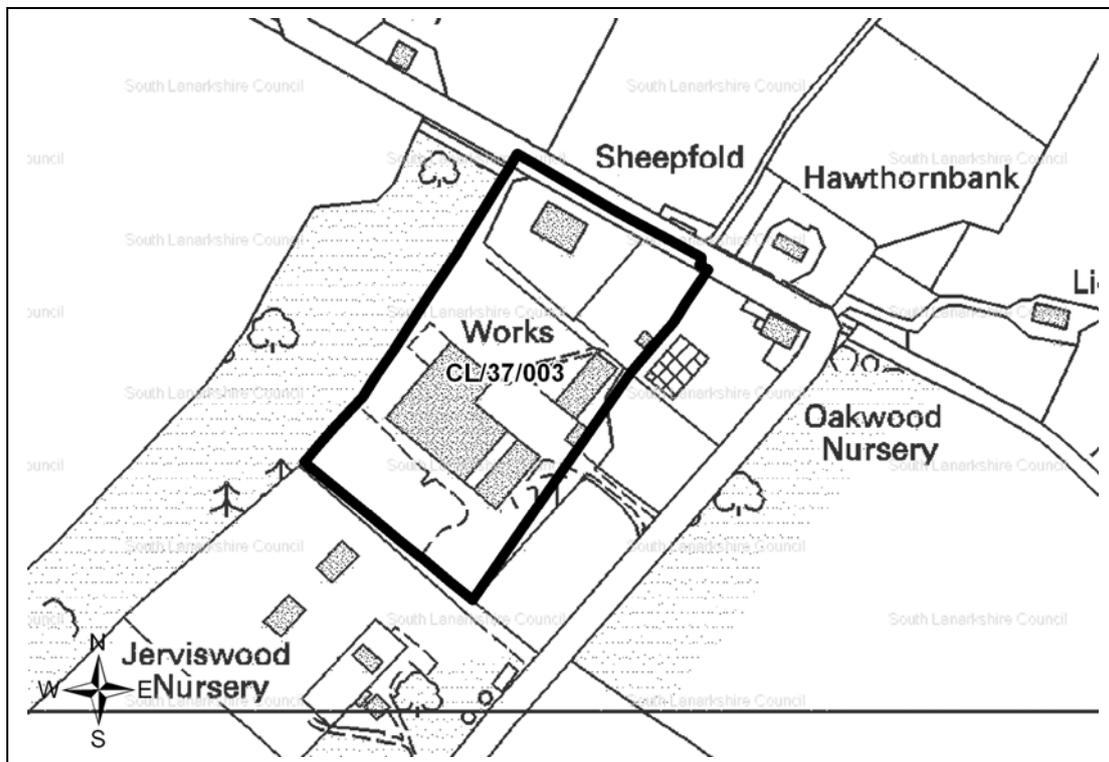
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

Sites for consideration for development - Assessment form

Clydesdale area

Lanark



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Background

Site reference	CL/37/003
address	Oakwood Nursery, Bellefield Road, Lanark
Site size Ha	2.55
Current use	Vacant land
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP291 and CLP318

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield brownfield	
Settlement pattern/coalescence/ribbon development	Would consolidate existing sporadic development in this area

Environmental factors

landscape	Rolling Farmland. Also in Special Landscape Area
Natural heritage	Forest habitat network adjacent to site.

Built heritage	none
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape and soils issues
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Accessibility

Public access	core path cl/3204/1; cl/3203/1 Row SL49
Site access	Site access can be achieved but would require third party land for visibility splay.
Road network	Good connection to classified network but any development would require to contribute to upgrade of Bellfield Rd.
Public transport	Bus stop > 400m. Rail station 2.4km
Access to services	Lanark town centre 2.4km

Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Possible issues with current sewerage capacity.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required
Education	School capacities to be confirmed.

Other Comments

Relatively flat ground levels. Bound to the west by existing mature woodland, and to the east and north by a road.

Due to the planning history within and neighbouring the site, this site in isolation would not provide a long term defensible settlement boundary to this edge of Lanark. However, should this area of land be included within a larger area of land to be included within the settlement then it could be acceptable.

Existing consent housing for part of site CL/09/0455

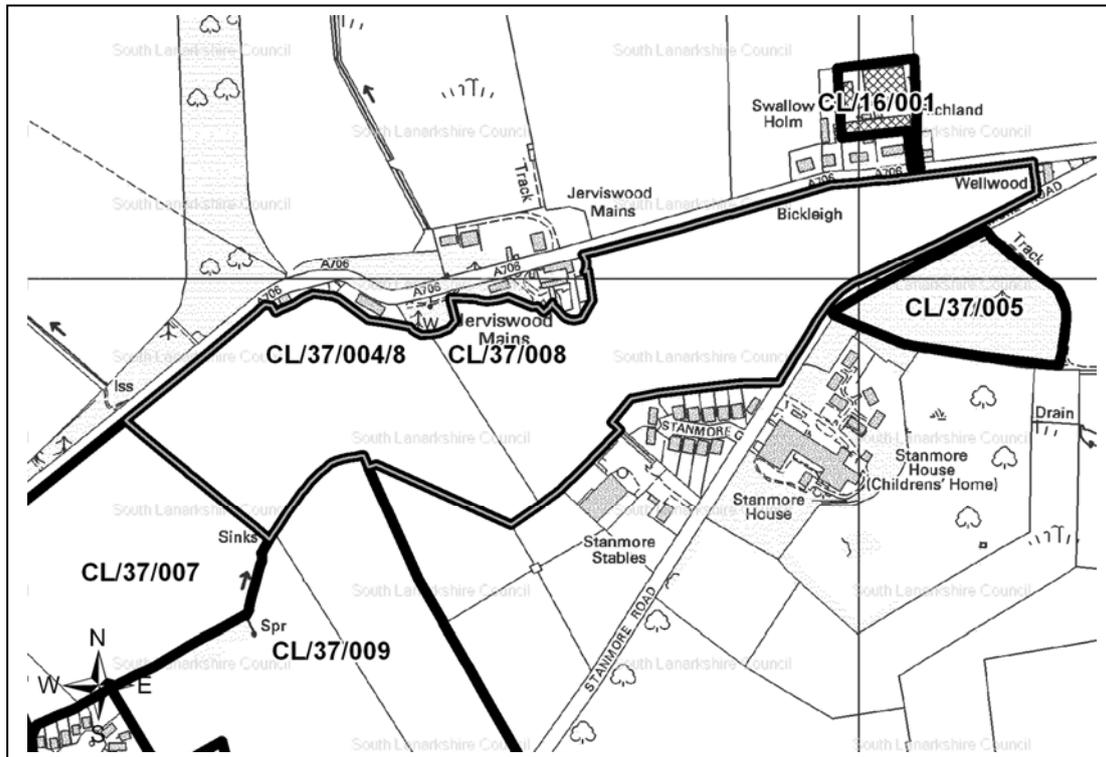
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

Sites for consideration for development - Assessment form

Clydesdale area

Lanark



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Background

Site reference	CL/37/004 and CL/37/008
address Jarviswood	Farm
Site size Ha	15.84
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP080

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Isolated from settlement boundary

Environmental factors

landscape	Rolling Farmland. Special Landscape Area
Natural heritage	No designations affected. Small section of watercourse from spring. Non baseline waterbody

Built heritage	An area within the site is within the WOSAS trigger zone – there may be archaeological remains/issues.
Open space	N/A

SEA

Does the site accord with SEA?	Partly – local landscape and potential air quality issues
--------------------------------	---

Accessibility

Public access	No core path routes affected
Site access	Access from A706 would require speed reduction features. Recommended that this site is considered along with CL/37/007 and CL/37/009 through a masterplan
Road network	TA required. Good connectivity to classified network
Public transport	On bus route but stop more than 400m. Rail station 3.1km
Access to services	Lanark town centre 2.9km.

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk. Minor watercourse within site. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

Relatively flat ground levels, which then rise towards the west. Bound by the public road to the north, east and south. There are small pockets of housing to the north and south.

The site is isolated from the settlement of Lanark and is within a rural setting and Special Landscape Area. Distance from services is an issue for a development of this scale. This land should be excluded from inclusion as a development site.

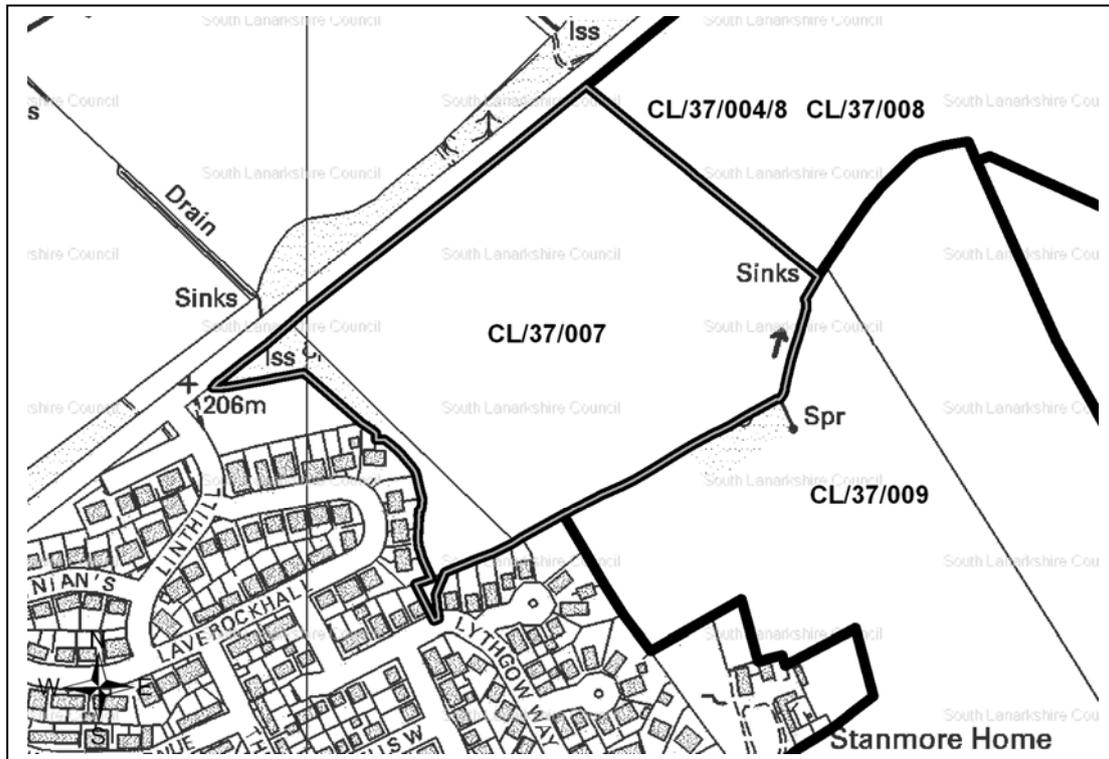
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Lanark



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Background

Site reference	CL/37/007
address	Land at Jerviswood south of A706
Site size Ha	6.89
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – part of CLP018

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Excessive settlement expansion

Environmental factors

landscape	Rolling farmland. Special Landscape Area
Natural heritage	No designations affected. Small section of watercourse from spring. Non baseline waterbody

Built heritage	none
Open space	Adjacent urban area is local green network

SEA

Does the site accord with SEA?	Partly – local landscape and potential air quality issues
--------------------------------	---

Accessibility

Public access	No core path routes affected
Site access	Access from A706 would require speed reduction features. Recommended that this site is considered along with CL/37/004/8 and CL/37/009 through a masterplan
Road network	Good connectivity with classified network
Public transport	Bus stop >400m but on bus route. Rail station 2.3km
Access to services	Lanark Town centre 2.3km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	SEPA low risk. Flood risk assessment required.
Education	School capacities to be confirmed.

Other Comments

The site rises gently from west to east. The site is bound to the south by existing trees; to the east and north by the field boundary; and to the west by the A706 road.

The Council consider that the settlement edge as it stands provides a robustly sustainable and long term defensible edge of that part of the Lanark settlement boundary. Any redefinition of the settlement edge to include the site would amount to a significant encroachment into the Accessible Rural Area, and would remove the existing edge of settlement landscaping.

Planning application CL/97/0287 for the erection of 134 dwellinghouses, formation of roads and associated landscaping – Refused 12/02/2002.

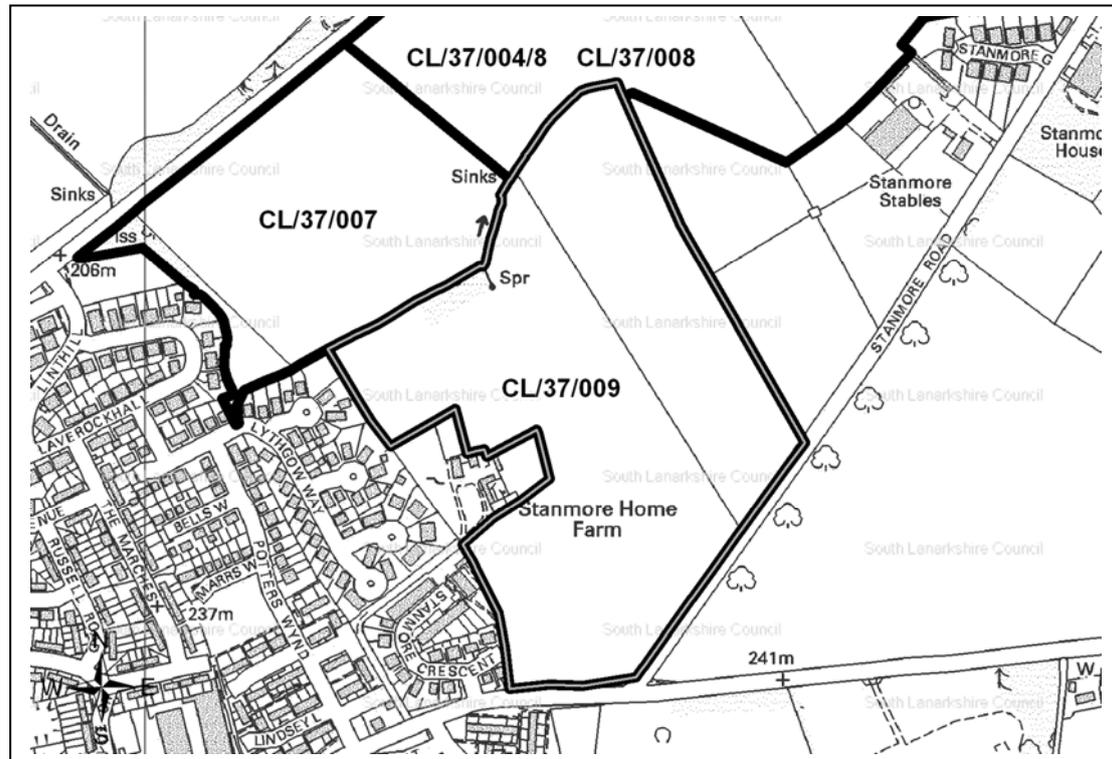
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Lanark



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Background

Site reference	CL/37/009
address	East of Stanmore Farm, Lanark
Site size Ha	13.23
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP308

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Excessive settlement expansion

Environmental factors

landscape	Rolling Farmland. Special Landscape Area
Natural heritage	No designations affected. Small section of watercourse from spring. Non baseline Waterbody.

Built heritage	Part of the site is within the WOSAS trigger zone – there may be potential for archaeological remains/issues
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape and potential air quality issues
--------------------------------	---

Accessibility

Public access	No core path routes affected
Site access	Access could be achieved from Stanmore Rd. Recommended that this site is considered along with CL/37/004/8 and CL/37/007 through a masterplan
Road network	TA required. Good connectivity with classified network.
Public transport	Majority of site within 400m of bus stop. Rail station 1.2km
Access to services	Lanark town centre 1.2km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	SEPA low risk. Flood risk assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>The ground levels within the site are undulating. The site is bound by existing housing to the west; to the north and east by field boundaries, and to the south by the public road.</p> <p>The Council consider that the settlement edge as it stands provides a robustly sustainable and long term defensible edge of that part of the Lanark settlement boundary. Any redefinition of the settlement edge to include the site would amount to a significant encroachment into the Accessible Rural Area and would not provide a long term sustainable and defensible boundary of that part of Lanark settlement edge</p>
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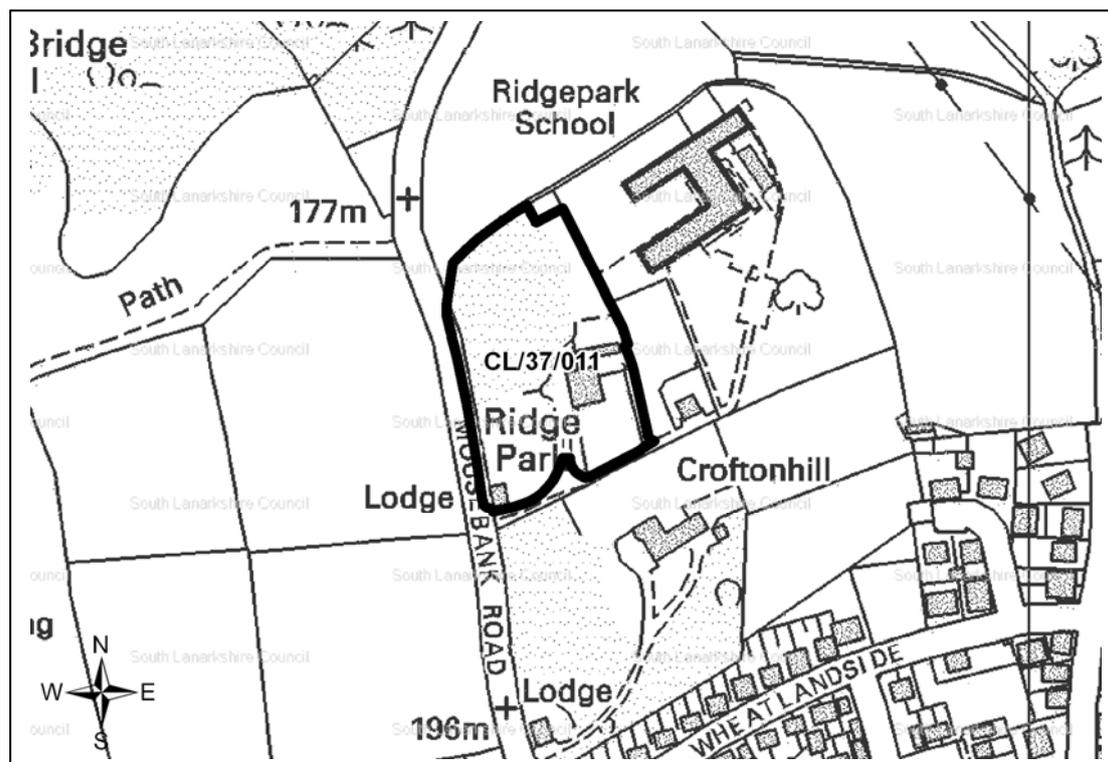
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Lanark



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Background

Site reference	CL/37/011
address	Ridgepark School Lanark
Site size Ha	1.27
Current use	education
Proposed use	tbc
No of units	tbc
Submitted to previous LP?	No

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield	Brownfield
Settlement pattern/coalescence/ribbon development	Detached from existing edge of settlement

Environmental factors

landscape	Rolling Farmland. Special Landscape Area. Parkland with mature trees.
Natural heritage	The site is interspersed with mature woodland

Built heritage	There are 3 listed buildings within the site
Open space	N/A

SEA

Does the site accord with SEA?	Partly – built heritage and potential air quality issues
--------------------------------	--

Accessibility

Public access	No core path routes affected
Site access	Visibility splay could be achieved if speed limit reduced. Survey required.
Road network	Reasonable connectivity to classified network
Public transport	Bus stop >400m. Rail station 1.5km
Access to services	Lanark town centre 1.5km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	SEPA low risk. Flood risk assessment required
Education	School capacities to be confirmed.

Other Comments

<p>SLC surplus assets</p> <p>The site is detached from the edge of settlement boundary, and would require further land to be included to join with the settlement of Lanark. This area is rural in character and does not visually relate to existing settlement development. The Council consider that the settlement edge as it stands provides a robustly sustainable and long term defensible edge of that part of the Lanark settlement boundary. However there may be scope for limited residential development on the site.</p>
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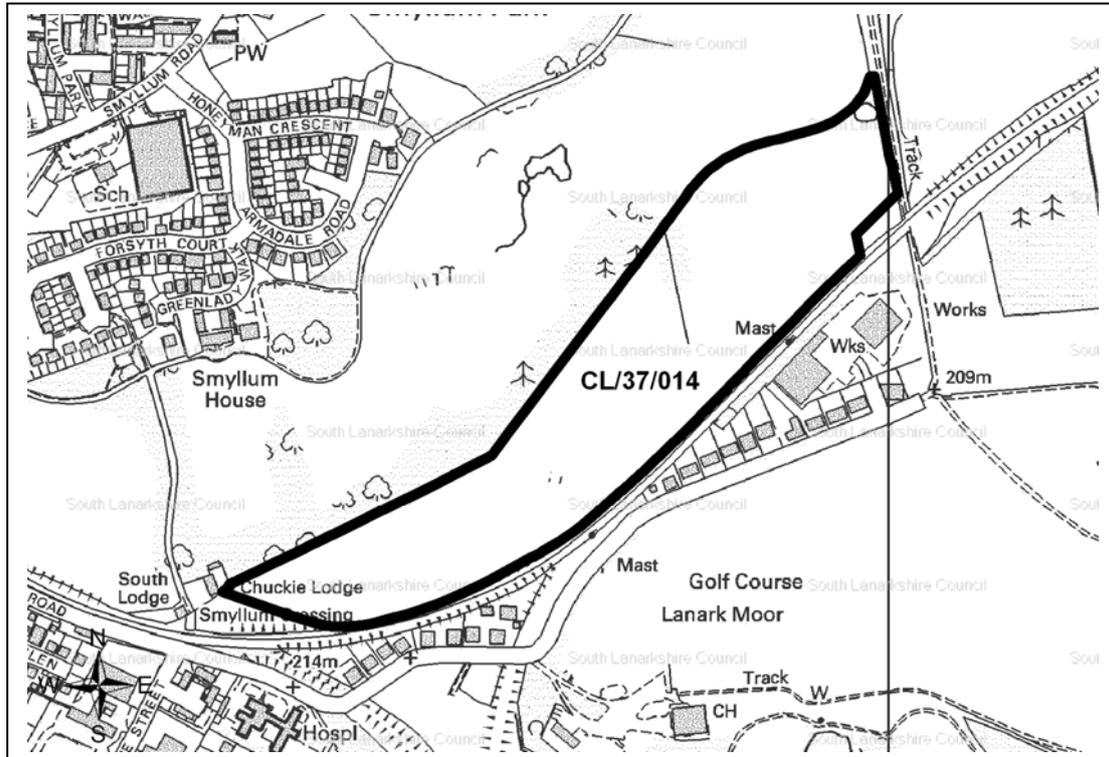
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

Sites for consideration for development - Assessment form

Clydesdale area

Lanark



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Background

Site reference	CL/37/014
address	Smyllum Park Lanark
Site size Ha	9.16
Current use	greenspace
Proposed use	Industry
No of units	N/a
Submitted to previous LP?	No

Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	N/A – within settlement

Environmental factors

landscape	Rolling Farmland. Special Landscape Area.
Natural heritage	No designations affected. Mature woodland along the northern edge of the site. Small pond to the north tip of the

	proposed development.
Built heritage	Forms part of landscape setting of Smyllum House listed building
Open space	ENV 1 and 2
minerals N/A	

SEA

Does the site accord with SEA?	Partly – possible biodiversity issues
--------------------------------	---------------------------------------

Accessibility

Public access	RoW SL 80; wider network cl/4774/1
Site access	Access can be achieved but ownership issues to be resolved
Road network	No issues
Public transport	No issues
Access to services	No issues

Infrastructure

Water and sewerage	Possible sewerage issues, dependant on public system capacity. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	SEPA low risk. Flood Risk Assessment required
Education	School capacities to be confirmed.

Other Comments

SLC Surplus assets

The north-eastern area of the site would relate to the existing industrial land use located to the north-east of the site. Extending this industrial land use would be acceptable on part of the site only. See Technical Report 1. There is a clear boundary created by existing mature trees on the northern and western edge which would create a long term defensible boundary

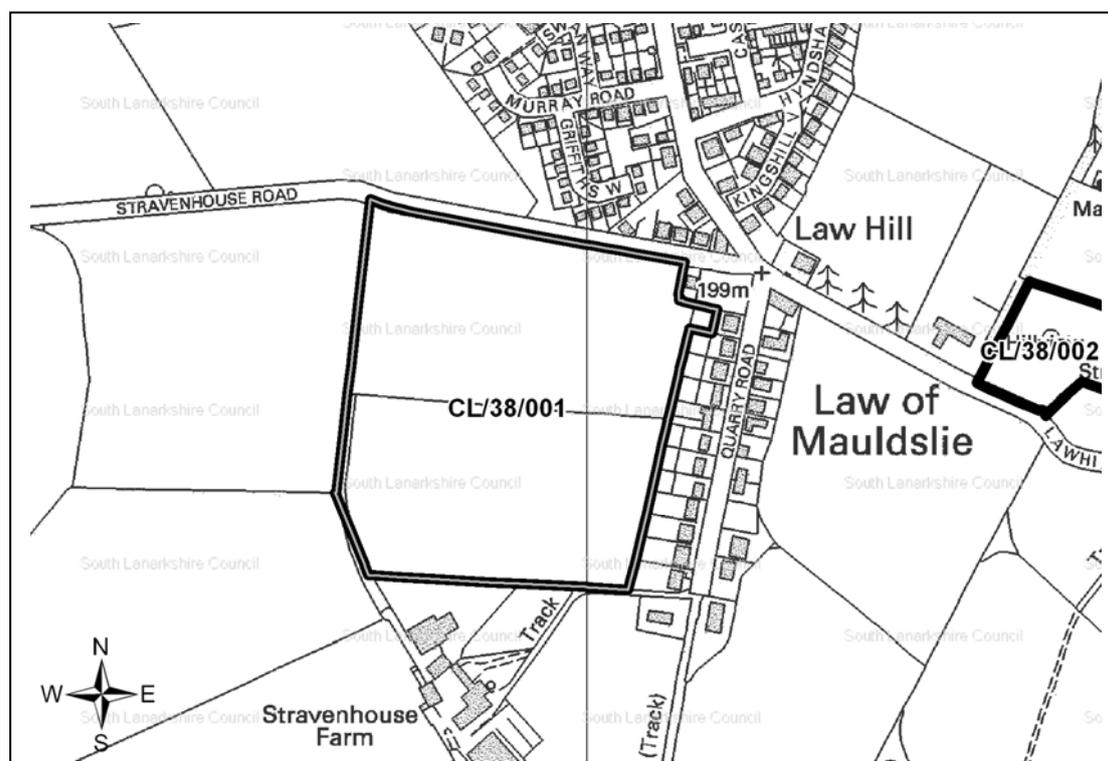
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

Sites for consideration for development - Assessment form

Clydesdale area

Law



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Background

Site reference	CL/38/001
address	Stravenhouse Road, Law
Site size Ha	7.58
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Settlement expansion. Does not consolidate or round off settlement boundary.

Environmental factors

landscape	Urban Fringe Farmland. Special Landscape Area.
Natural heritage	Strategic Green Network.

Built heritage	Within the WOSAS trigger zone – there may be potential for archaeological remains/issues.
Open space	N/A
minerals	Small area of land within site may have coal mining legacy issues.

SEA

Does the site accord with SEA?	Partly – local landscape issues
--------------------------------	---------------------------------

Accessibility

Public access	Core Path CL/3027/1; CL/3028/1;
Site access	tbc
Road network	tbc
Public transport	Bus stop within 400m. Rail station 3.1km
Access to services	Law village centre 1km.

Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Presumption is connection to public sewerage system.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

Relatively flat ground levels. The site is bound to the east by a ribbon development of existing houses along Quarry Road; to the south and west by agricultural land; the northern boundary is bounded by both agricultural and existing housing.

The Council consider that the settlement edge as it stands provides a robustly sustainable and long term defensible edge of that part of the Law settlement boundary

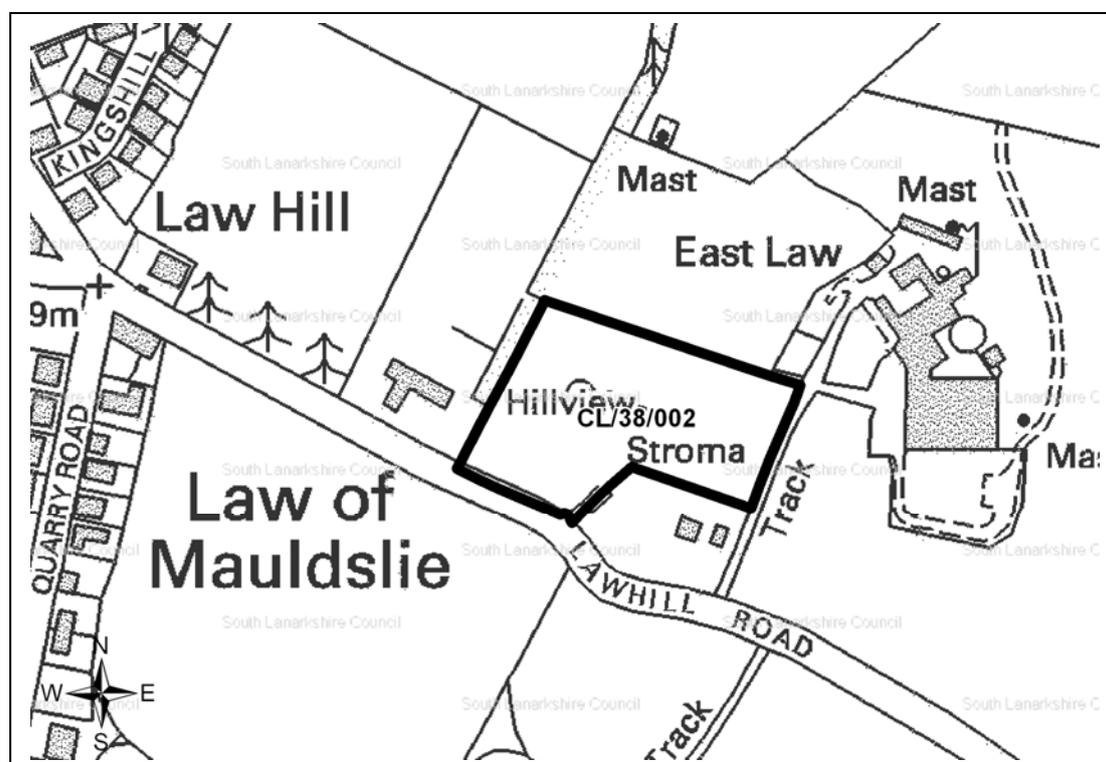
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Law



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Background

Site reference	CL/38/002
address	Lawhill Road, Law
Site size Ha	1.12
Current use	Vacant agricultural land
Proposed use	housing
No of units	4
Submitted to previous LP?	Yes – CLP037

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Isolated from settlement.

Environmental factors

landscape	Urban fringe farmland.
Natural heritage	No designations affected
Built heritage	An area of land within WOSAS trigger

	zone – there may be potential for archaeological remains/issues.
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – possible local landscape issues
--------------------------------	--

Accessibility

Public access	Core path CL4429/1
Site access	Access off Lawhill Road - will require to cross third party land to achieve visibility splay
Road network	Reasonable connectivity to classified road network
Public transport	Bus stop within 400m but discontinuous footway link. Rail station 2.9km
Access to services	Law village 1.2km

Infrastructure

Water and sewerage	Any proposals should confirm surface water outfall intentions and future maintenance. Presumption is connection to public sewerage system.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>Application refused in April 2011 The site is in an isolated position from the settlement boundary of Law, and as such would not consolidate with, or visually relate to the settlement boundary.</p>

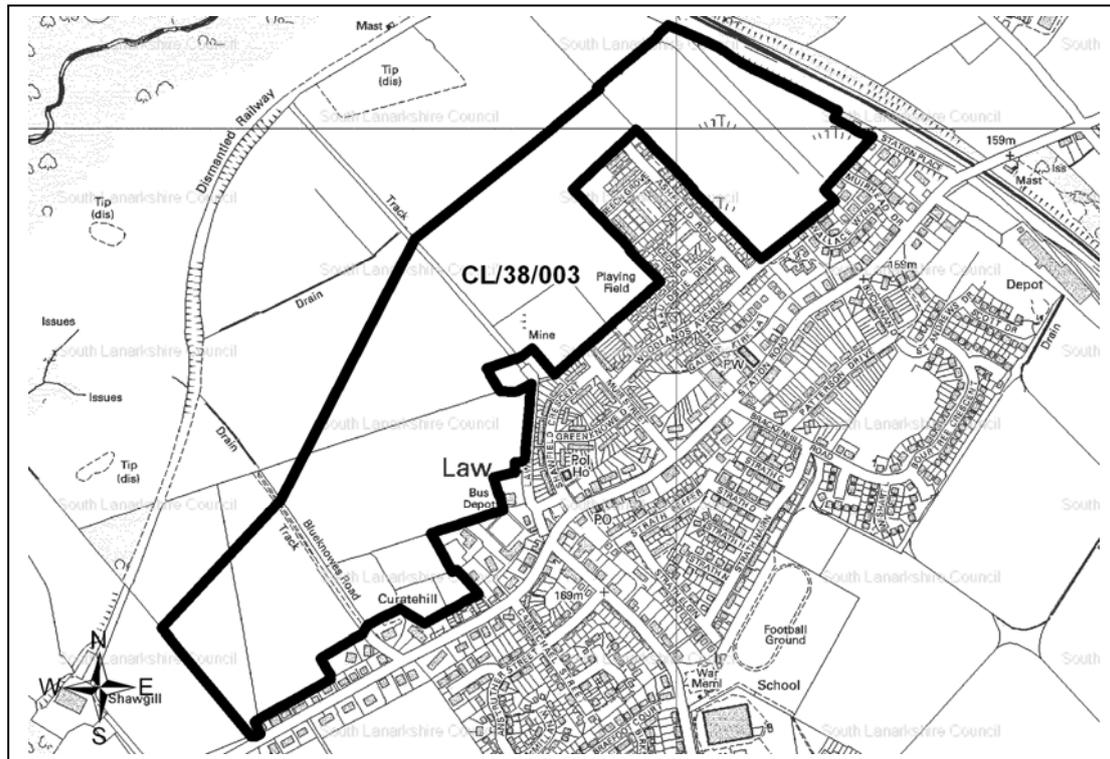
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Law



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Background

Site reference	CL/38/003
address	Birks Farm, Law
Site size Ha	33.02
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP010 (current site larger)

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Site of this scale is excessive in relation to size of settlement however development of a small part of the site would enable rounding off of settlement boundary.

Environmental factors

landscape	Urban Fringe Farmland. Special Landscape Area.
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Natural heritage	No designations affected. Some non baseline watercourses within the identified area.
Built heritage	None
Open space	N/A
minerals	Site contains pockets of land that may have the potential for Coal Mining legacy issues.

SEA

Does the site accord with SEA?	Partly – local landscape, biodiversity, soils and water issues
--------------------------------	--

Accessibility

public access	RoW SL3; Core Path CL/3009/1; connected to CI/5490/1
Site access	A number of potential access points but junctions will require to be tested to ensure they can cope with additional traffic volumes
Road network	TA required. Potential capacity issues.
Public transport	Majority of site <400m from bus stop. Rail station 5.2km
Access to services	Law village centre 400m

Infrastructure

Water and sewerage	Presumption that any foul drainage is via public drainage system as limited opportunity for private system. Possible issues with current sewerage capacity.
Flood risk	SEPA low risk. Flood risk assessment required
Education	School capacities to be confirmed.

Other Comments

<p>The proposed site is excessive in size and would significantly alter the settlement pattern of Law. However, a small area of land within the north-east boundary of the proposed site is considered acceptable for residential development. The area of land bounded by the railway to the east; Dobbies Court to the south; Ashfield Road to the west, and open agricultural land to the north. The northern boundary would continue the edge of settlement boundary with housing to the west. This would round off the settlement boundary to provide a robustly sustainable and long term defensible edge of that part of the Law settlement boundary.</p>
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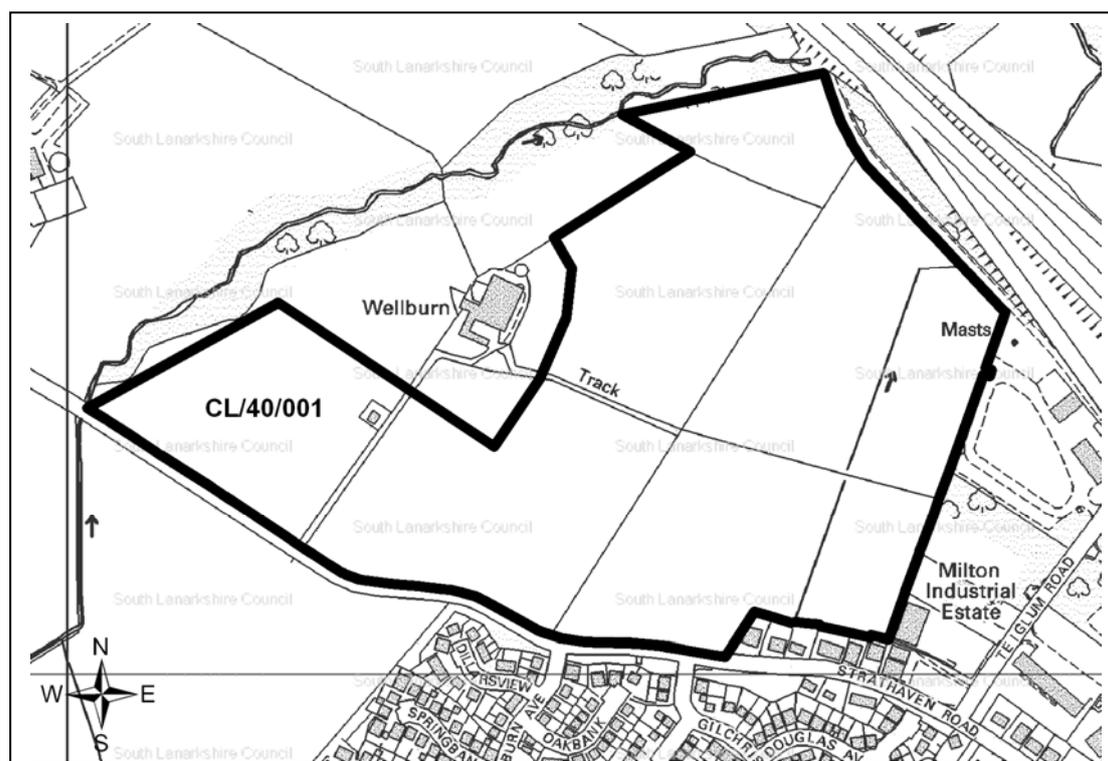
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

Sites for consideration for development - Assessment form

Clydesdale area

Lesmahagow



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Background

Site reference	CL/40/001
address	Wellburn Farm, Lesmahagow
Site size Ha	25.30
Current use	Agriculture (part of site was zoned for industry in adopted LP)
Proposed use	Housing and employment
No of units	500
Submitted to previous LP?	Yes – CLP163 (current site larger)

Locational factors

Location (within settlement/edge/isolated)	Partly within settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would lead to a substantial extension of built development into the Accessible Rural Area. Development of the whole site does not consolidate or round off settlement boundary.

Environmental factors

landscape	Plateau Farmland. Also within the Clyde
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	Valley Special Landscape Area.
Natural heritage	No designations affected. Watercourses within and adjacent to site.
Built heritage	none
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape issues. Noise and air quality issues due to M74
--------------------------------	--

Accessibility

Public access	Core paths wider network CI/5467/1; CL/5579/1
Site Access	Access covered by current consent. A second access required if whole site to be developed
Road network	Good connectivity to classified network.
Public transport	Most of site more than 400m from bus stop. Rail station >10km
Access to services	Lesmahagow village centre 1.8km.

Infrastructure

Water and sewerage	Presumption that any foul drainage is via public drainage system. Possible issues may exist with current sewerage capacity.
Flood risk	SEPA medium risk. Minor watercourse runs through site. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>Part of site already has consent CL/10/0009 but decision notice not released pending the conclusion of S 75 Agreement. The settlement boundary should be amended to include the small part of the above application site which currently lies outwith the settlement. The remainder of the site would be considered excessive development. Considered that the area of the site within the revised settlement boundary should be subject to a development framework to determine an appropriate mix of residential and employment uses, See Technical Report 1.</p>
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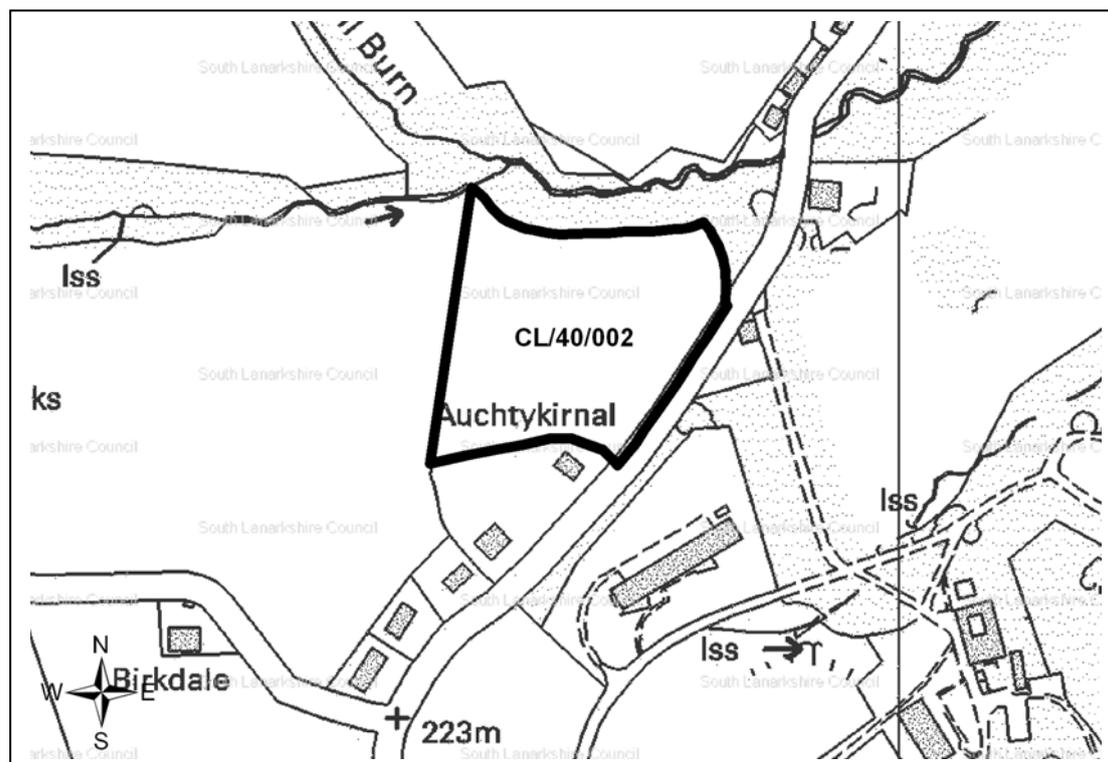
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

Sites for consideration for development - Assessment form

Clydesdale area

Lesmahagow



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Background

Site reference	CL/40/002
address	Auchtykirknal, New Trows Rd
Site size Ha	1.67
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP049 (northern part)

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the Accessible Rural Area. Development of the site does not consolidate or round off settlement boundary.

Environmental factors

landscape	Upland River Valley
Natural heritage	Ancient semi natural woodland on n. boundary. Non baseline Waterbody

	(Kilhall Burn) adjacent to site boundary
Built heritage	none
Open space	N/A
Minerals N/A	

SEA

Does the site accord with SEA?	Partly – biodiversity and local landscape issues
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Accessibility

Public access	Core paths plan wider network CL/5237/1
Site access	Unlikely that satisfactory access can be achieved due to topography
Road network	Poor links to classified road network
Public transport	Bus stops >400m. Not on bus route. Rail station >10km
Access to services	Lesmahagow village centre 800m but no continuous footways,

Infrastructure

Water and sewerage	Presumption that any foul drainage is via public drainage system. Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA medium risk. Watercourse adjacent to site. Flood Risk Assessment required
Education	School capacities to be confirmed.

Other Comments

Site consists of north-south and west – east gradually sloping agricultural land; prominent when viewed from New Trows Road. Site which drops by approximately 1m onto New Trows Road is bounded to the north by agricultural land/ watercourse; to the east by New Trows Road; to the south by residential properties and to the west by agricultural land. There are records of previous planning applications for the site: CL/96/0127 and CL/02/0167 for erection of residential units (refused planning permission).

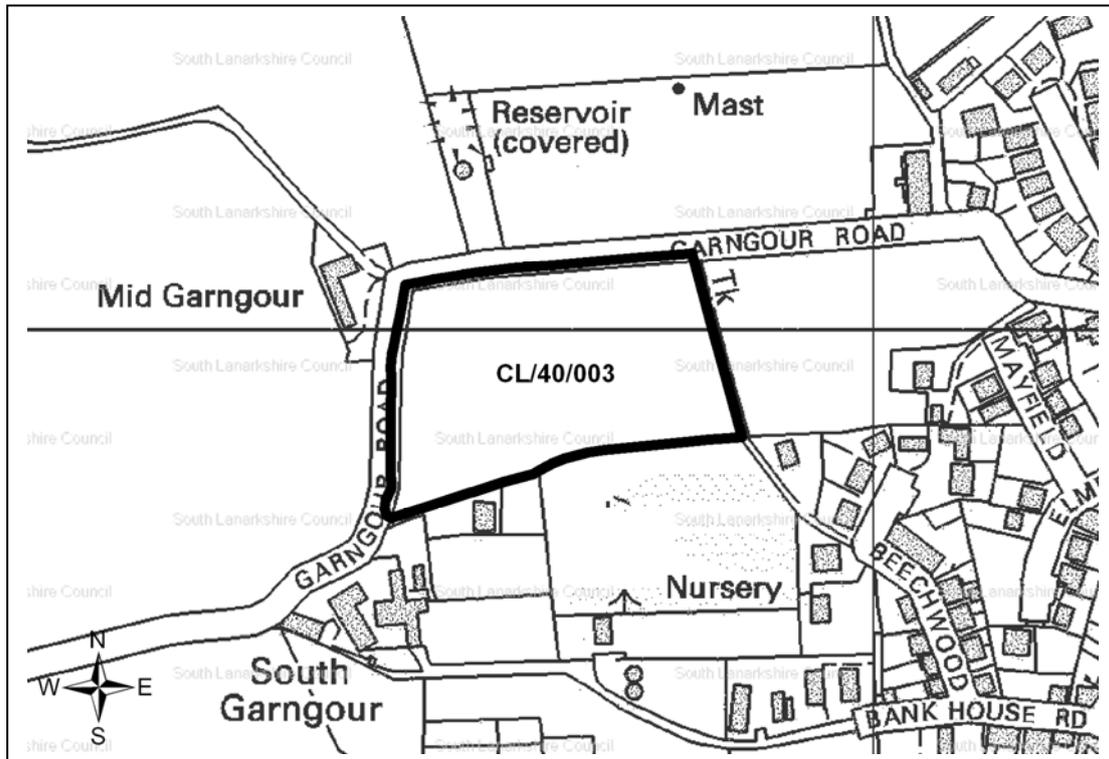
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Lesmahagow



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Background

Site reference	CL/40/003
address South	Garngour
Site size Ha	2.01
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the Accessible Rural Area. Development of the site does not consolidate or round off settlement boundary.

Environmental factors

landscape Plateau	Farmland.
Natural heritage	No designations affected

Built heritage	none
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape issues
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Accessibility

Public access	core path CI/3283/1; CI3284/1; Row SL63
Site access	Possible access issue due to nature of Garngour Rd
Road network	Garngour Rd is single track country lane – not good connectivity to classified road network.
Public transport	Bus stops >400m. Not on a bus route. Station >10km
Access to services	Lesmahagow village centre 600m

Infrastructure

Water and sewerage	Presumption that any foul drainage is via public drainage system. Possible issues with current sewerage capacity.
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Site consists of west-east moderately steep sloping agricultural land; prominent when viewed from North Garngour Road. It is bounded to the north by North Garngour Road; to the east by agricultural land; to the south by residential property/agricultural land and to the west by South Garngour Road/agricultural land. There are no records of any previous planning applications for the site.

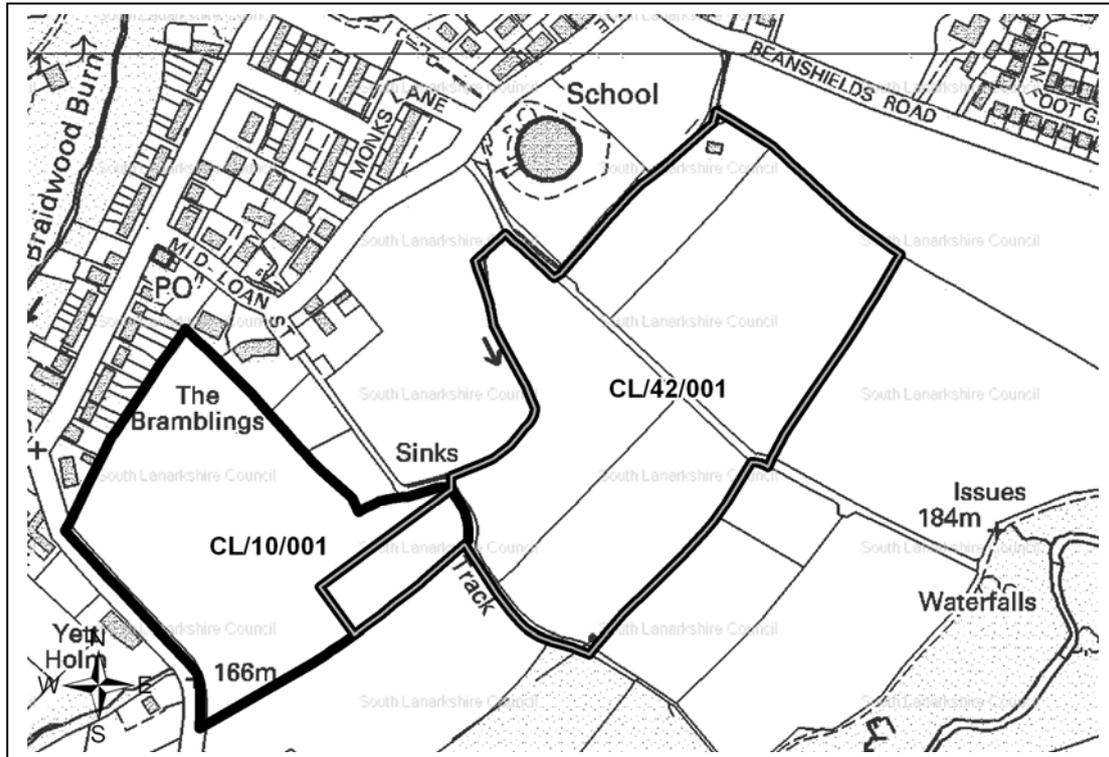
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Lower Braidwood



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Background

Site reference	CL/42/001
address Lower	Braidwood
Site size Ha	6.53
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would lead to extension of built development into the Green Belt. Site does not offer any opportunity to either consolidate or round off settlement boundary

Environmental factors

landscape	Urban Fringe Farmland. Also within Clyde Valley Special Landscape Area
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Natural heritage	No designations affected. Mature trees. Non baseline watercourse at site perimeter
Built heritage	None
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape and biodiversity issues
--------------------------------	--

Accessibility

public access	core path CL/3059/1; CL/3061/1; SL43 Row SL44;
Site access	No frontage to public road.
Road network	N/A see above
Public transport	N/A see above
Access to services	N/A see above

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity and/or options for private system. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA medium risk. Watercourse (primarily culverted) runs through site. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>Site adjoins the eastern edge of Braidwood Primary School boundary; traversed by a core path which divides the site into two parts: northern and southern parts. Site consists of north-south and east-west gently sloping agricultural land situated in the Green Belt. Development of the site would constitute a significant encroachment into the Green Belt as well as adversely impact on the Clyde Valley Special Landscape Area.</p>

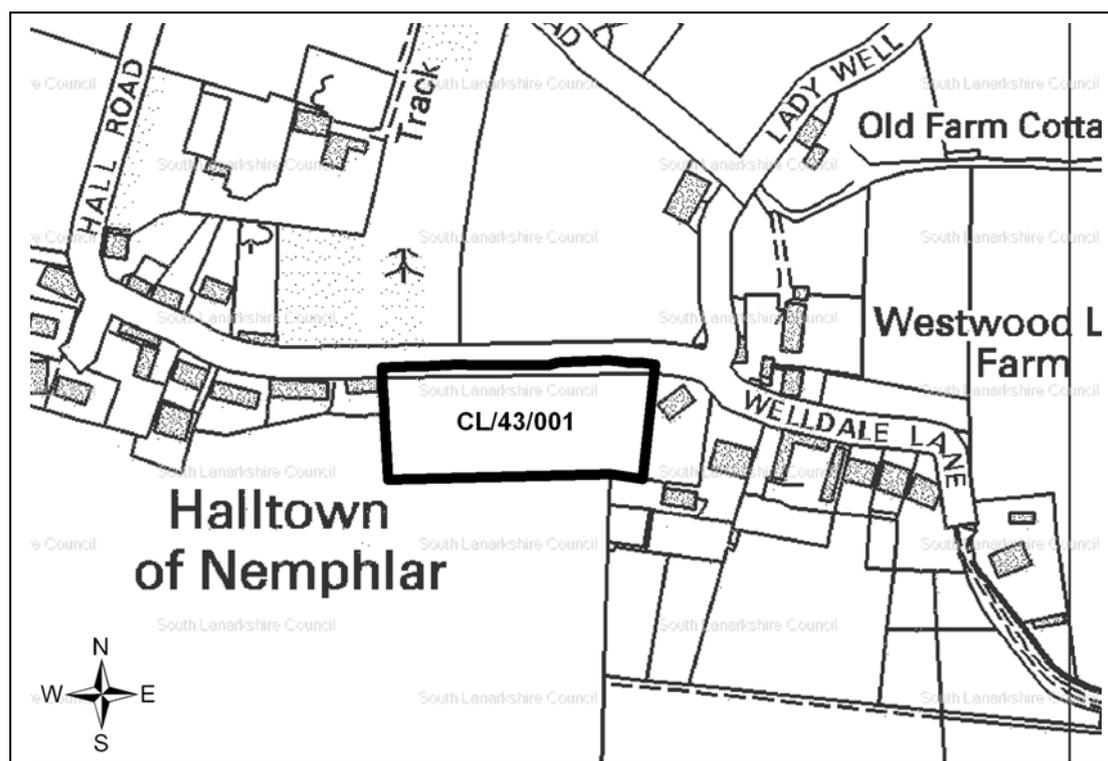
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Nemphlar



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Background

Site reference	CL/43/001
address	Hall Road, Nemphlar
Site size Ha	0.73
Current use	agriculture
Proposed use	housing
No of units	4
Submitted to previous LP?	Yes – CLP179

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement - infill
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Ribbon development along Hall Road, Nemphlar.

Environmental factors

landscape	Incised River Valley. Also within Special Landscape Area
Natural heritage	No designations affected
Built heritage	none

Open space	N/A
Minerals N/A	

SEA

Does the site accord with SEA?	Partly – minor local landscape issue
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Accessibility

Public access	core path CL/3090/1
Site access	Access can be achieved
Road network	Poor connectivity to classified network
Public transport	Bus stop >400m. Not on bus route. Rail station 3km
Access to services	Lanark town centre 3km

Infrastructure

Water and sewerage	Known issues with public sewerage system and surrounding watercourses therefore may be limited opportunity for discharge to surface water. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	SEPA low risk. Flood Risk Assessment required
Education	School capacities to be confirmed.

Other Comments

<p>The site consists of open grassland, and is located on the southern edge of the village of Nemphlar. It is bounded by residential dwellings to the west and east, and by agricultural land to the north and south. The site is not considered to be a logical extension to the settlement of Nemphlar as it is considered that development on the site would adversely affect the rural landscape setting of the village when viewed from the wider area.</p>
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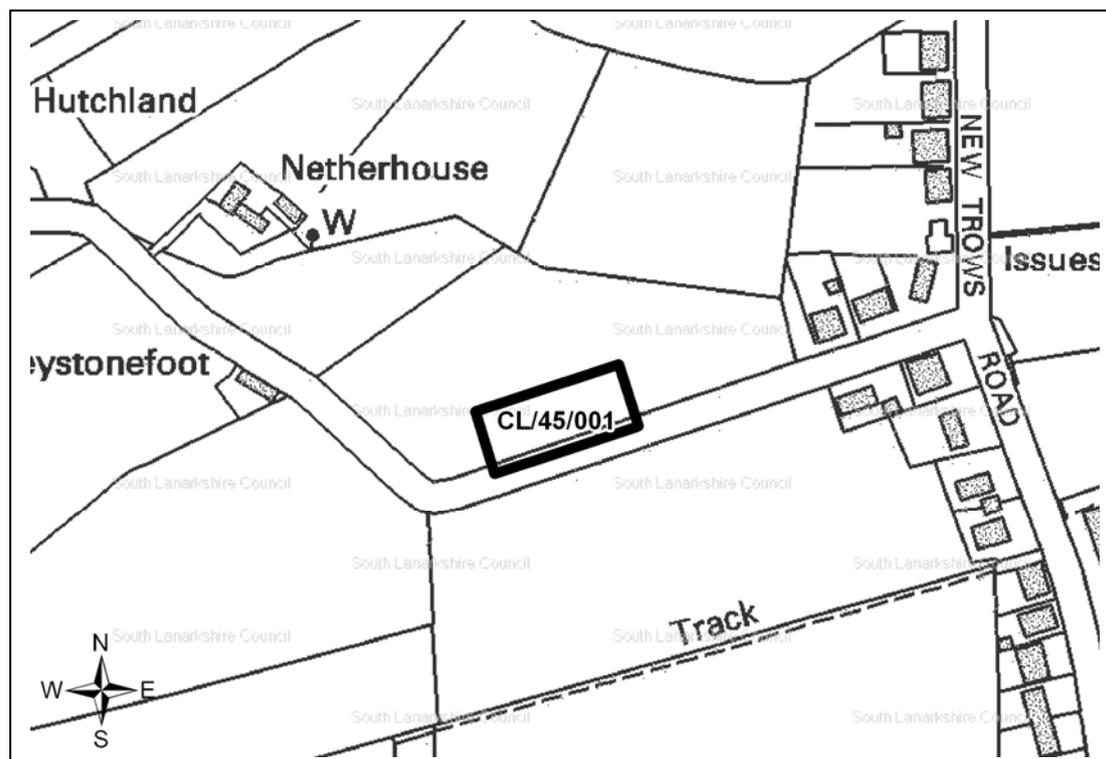
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

New Trows



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Background

Site reference	CL/45/001
address	Coney Road, New Trows
Site size Ha	0.24
Current use	agriculture
Proposed use	housing
No of units	3
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would constitute a small scale ribbon development in the Accessible Rural Area

Environmental factors

landscape	Upland River Valley.
Natural heritage	No designations affected
Built heritage	none

Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape and climate change issues
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Accessibility

Public access	Core Path CI/522/1; Row SL103
Site access	Access can be achieved but noted that Coney Rd is single track country lane
Road network	Poor connectivity to classified road network
Public transport	Bus stops >400m. Not on bus route. Rail Station more than 10km
Access to services	Lesmahagow village centre 2km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Site consists of west-east gently sloping agricultural land; prominent when viewed from New Trows Road. It is bounded to the north, east and west by agricultural land and to the south by public road/agricultural land. There are no records of any previous planning applications for the site. The site would lead to an acceptable scale of ribbon development. See Technical Report 1.

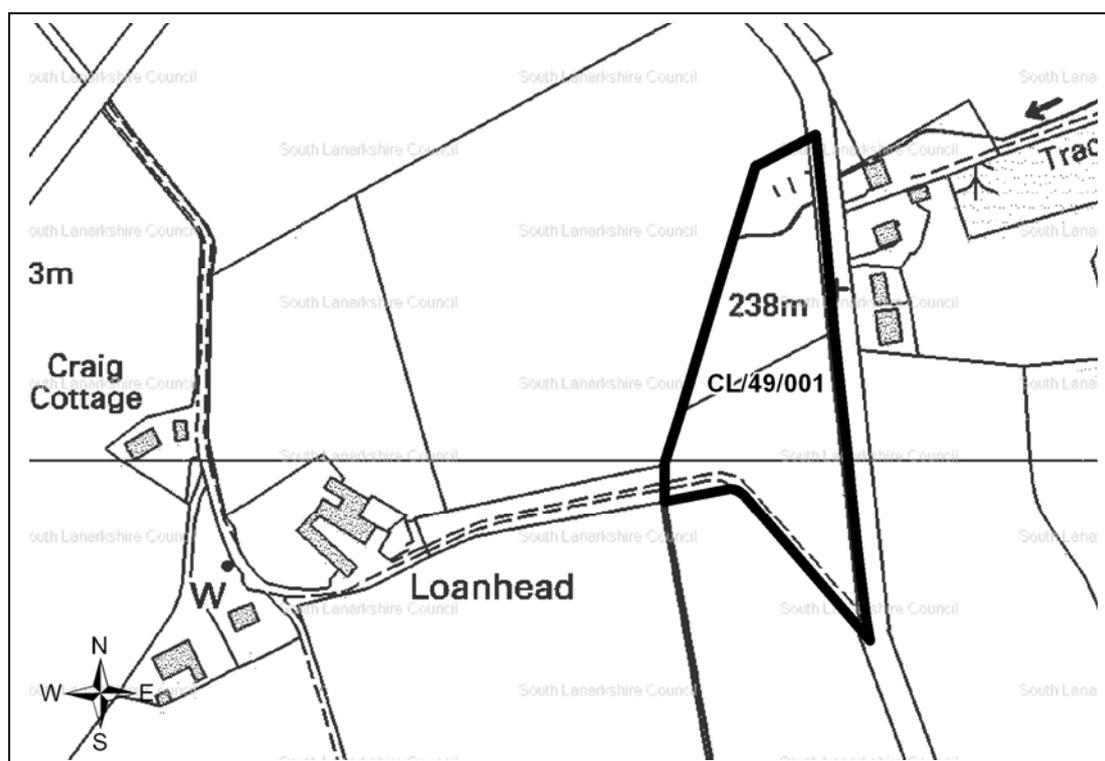
Outcome

Site Accords with preferred LDP strategy	X
Site would accord with strategy, with mitigation	
Site does not accord with strategy	

Sites for consideration for development - Assessment form

Clydesdale area

Quothquan



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Background

Site reference	CL/49/001
address	East of Loanhead, Quothquan
Site size Ha	1.57
Current use	agriculture
Proposed use	housing
No of units	3-6
Submitted to previous LP?	?

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield 3-6	
Settlement pattern/coalescence/ribbon development	Would result in isolated built development within the rural area. Does not consolidate or round off any settlement boundary.

Environmental factors

landscape	Foothills designation. Also within Special Landscape Area
-----------	---

Natural heritage	No designations affected. Wet meadow may have some biodiversity value. Minor watercourse runs along the boundary
Built heritage	none
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape and soils issues
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Accessibility

Public access	Core path wider network CL/4468/1
Site access	Site can be accessed. Would require extension of speed limit restrictions and street lighting
Road network	Small site – no capacity issues
Public transport	No services except MyBus
Access to services	Distant from local services

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	SEPA medium risk. Minor watercourse passes through site. Flood Risk assessment required
Education	School capacities to be confirmed.

Other Comments

Site comprises of a woodland area within the northern part and grazing land within the southern. 4 existing dwellings are located to the east of the site, across the Quothquan to Cormiston Road. A watercourse passes through the site and ground conditions suggest that part of the site is liable to localised flooding, a further constraint to its development.
There are no records of any previous planning applications covering the site.

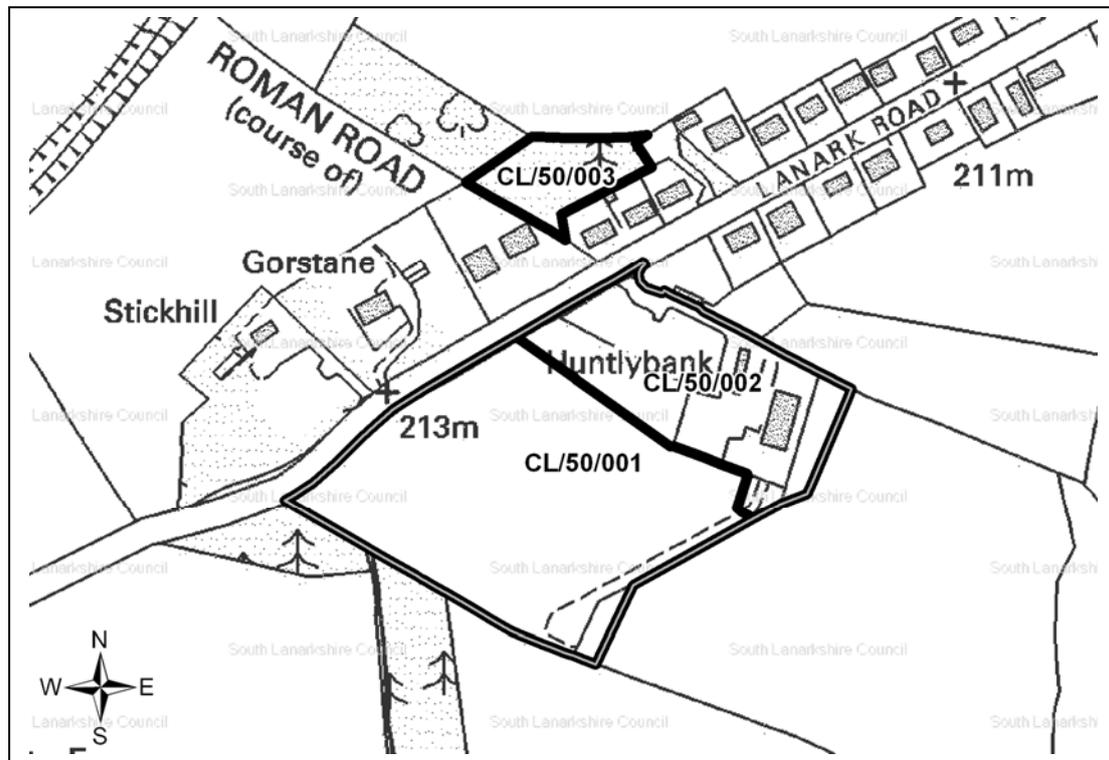
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Ravenstruther



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Background

Site reference	CL/50/001
address	Huntleybank Farm Ravenstruther
Site size Ha	3.56
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP254

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	greenfield
Settlement pattern/coalescence/ribbon development	Excessive settlement expansion along the south-western boundary.

Environmental factors

landscape	Rolling farmland
Natural heritage	No designations affected. A non baseline Waterbody is within identified area of development.

Built heritage	Site is within WOSAS trigger zone – there may be potential for archaeological remains/issues.
Open space	N/A
Minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape, climate change and built heritage issues
--------------------------------	--

Accessibility

Site access	Site access can be achieved
Road network	Good connectivity with classified road network
Public transport	Bus route along A743.
Access to services	No local services in Ravenstruther

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk. Flood Risk assessment required
Education	School capacities to be confirmed.

Other Comments

The site is bound to the north by dwellinghouses; and to the east, south and west by agricultural land. There is also an area of trees to the western boundary. There is a small grouping of residential buildings to the south-east of the site.

The site is excessive in size and would represent a significant encroachment into the rural area to the detriment of the character of Ravenstruther.

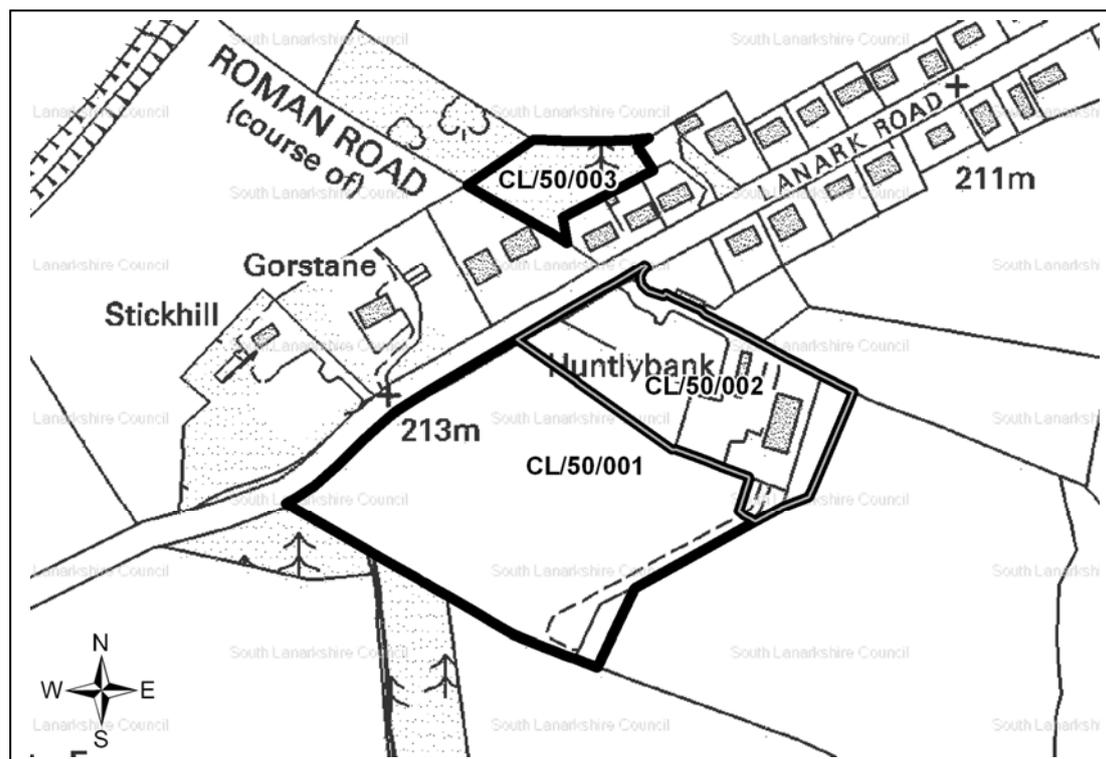
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Ravenstruther



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Background

Site reference	CL/50/002
address	Huntleybank farm, Ravenstruther
Site size Ha	1.16
Current use	Farm buildings, holiday cottages and field
Proposed use	Include within settlement
No of units	
Submitted to previous LP?	Yes – CLP254

Locational factors

Location (within settlement/edge/isolated)	Edge of settlements
Brownfield/greenfield mixed	
Settlement pattern/coalescence/ribbon development	Potential for consolidating the building group and gap site to the south of the settlement into the settlement boundary

Environmental factors

landscape Rolling	farmland.
Natural heritage	No designations affected
Built heritage	The site is within the WOSAS trigger

	zone – there may be potential for archaeological remains/issues.
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape, climate change and built heritage issues
--------------------------------	--

Accessibility

Site access	Visibility requirements may be difficult to achieve
Road network	Good connectivity to classified network
Public transport	Bus route on A743
Access to services	No local services in Ravenstruther

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk. Flood Risk assessment required
Education	School capacities to be confirmed.

Other Comments

<p>Previous consents for 3 holiday cottages and 2 residential dwellings. The site would consolidate the building group to the south of the settlement, and the intervening area of land adjoining Lanark Road, into the settlement boundary of Ravenstruther. It is recommended however that the access road to the south of the site is excluded from the settlement boundary and that the boundary is tightly drawn around the building plot to the south-western boundary. See Technical Report 1. If additional new development was proposed on the site there are potential access issues.</p>

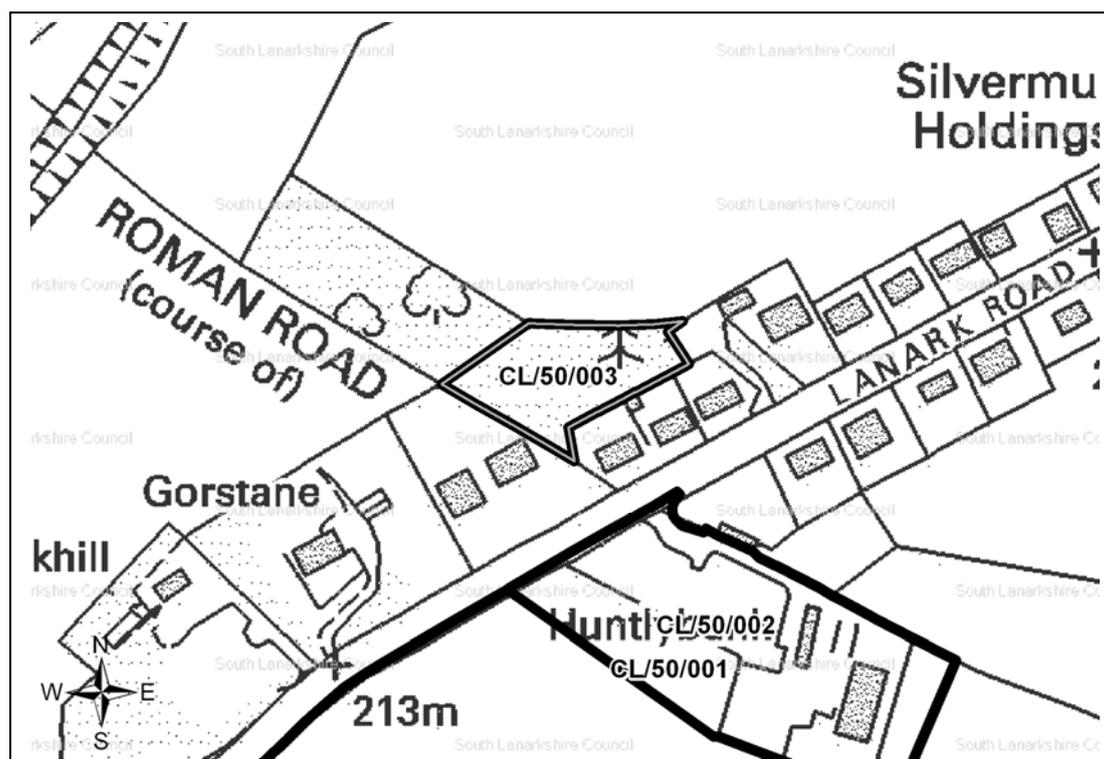
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

Sites for consideration for development - Assessment form

Clydesdale area

Ravenstruther



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Background

Site reference	CL/50/003
address	4 Silvermuir Holdings Ravenstruther
Site size Ha	0.31
Current use	woodland
Proposed use	housing
No of units	2-3
Submitted to previous LP?	Yes – CLP088 (larger site)

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Site constitutes backland development.

Environmental factors

landscape Rolling	Farmland
Natural heritage	No designations affected. Site is wooded.
Built heritage	Within WOSAS trigger zone – the may be potential for archaeological

	remains/issues
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape, climate change and built heritage issues
--------------------------------	--

Accessibility

Site access	Site access would appear to be from private road. This would need to be upgraded to adoptable standard
Road network	Good access to classified network
Public transport	Bus service on A743.
Access to services	No local services in Ravenstruther

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk. Flood risk assessment required
Education	School capacities to be confirmed.

Other Comments

The site is considered inappropriate development as it constitutes backland development with unclear access arrangements and would remove an area of woodland which bounds the rear of the settlement boundary and enhances its character.

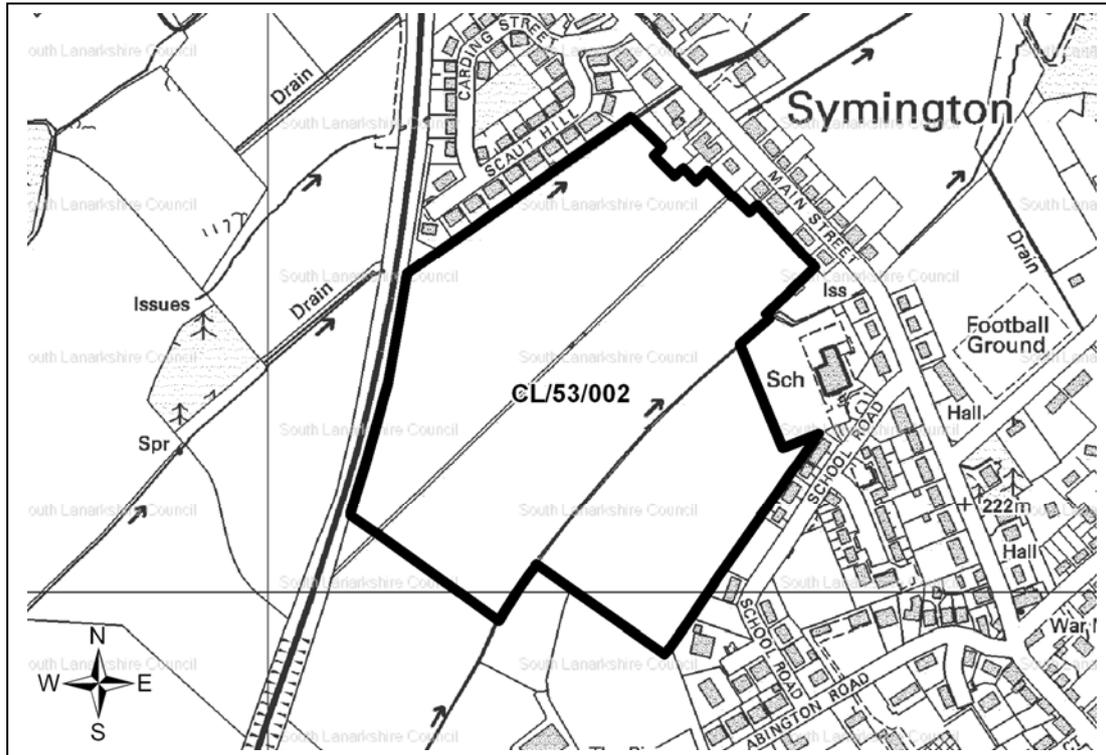
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Symington



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Background

Site reference	CL/53/002
address	West of Main Street, Symington
Site size Ha	12.64
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – CLP016

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off the settlement boundary and would represent a major expansion of Symington.

Environmental factors

landscape	Broad Valley Upland. Also within Special Landscape Area.
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Natural heritage	No designations affected. Mature hedgerows with trees. A non-baseline watercourse runs along proposed site boundary
Built heritage	None
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape and potential noise issues
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Accessibility

Public access	No core path routes affected
Site access	The boundary of site does not connect to road network and unclear where access would be taken.
Road network	A TA may be required depending on number of houses.
Public transport	Bus route close to site
Access to services	Local services in Symington

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	A large part of this site is shown to be at risk of flooding from a 1 in 10 year flood event. Not recommended for development. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>This site relates to a significant area of agricultural land positioned around the western edge of Symington. A number of shelter belt trees and watercourses/field drains are evident within the site.</p> <p>Outline Planning Permission for residential development of the site was refused in August 2004 and again in July 2007.(ref: CL/03/0733 and CL/04/0865). This position has not changed and therefore the inclusion of this large site for residential development is not justified at this time.</p> <p>There are also a number of existing undeveloped residential sites within Symington, including a number of plots within the adjoining site to the south east.</p>

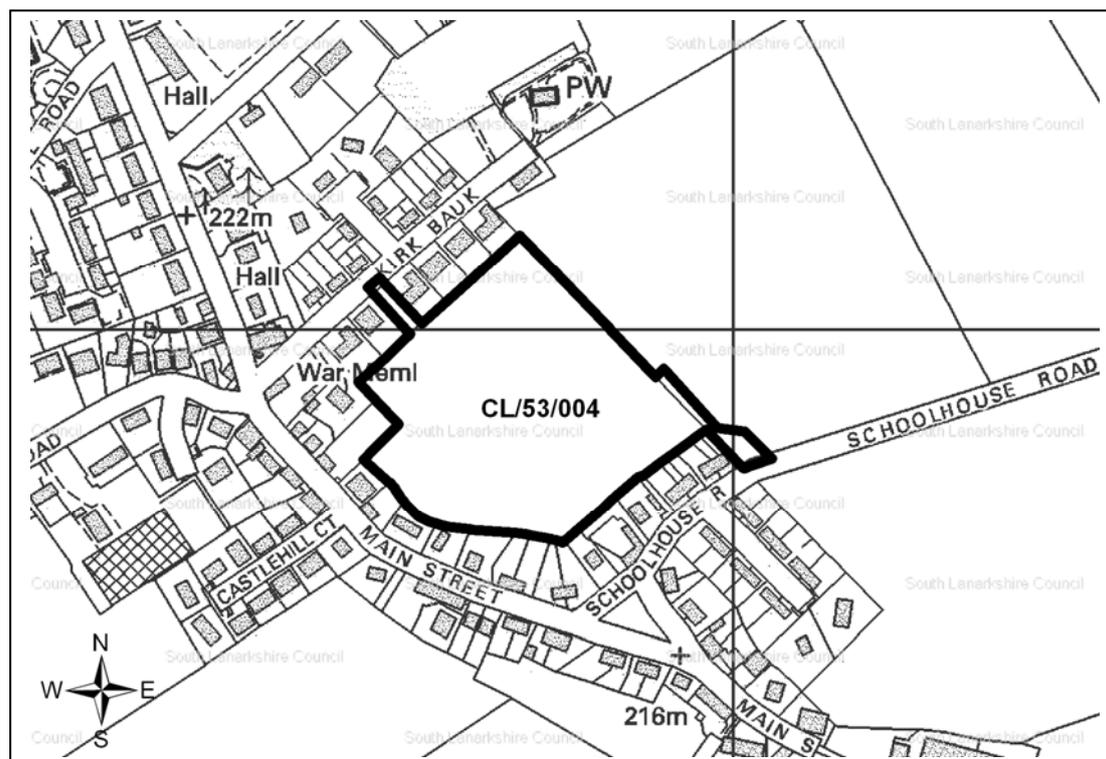
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Symington



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Background

Site reference	CL/53/004
address	South of Kirk Bauk, Symington
Site size Ha	3.09
Current use	agriculture
Proposed use	housing
No of units	20-30
Submitted to previous LP?	Yes – CLP017

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Proposal would infill an area of ground bounded by development on 3 sides.

Environmental factors

landscape	Broad Valley Upland. Also within Special Landscape Area
Natural heritage	No designations affected
Built heritage	WOSAS archaeological trigger zone

	covers the site.
Open space	N/A
Minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape issues
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Accessibility

Public access	No core path routes affected
Site access	Can be achieved via Schoolhouse Rd. If accessed from Kirk Bauk there may be issues with visibility splays and junction spacing.
Road network	No significant impact on capacities.
Public transport	Bus stop >400m
Access to services	Local services in Symington

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity
Flood risk	The majority of this site is shown to be at risk of flooding from a 1 in 10 year flood event. Not recommended for development. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>This site consists of an area of agricultural land positioned on the eastern edge of Symington. It is bounded on 3 sides by existing residential dwellings and by agricultural land to the north east. Possible constraints to development include potential localised flooding, infrastructure issues and the provision of an acceptable vehicular access.</p> <p>There are no records of any previous planning applications for the site.</p> <p>There are a number of existing undeveloped residential sites within Symington.</p>
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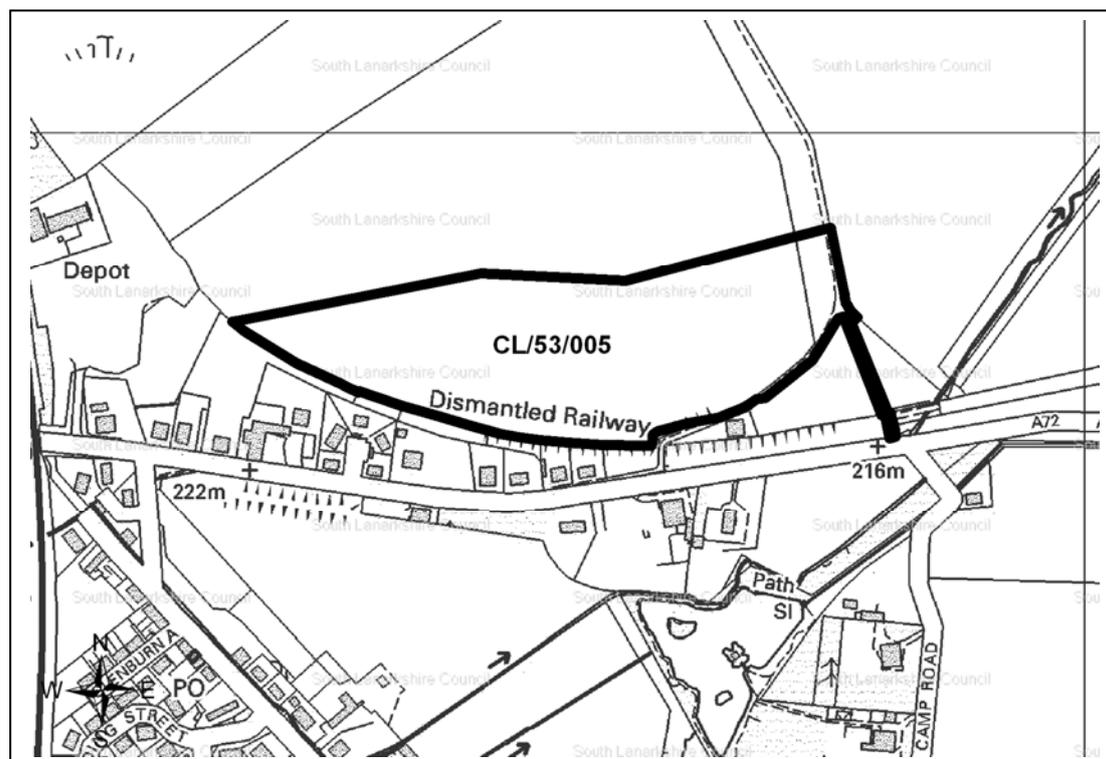
Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

Sites for consideration for development - Assessment form

Clydesdale area

Symington



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Background

Site reference	CL/53/005
address	North of Biggar Road, Symington
Site size Ha	5.37
Current use	agriculture
Proposed use	housing
No of units	20-25
Submitted to previous LP?	Yes – CLP281

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area. Does not consolidate or round off the settlement boundary.

Environmental factors

landscape	Broad Valley Upland. Also within Special Landscape Area.
Natural heritage	No designations affected

Built heritage	none
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – local landscape and climate change issues
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Accessibility

Public access	Core Path wider network CL/4493/1 plus possible use of former railway line for Symington to Biggar cycle route
Site access	Access issues – junction spacing requirements would not be met
Road network	Good access to classified network
Public transport	Bus operators unlikely to stop on A72 at this point.
Access to services	Poor – lack of footway access to village services

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk but possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>This site consists of an area of agricultural land positioned on the northern edge of Symington, currently utilised for the grazing of horses. It is bounded to the north and east by agricultural land, to the south by existing residential dwellings and to the west by vacant land. Possible constraints to development include the provision of an adequate vehicular access and infrastructure concerns in Symington.</p> <p>There are no records of any previous planning applications for the site.</p> <p>There are a number of existing undeveloped residential sites within Symington</p>

Outcome

Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X