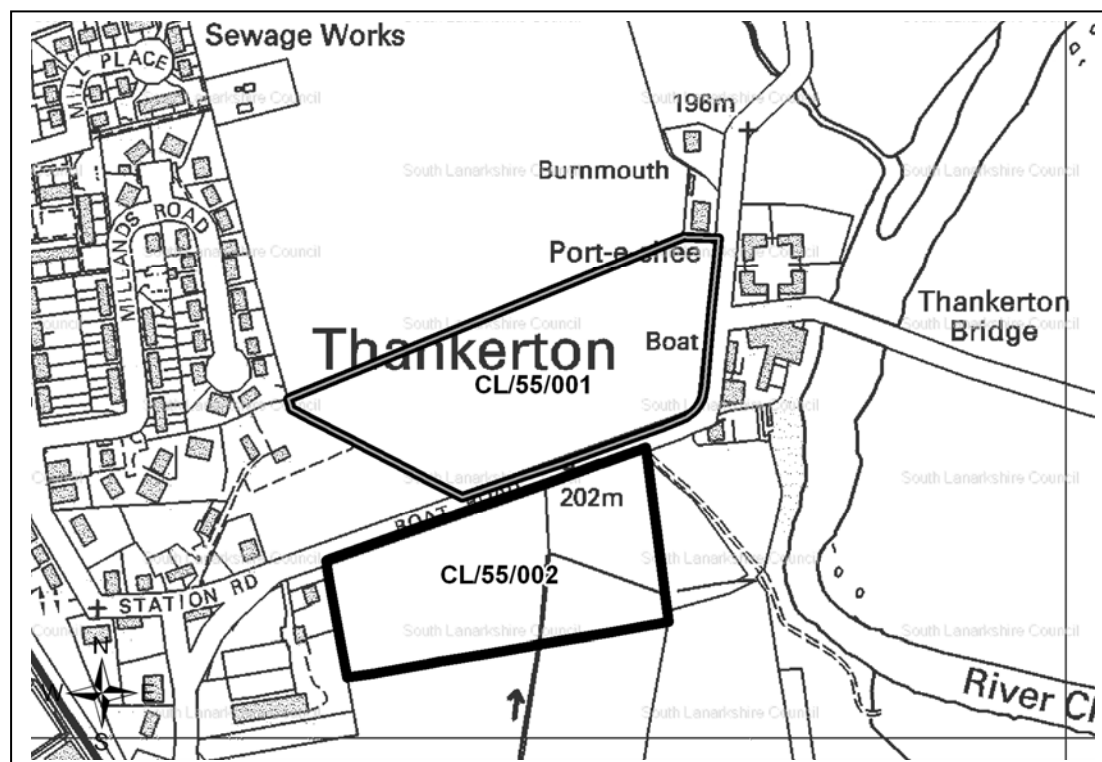


Sites for consideration for development - Assessment form

Clydesdale area

Thankerton



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Background

Site reference	CL/55/001
address	North of Boat Road, Thankerton
Site size Ha	2.84
Current use	agriculture
Proposed use	housing
No of units	8-10
Submitted to previous LP?	Yes – CLP147

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	River Clyde baseline watercourse 50m

	from site.
Built heritage	WOSAS archaeological trigger zone covers eastern part of the site.
Open space	N/A
minerals N/A	

SEA

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

Accessibility

public access	wider network CI/5548/1; CL/4459/1 Biggar to Lanark cycle route
Site access	Access could be achieved subject to visibility requirements and provision of suitable footway connection
Road network	Should not affect network capacities
Public transport	More than 400m to bus stop
Access to services	Poor – no footway connection to village

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 site appears to experience pluvial flooding and It is also close to the River Clyde. Flood risk assessment required which should confirm the impact of climate change.
Education	School capacities to be confirmed.

Other Comments

<p>This site consists of an area of agricultural land positioned to the east of Thankerton. It is bounded to the north and south by similar agricultural land, to the east by Boat Farm and existing residential dwellings, and to the west by Loanfoot, a detached dwelling with a large area of associated garden ground. Mature boundary hedging is positioned along the southern and eastern boundary of the site. A designated cycle way passes the southern edge of the site, along Boat Road.</p> <p>Possible constraints to development of the site include the provision of an adequate vehicular access, retention of the existing boundary hedging and localised flooding. There are no records of any previous planning applications for the site.</p> <p>There is an existing undeveloped residential site within Thankerton</p>

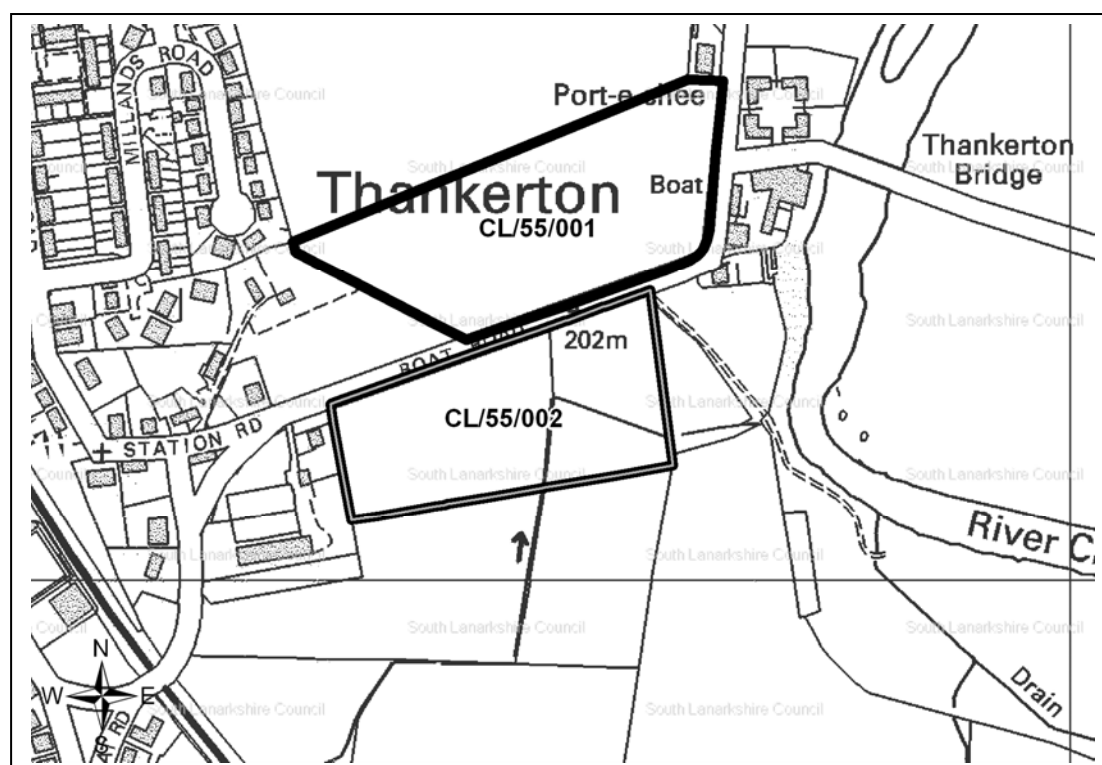
Outcome

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

Thankerton



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Background

Site reference	CL/55/002
address	South of Boat Road Thankerton
Site size Ha	2.33
Current use	agriculture
Proposed use	housing
No of units	4-6
Submitted to previous LP?	Yes – CLP280

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 SLA
Natural heritage	Non baseline waterbody present within

	the proposed site. River Clyde baseline watercourse 70m from site.
Built heritage	WOSAS archaeological trigger zone covers part of the site.
Open space	N/A

SEA

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

Accessibility

public access	Biggar to Lanark cycle route runs to north of site.
Site access	Access could be achieved subject to visibility requirements and provision of suitable footway connection
Road network	Should not affect network capacities
Public transport	More than 400m to bus stop
Access to services	Poor – no continuous footway to village

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 site appears to experience pluvial flooding and It is also close to the River Clyde. Flood risk assessment required which should confirm the impact of climate change. No culverting should take place except for road crossings
Education	School capacities to be confirmed.

Other Comments

<p>This site consists of an area of agricultural land positioned to the east of Thankerton. It is bounded to the north and south by agricultural land, to the east by Boat Cottage and a recently constructed farmhouse, and to the west by a vehicle repair garage. Mature boundary hedging is positioned along the northern boundary of the site. A designated cycle way passes to the north of the site, along Boat Road. Possible constraints to development of the site include the provision of an adequate vehicular access, and potential localised flooding. There are no records of any previous planning applications for the site. There is an existing undeveloped residential site within Thankerton.</p>

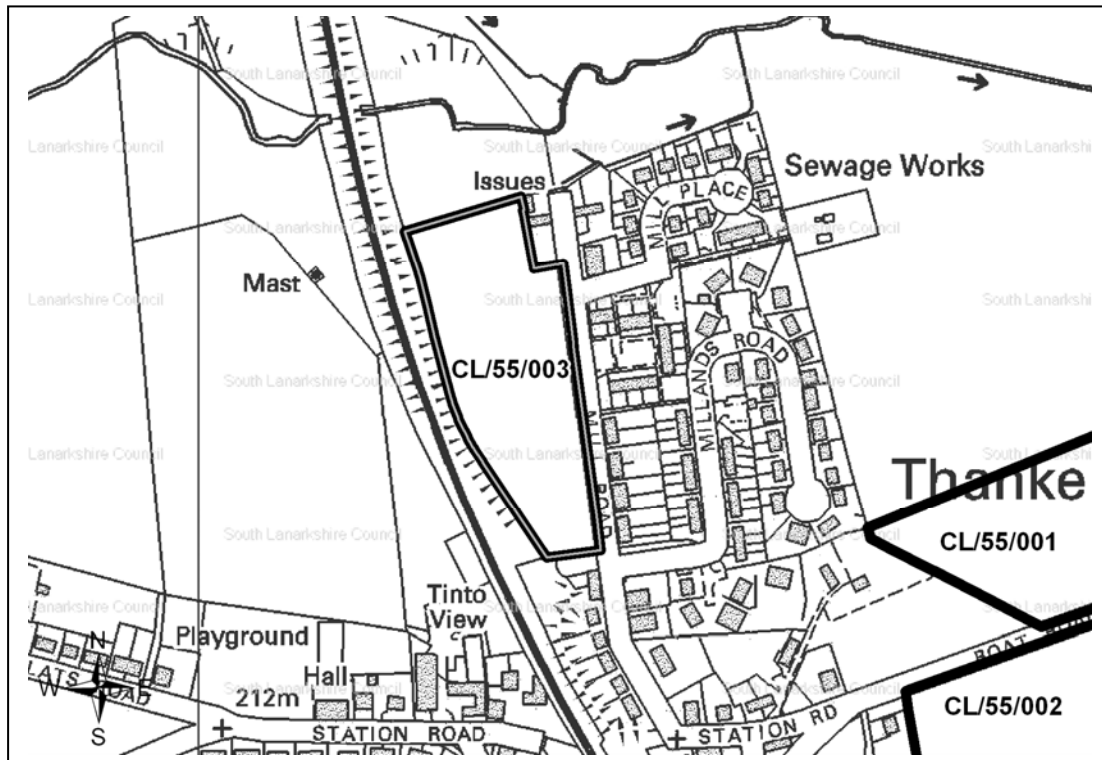
Outcome

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

Thankerton



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Background

Site reference	CL/55/003
address	West of Mill Road, Thankerton
Site size Ha	1.91
Current use	agriculture
Proposed use	Housing and recreation
No of units	4
Submitted to previous LP?	Yes – CLP307

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Development of this site would represent an appropriate rounding off of this part of Thankerton village.

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 potential noise issues
--------------------------------	-----------------------------------------------------

Accessibility

Public access	Thankerton to Covington RoW SL126; wider network CL/4461/1
Site access	Satisfactory access could be achieved
Road network	Should not affect network capacities
Public transport	Nearest bus stop 600m
Access to services	Local services within Thankerton

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 site is close to the River Clyde. Flood risk assessment required which should confirm the impact of climate change
Education	School capacities to be confirmed.

Other Comments

<p>Site consists of generally level agricultural land. The release of this land as a housing/recreation site would be acceptable as it is visually well contained by existing development on Mill Road to the east and by an elevated railway embankment to the west, providing a robust defensible boundary. Vehicular access to the site is easily provided, directly from Mill Road. A potential constraint to the development of this site is the position of the elevated railway, likely to reduce the extent of the developable area and requiring appropriate mitigation measures.</p> <p>There are no records of any previous planning applications for the site.</p>

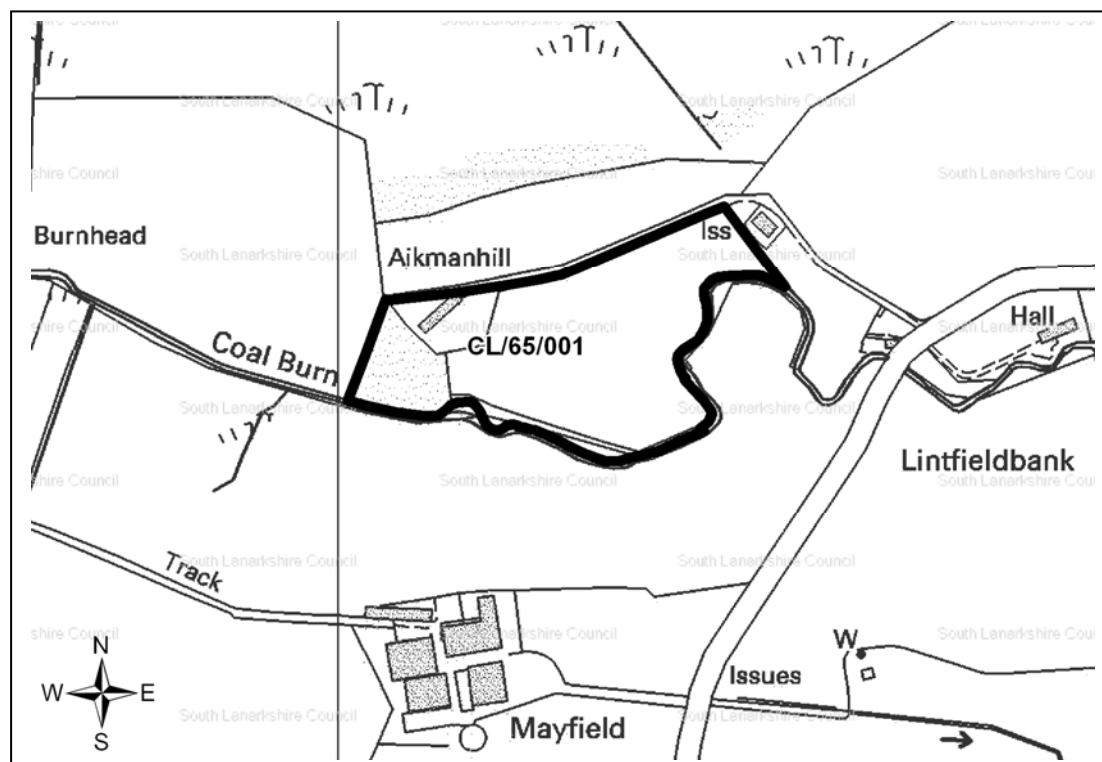
Outcome

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

Rural Area



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Background

Site reference	CL/65/001
address	Aikmanhill Farm, Lintfieldbank, Coalburn
Site size Ha	2.51
Current use	agriculture
Proposed use	housing
No of units	Up to 20
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would lead to isolated small scale development in the Rural Investment area

Environmental factors

landscape	Plateau Farmland.
Natural heritage	Adjacent to Coalburn Moss SAC/SSSI. A non baseline waterbody (Coal Burn) runs along southern boundary of the identified

	area. There is also another minor watercourse on the north west boundary.
Built heritage	None
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – flooding, biodiversity and climate change issues
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Accessibility

Public access	Aspirational Core Path adjacent to site CL/5718/1
Site access	Access via a farm track (shown as outwith site boundary) which would require to be upgraded to adoptable standard
Road network	No issues provided satisfactory site access can be achieved
Public transport	poor
Access to services	poor

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	Part of site appears to lie within functional floodplain. SEPA high risk. Flood risk assessment required
Education	School capacities to be confirmed.

Other Comments

<p>Site consists of a north-south gently sloping alongside the access road to moderately steep sloping agricultural land, prominent when viewed from Bellfield Road. Site is bounded to the north by access road; to the east by residential property/agricultural land; to the south by Coal Burn and to the west by agricultural land. Planning permission in principle has been granted for a house plot at the eastern edge of the site, reference no: CL/11/0214. Site is remote from settlements and affects flood plain and proposed scale of development is excessive.</p>

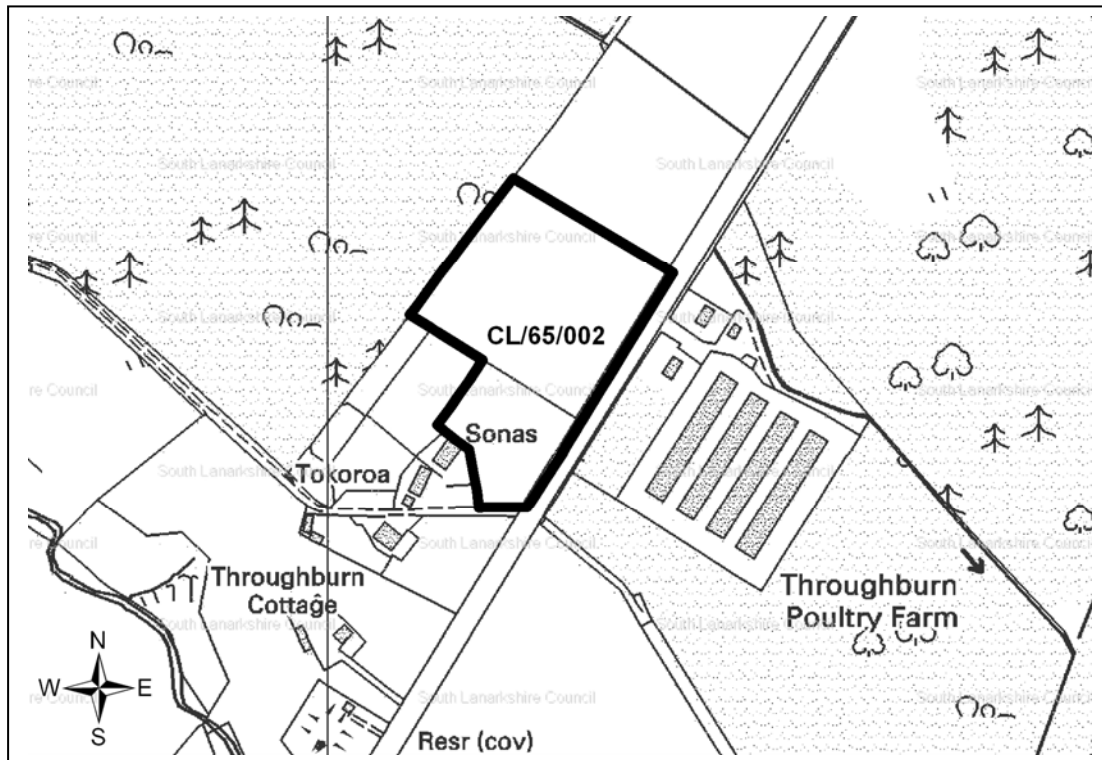
Outcome

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

Rural Area



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Background

Site reference	CL/65/002
address	Lower Throughburn, Forth
Site size Ha	2.17
Current use	Unused agricultural
Proposed use	housing
No of units	tbc
Submitted to previous LP?	possibly CLP214

Locational factors

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

Environmental factors

landscape	Plateau farmland.
Natural heritage	No designations affected
Built heritage	none
Open space	N/A

minerals N/A	
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SEA

Does the site accord with SEA?	Partly – climate change and air quality issues
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Accessibility

Public access	No core path routes affected
Site access	Site access directly on to A706 which may raise issues due to vehicle speeds
Road network	Scale of development would not affect network capacity
Public transport	No bus stop nearby
Access to services	Local services 1.7km

Infrastructure

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

Other Comments

The site would represent significant isolated development in the rural area to the detriment of the rural nature of the site, and does not physically relate to the settlement boundary of Forth. There are SEA issues due to proximity to poultry farm

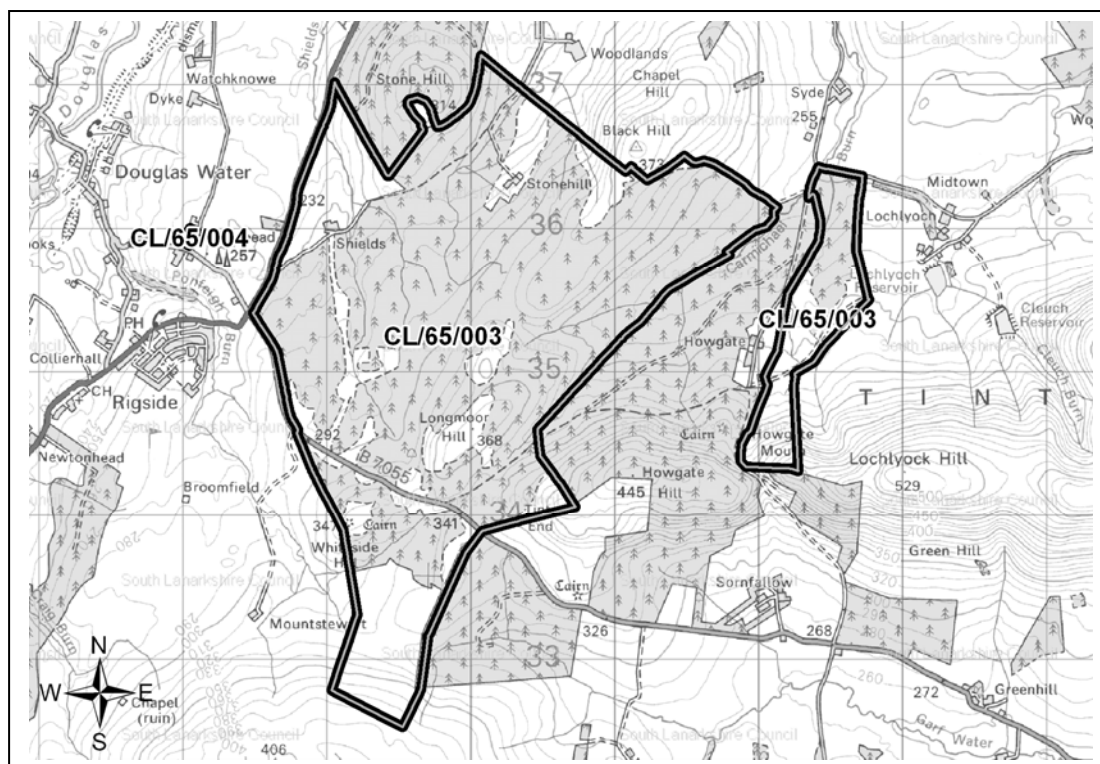
Outcome

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

Rural Area



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Background

Site reference	CL/65/003
address	Owenstown – by Rigside
Site size Ha	823.53
Current use	Agriculture and forestry
Proposed use	New settlement
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Substantial new settlement in the rural area.

Environmental factors

landscape	Foothills Forestry. Site also within Upper Clyde Valley Special Landscape Area.
Natural heritage	Baseline Waterbody ID 10099 and a series of minor watercourses run through

	site. Waterbody is currently at good status. Freshwater Fish designated rivers site. Loss of developing mixed woodland
Built heritage	WOSAS archaeological trigger zones.
Open space	N/A
minerals	Site underlain with coal deposits.

SEA

Does the site accord with SEA?	No – major issues – biodiversity, soils, climate change and landscape impact.
--------------------------------	-------------------------------------------------------------------------------

Accessibility

Public access	Various access routes throughout site
Site access	Site access could be taken from either A70 or B7055
Road network	TA required. Likely to have significant impact on junctions at M74 and Hyndford Bridge. Third party land would be required to undertake improvements.
Public transport	On bus route but no bus stops in area
Access to services	Poor

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity.
Flood risk	SEPA high risk – parts of site in 1:200 floodplain. Several minor watercourses also in site. Flood Risk assessment required.
Education	School capacities to be confirmed.

Other Comments

Development Contrary to Development Plan. There is no strategic requirement for such a development at the proposed location. Major issues raised through SEA.

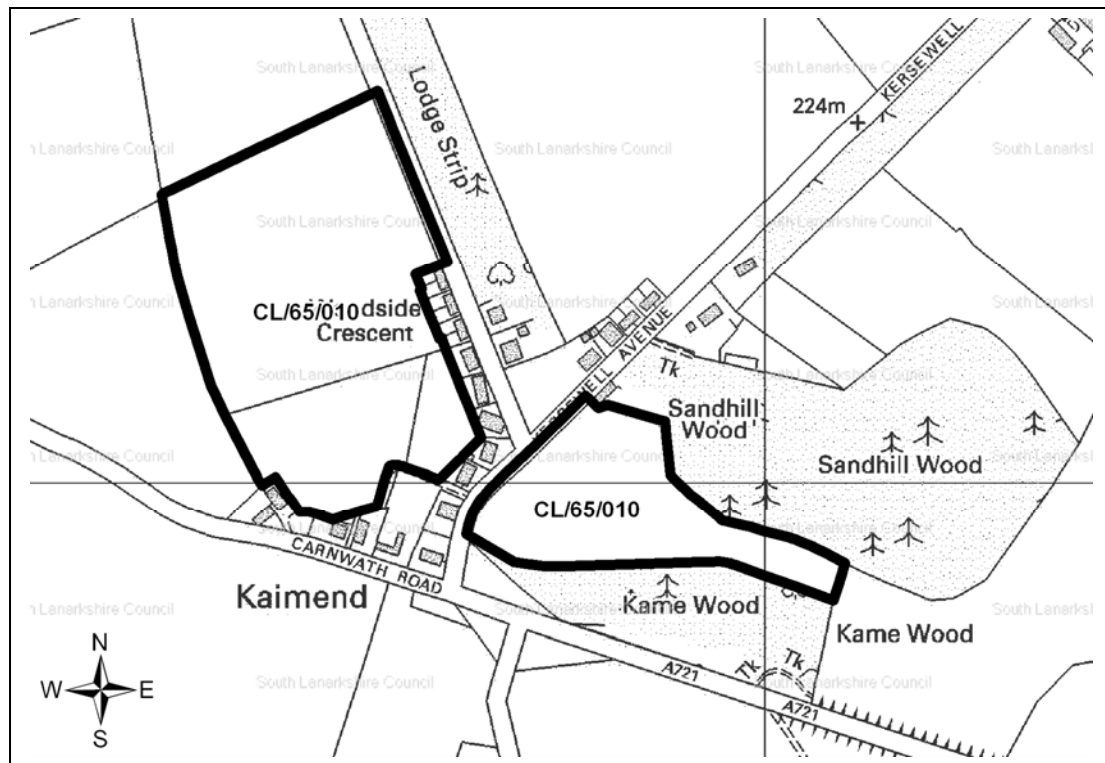
Outcome

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

Rural Area



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Background

Site reference	CL/65/010
address Kaimend	grazings
Site size Ha	8.27
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	There is an opportunity to consolidate the existing development in this area by defining a new settlement boundary, including part of the proposed site.

Environmental factors

landscape Rolling	Farmland
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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?	Partly – biodiversity issues (pink footed geese), climate change and soils issues.
--------------------------------	------------------------------------------------------------------------------------

Accessibility

Site access	May be some difficulties achieving satisfactory access
Road network	Good connectivity to classified network. Possible capacity issue depending on number of units.
Public transport	Bus stop >400m. Not on bus route. Rail station >10km
Access to services	Carnwath village centre 1.8km

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>Site at the western edge of the settlement consists of two parts. Part 1 constitutes open space currently used as a playground for the community in the area. Part 2 forms grazing ground. Inclusion of part of the site to the rear of the existing properties offers an opportunity to utilize part of the land for housing development and to retain the open space as play facility in the locality. In addition, the site (in part) would help to positively contribute towards creating a sustainable settlement boundary of Kaimend. See Technical Report 1. SEA issues may require mitigation.</p>

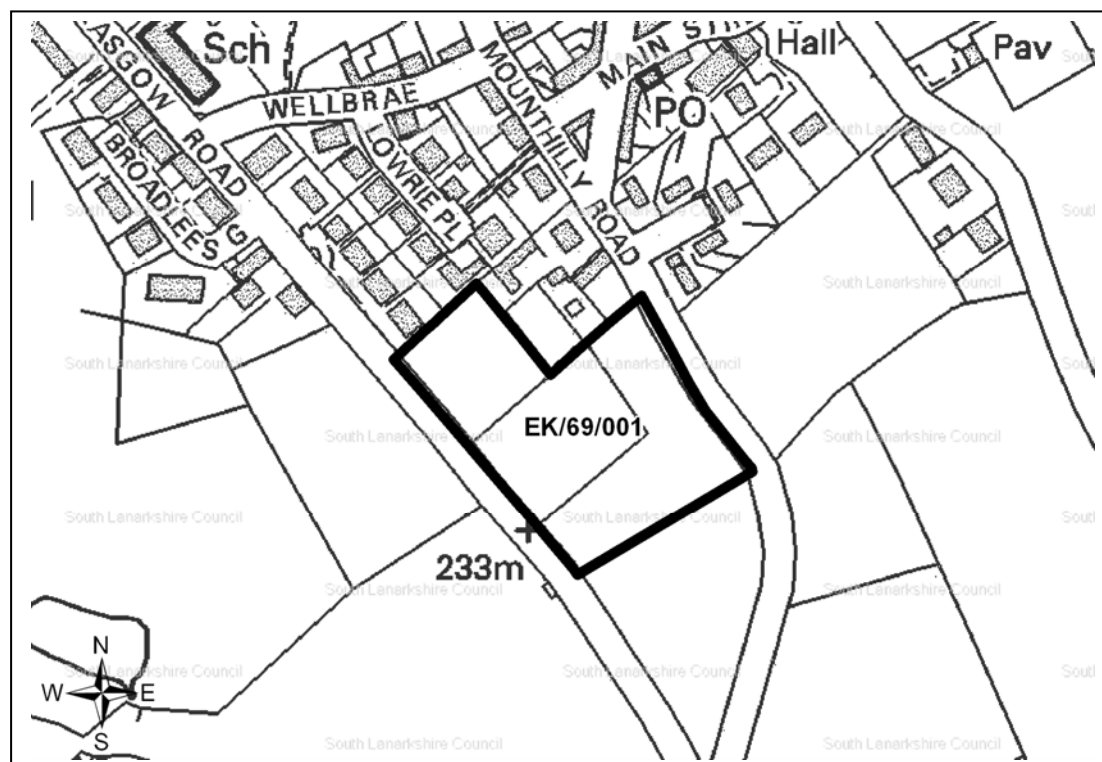
Outcome

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

East Kilbride area

Chapelton



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Background

Site reference	EK/69/001
address	Mounthilly Road, Chapelton
Site size Ha	1.4
Current use	Vacant agricultural land
Proposed use	housing
No of units	20
Submitted to previous LP?	Yes – EKP099

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 countryside. Ribbon development.

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A

Open space	N/A
minerals	No legacy of coal mining

SEA

Does the site accord with SEA?	Yes – no significant issues
--------------------------------	-----------------------------

Accessibility

Site access	Access could be achieved from Mounthilly Road subject to visibility but cannot be achieved from A726.
Road network	Good accessibility to classified network
Public transport	Bus stops within 400m
Access to services	Good access to local services within Chapelton

Infrastructure

Water and sewerage	Possible sewerage issues Surface water outfall intentions and future maintenance required
Flood risk	SEPA low risk however there may be some pluvial flooding on this site. A flood risk assessment is required.
Education	School capacities to be confirmed.

Other Comments

<p>Agricultural field currently used for livestock grazing. Site is bounded on either side by Glasgow Road (A726) and Mounthilly Road and by a post and wire fence. There is no physical or natural boundary to the south of the site. At its northernmost, the site is bounded by the garden of 1 Mounthilly Road and a fenced paddock area beyond forming part of number 3 Mounthilly Road. The land at the south west of the site is prone to serious flooding as it lies below the level of the adjacent A726. The whole site is considered to be ribbon development however a smaller parcel of land between the paddock and the A726 would round off the settlement boundary, however this presents significant access problems as a stand alone site. No history of recent planning applications.</p>

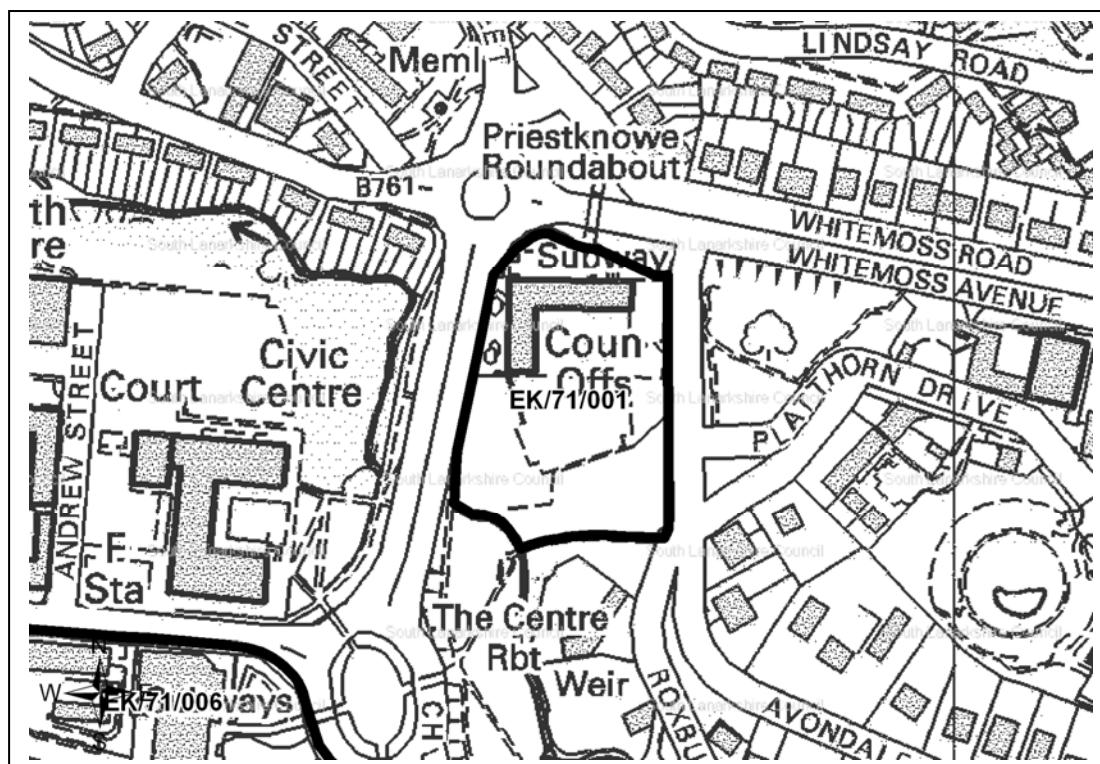
Outcome

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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/001
address	Atholl House, East Kilbride
Site size Ha	1.38
Current use	Offices/class 4
Proposed use	Town centre uses
No of units	N/A
Submitted to previous LP?	no

Locational factors

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

Environmental factors

landscape	Urban – but structural greenspace issues need to be taken into account.
Natural heritage	N/A

Built heritage	N/A
Open space	N/A
Minerals	No coal mining legacy

SEA

Does the site accord with SEA?	Yes – no significant issues
--------------------------------	-----------------------------

Accessibility

public access	Path network around the site.
Site access	Satisfactory for Office/class 4, but issues if retail or other use generating high trip numbers
Road network	TA required.
Public transport	Good provision locally
Access to services	Good provision locally

Infrastructure

Water and sewerage	Possible sewerage issues Surface water outfall intentions and future maintenance required
Flood risk	SEPA' indicative flood risk maps show that this site may lie within the 1 in 200 year floodplain. A Flood Risk Assessment is required to demonstrate flood risk in this area. The Kittoch Water is also adjacent to this site. SEPA high risk
Education	School capacities to be confirmed.

Other Comments

<p>The site has been subject to a planning application for a retail foodstore (EK/10/0267). The site is considered an inappropriate location for a foodstore as it would impact adversely on the vitality and viability of town, village and neighbourhood centres and would not form a logical extension to the town centre boundary of East Kilbride. There would be insufficient retail expenditure capacity to support the development.</p> <p>If the site is developed, structural greenspace and flood risk will need to be taken into account</p>

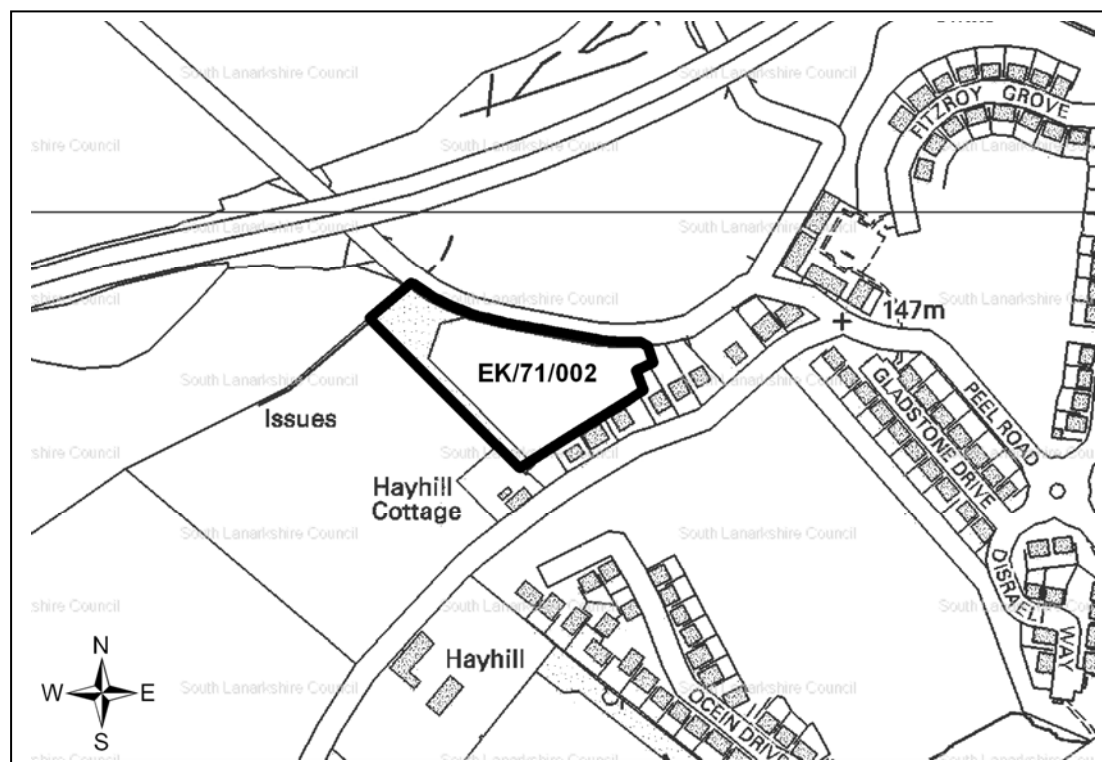
Outcome

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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/002
address	North of Hayhill Rd, Jackton
Site size Ha	1.3
Current use	Vacant agricultural land
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 result in the East Kilbride settlement being extended to the west at this location and would form ribbon development

Environmental factors

landscape	Urban fringe farmland
Natural heritage	N/A
Built heritage	N/A

Open space	N/A
minerals	No coal mining legacy

SEA

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

Accessibility

Public access	No core path routes affected
Site access	Site access could be achieved but would be difficult to create a satisfactory footway link to existing settlement.
Road network	No issues
Public transport	Bus stop >600m but no footway. Rail station 1.6km
Access to services	Poor due to lack of footways

Infrastructure

Water and sewerage	Water body within site Possible sewerage issues
Flood risk	SEPA medium risk. Flood risk assessment required
Education	School capacities to be confirmed.

Other Comments

The enclosed nature of the site with its principal frontage facing away from the existing settlement results in the site failing to fit in with the existing pattern of development at this location.
Some tree line issues along western edge of site

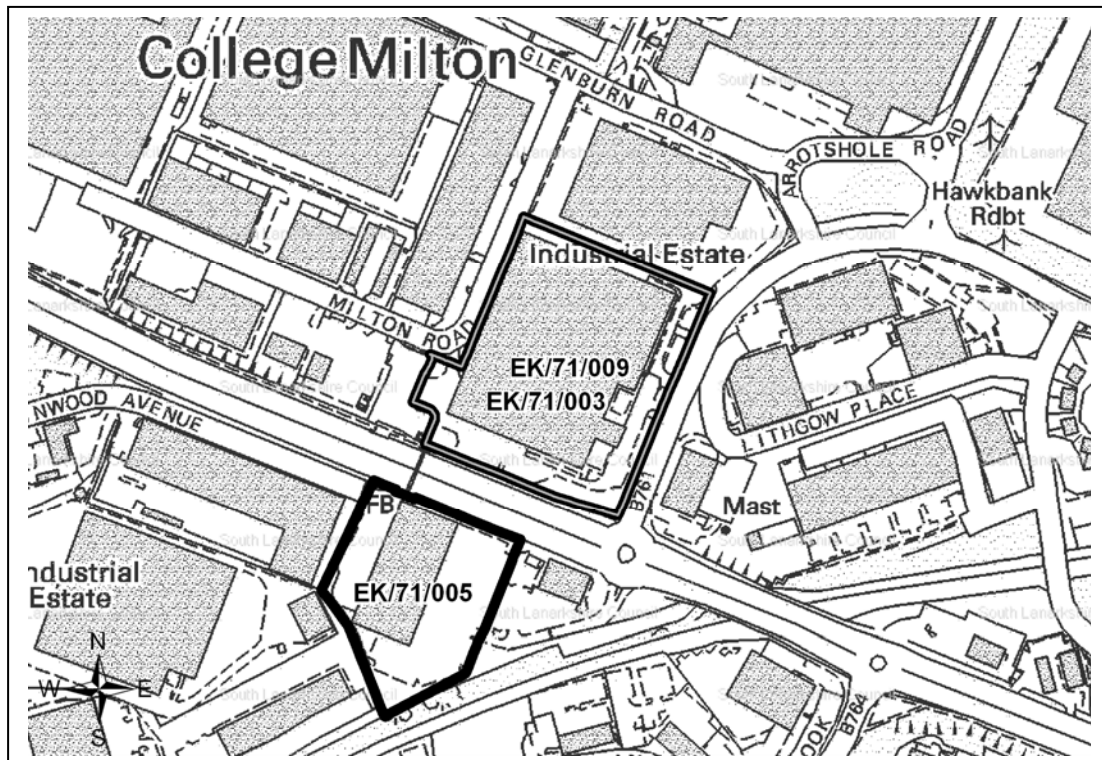
Outcome

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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/003
address	West Mains Road, East Kilbride
Site size Ha	3.2
Current use	Vacant land
Proposed use	retail
No of units	N/A
Submitted to previous LP?	no

Locational factors

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

Environmental factors

landscape urban	
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

minerals	No coal mining legacy
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SEA

Does the site accord with SEA?	Partly – possible air quality issue
--------------------------------	-------------------------------------

Accessibility

Public access	No core path routes affected
Site access	Generally acceptable subject to major junction improvements (refer to previous planning application)
Road network	TA required
Public transport	Bus stops within 400m. Rail station 1.4km
Access to services	n/a

Infrastructure

Water and sewerage	Possible sewerage issues. Surface water outfall intentions and future maintenance required
Flood risk	SEPA low risk however here may be some pluvial flooding on this site. A flood risk assessment is required.
Education	School capacities to be confirmed.

Other Comments

<p>The site has been subject to a planning application for a retail foodstore (EK/10/0110) and a planning appeal against non determination. The appeal was dismissed and rejected by the Reporter on the basis of retail impact and capacity. The site is considered inappropriate for development of a retail foodstore as it would impact adversely on the vitality and viability of town village and neighbourhood centres</p>

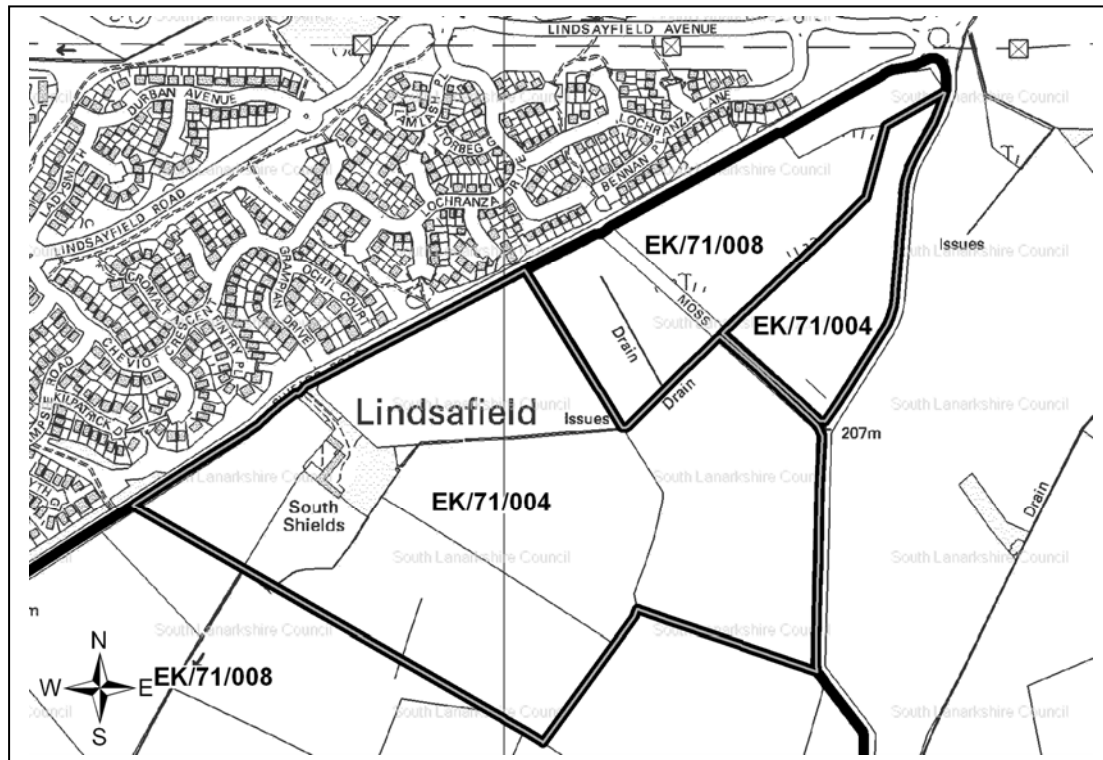
Outcome

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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/004
address	Benthall Farm, Shields Rd, East Kilbride
Site size Ha	24
Current use	agriculture
Proposed use	housing
No of units	300
Submitted to previous LP?	Yes – EKP019

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Infill site located between existing Lindsayfield and Langlands West areas

Environmental factors

landscape	Urban Fringe Farmland
Natural heritage	Adjacent to peatland site. Shields Moss Lowland raised bog on and immediately adjacent to site – hydrological issues.

Built heritage	N/A
Open space	N/A
minerals	No coal mining legacy.

SEA

Does the site accord with SEA?	Partly – a number of potential issues including biodiversity, soils, air quality and local landscape impacts
--------------------------------	--------------------------------------------------------------------------------------------------------------

Accessibility

public access	Wider network core path EK/3831/2
Site access	Likely that satisfactory access could be achieved
Road network	TA required. Assessment of junction capacities required.
Public transport	Poor at present but infrastructure could be provided
Access to services	Services reasonably close but footway provision required

Infrastructure

Water and sewerage	Water body in area Possible sewerage issues Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk however there are watercourses within the development site. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>Site comprises majority of a triangular infill greenbelt area between Lindsayfield and Langlands West. An area along the existing settlement boundary to the north of the site is classed as peatland and is not included within the proposed development area. However development of the site must take account of impacts on hydrology of this peatland site. Site is predominantly flat and there are no obvious visual constraints to development. Site would round off the settlement edge at this part of East Kilbride.</p>

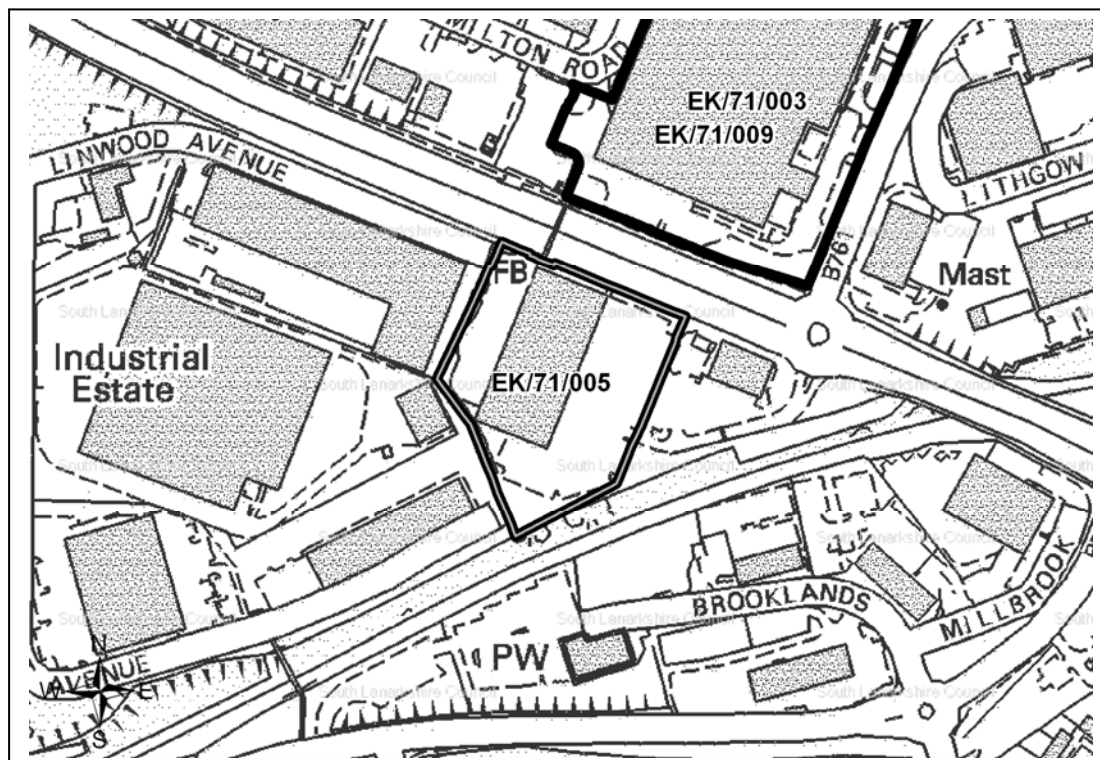
Outcome

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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/005
address	Queensway Retail Park, East Kilbride
Site size Ha	1.28
Current use	Retail park - restricted to bulky goods
Proposed use	Retail park - relaxation on goods that can be sold
No of units	NA
Submitted to previous LP?	no

Locational factors

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

Environmental factors

landscape urban	
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

minerals	No coal mining legacy
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SEA

Does the site accord with SEA?	yes
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Accessibility

Public access	No core paths affected
Site access	No issues
Road network	No issues
Public transport	No issues
Access to services	n/a

Infrastructure

Water and sewerage	Surface water outfall intentions and future maintenance required
Flood risk	There may be some pluvial flooding on this site. A flood risk assessment is required. SEPA low risk
Education	School capacities to be confirmed.

Other Comments

<p>The site is in an out of centre location and there is a bulky goods restriction on trading floorspace. The proposed relaxation of the goods restriction to allow a foodstore would be inappropriate and prejudice the protection of the retail function of town, village and neighbourhood centres and undermine their vitality and viability. There is no available convenience retail expenditure capacity to support the development.</p>

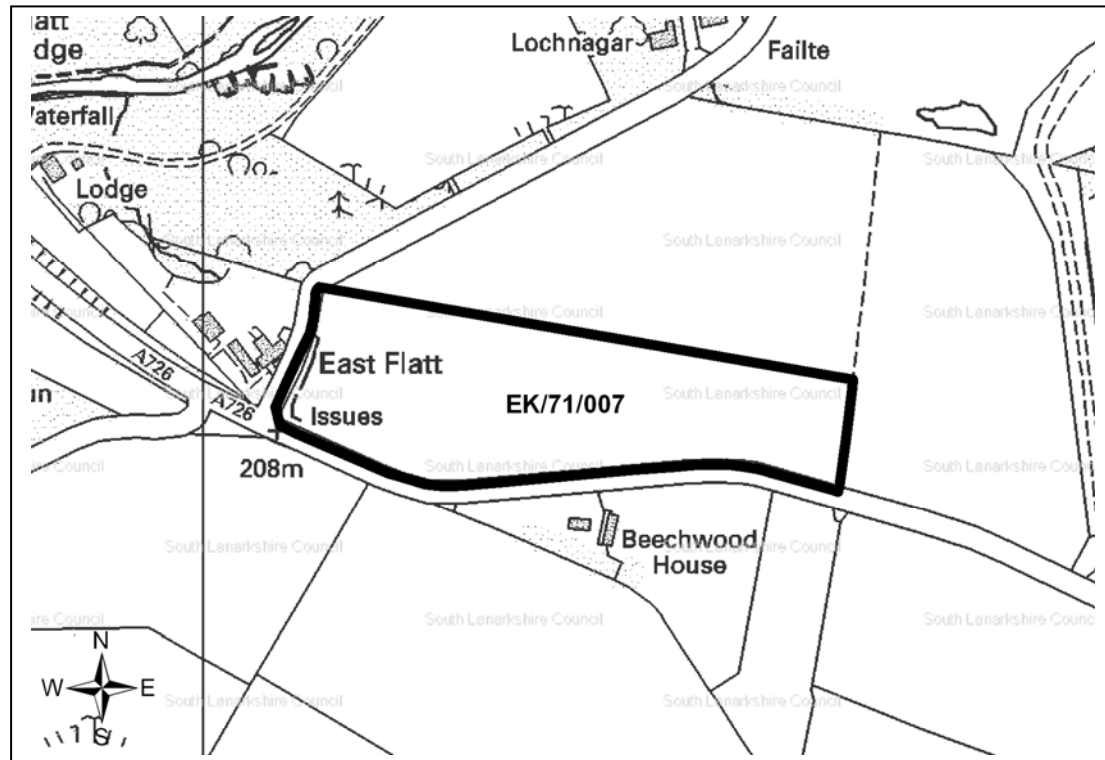
Outcome

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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/007
address Crutherland	Farm
Site size Ha	3.6
Current use	Agriculture
Proposed use	Housing
No of units	80
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Isolated site, not in close proximity to east Kilbride settlement boundary.

Environmental factors

landscape	Urban fringe farmland
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

minerals	Coal mining legacy on part of site
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SEA

Does the site accord with SEA?	Partly – biodiversity, air quality, noise and local landscape issues.
--------------------------------	-----------------------------------------------------------------------

Accessibility

Public access	No core paths affected
Site access	Satisfactory junction spacing would be difficult to achieve. No footway link to settlement.
Road network	No significant issues.
Public transport	No bus stop or rail station nearby
Access to services	No services nearby

Infrastructure

Water and sewerage	Possible sewerage issues Any surface water discharge to culvert inlet EK/0295 should ensure that the culvert has sufficient capacity and is structurally intact.
Flood risk	There is a watercourse within this development. A flood risk assessment is required. SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Site runs along East Kilbride to Strathaven Road and is located within the Greenbelt remote from the East Kilbride settlement boundary. Isolated standalone 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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/008
address	Shields Road, East Kilbride
Site size Ha	150
Current use	agriculture
Proposed use	Housing/district centre/primary school
No of units	2500
Submitted to previous LP?	Yes – EKP019. Current site much larger

Locational factors

Location (within settlement/edge/isolated)	Urban edge
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Coalescence with Auldhouse

Environmental factors

landscape	Urban fringe farmland and plateau farmland
Natural heritage	Peatland area within north of site along existing settlement boundary. Shields Moss Lowland Raised Bog

Built heritage	Site contains a number of WoSAS sites
Open space	N/A
minerals	No coal mining legacy

SEA

Does the site accord with SEA?	No – significant flood risk and local landscape issues and biodiversity, soils and air quality issues
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Accessibility

Public access	Various core path wider network routes
Site access	Significant issues – a new distributor road would be required
Road network	Significant impacts on existing junctions with major issues for capacity of network
Public transport	Would need to be incorporated in the development
Access to services	As above

Infrastructure

Water and sewerage	Water body in area. Possible sewerage issues Surface water outfall intentions and future maintenance required.
Flood risk	Part of this development area lies within the 1 in 200 year floodplain. No development should take place within the floodplain. The impact of climate change will also require to be considered. Flood Risk Assessment required. SEPA high risk
Education	School capacities to be confirmed.

Other Comments

Site extends outside East Kilbride beyond urban fringe farmland into plateau farmland area and would create coalescence with Auldhouse. Does not round off a settlement edge and would significantly extend East Kilbride to the south.

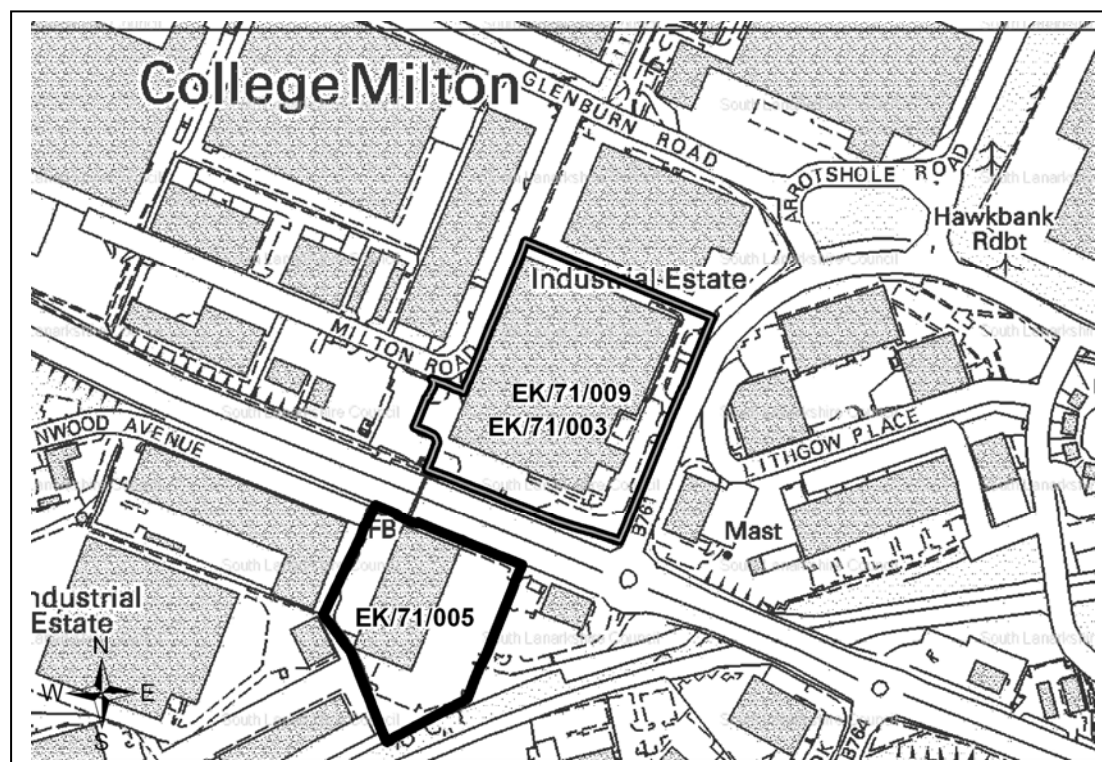
Outcome

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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/009
address	West Mains Road, East Kilbride
Site size Ha	3.2
Current use	Vacant land
Proposed use	retail
No of units	N/A
Submitted to previous LP?	no

Locational factors

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

Environmental factors

landscape urban	
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

minerals	No coal mining legacy
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SEA

Does the site accord with SEA?	Partly – possible air quality issue
--------------------------------	-------------------------------------

Accessibility

Public access	No core path routes affected
Site access	Generally acceptable subject to major junction improvements (refer to previous planning application)
Road network	TA required
Public transport	Bus stops within 400m. Rail station 1.4km
Access to services	n/a

Infrastructure

Water and sewerage	Possible sewerage issues. Surface water outfall intentions and future maintenance required
Flood risk	SEPA low risk however here may be some pluvial flooding on this site. A flood risk assessment is required.
Education	School capacities to be confirmed.

Other Comments

<p>The site has been subject to a planning application for a retail foodstore (EK/10/0110) and a planning appeal against non determination. The appeal was dismissed and rejected by the Reporter on the basis of retail impact and capacity. The site is considered inappropriate for development of a retail foodstore as it would impact adversely on the vitality and viability of town village and neighbourhood centres</p>

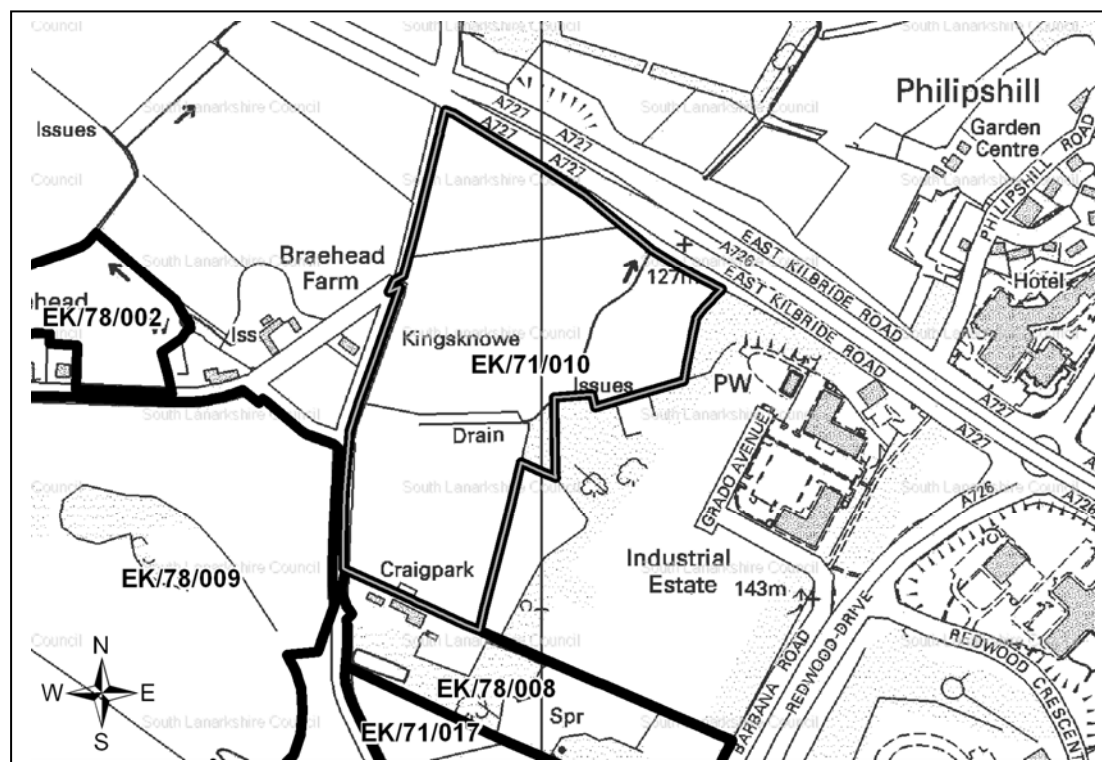
Outcome

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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/010
address	GSO Business Park, East Kilbride
Site size Ha	6.7
Current use	agriculture
Proposed use	Extension to business park
No of units	n/a
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Coalescence with Thorntonhall as development is west of the GSO

Environmental factors

landscape	Urban fringe farmland
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

minerals	No coal mining legacy.
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SEA

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

Public access	No core path routes affected
Site access	Suitable site access can be obtained from Barbana road
Road network	TA may be required. Philipshill junction already at capacity.
Public transport	Bus stops within 400m.
Access to services	No local services nearby

Infrastructure

Water and sewerage	There are watercourses within this development. Possible sewerage issues Surface water outfall intentions and future maintenance required
Flood risk	Flood Risk Assessment required. SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Would result in expansion of GSO Business Park which has spare capacity at present. Would impinge on greenbelt buffer between East Kilbride and Thorntonhall.

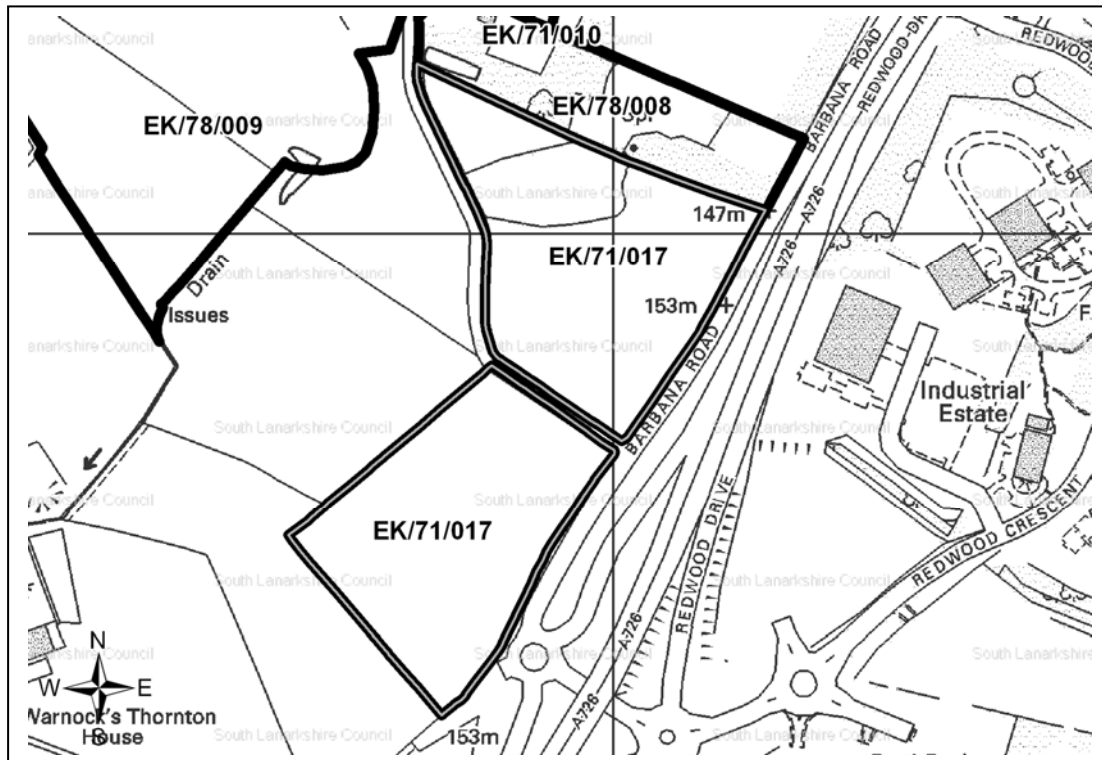
Outcome

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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/017
address	Barbana Road, East Kilbride
Site size Ha	8.24
Current use	agricultural
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	Coalescence with Thorntonhall as development is west of the GSO

Environmental factors

landscape	Urban Fringe Farmland
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

Minerals	No coal mining legacy.
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SEA

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

Accessibility

Public access	No core paths affected
Site access	Satisfactory access could be achieved
Road network	TA may be required
Public transport	Bus stops nearby on Queensway
Access to services	No local services nearby

Infrastructure

Water and sewerage	Possible sewerage issues Surface water outfall intentions and future maintenance required
Flood risk	Flood Risk Assessment required. SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Site is west of the GSO and does not integrate with either the East Kilbride settlement or with Thorntonhall. Would reduce the Greenbelt buffer between the two settlements. SLC surplus assets

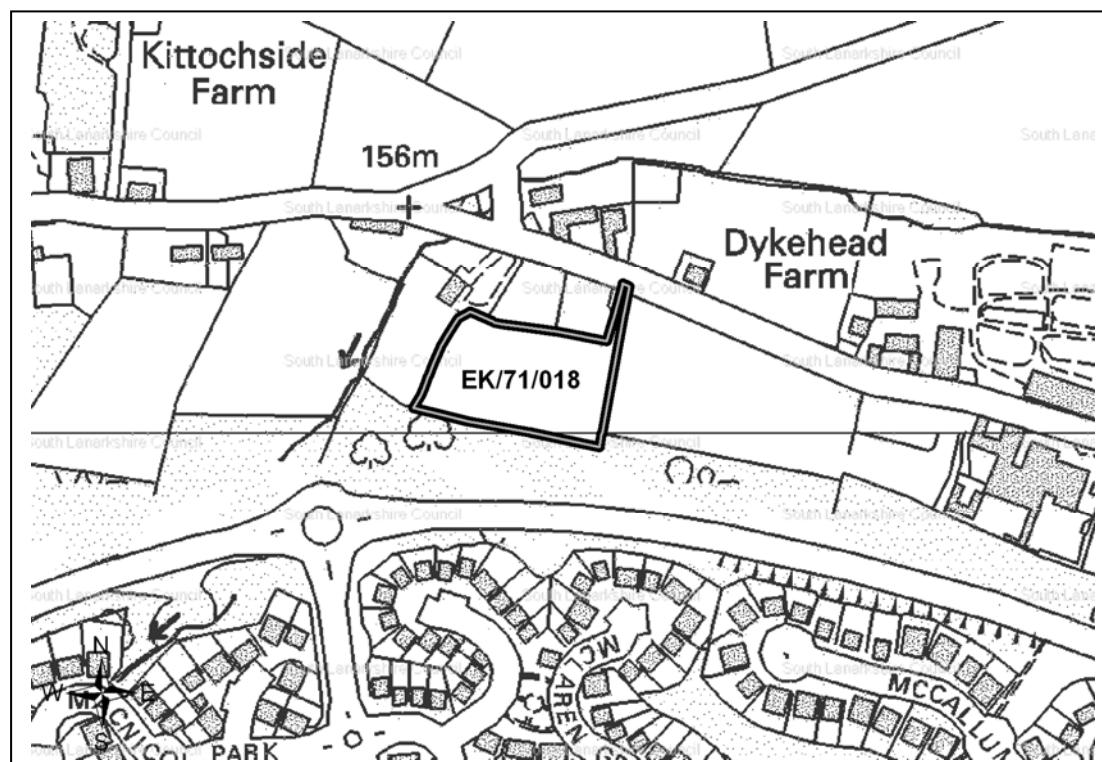
Outcome

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

East Kilbride area

East Kilbride



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Background

Site reference	EK/71/018
address	Carmunnock Road, East Kilbride
Site size Ha	0.58
Current use	agricultural
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	Coalescence – East Kilbride and Kittochside

Environmental factors

landscape	Urban Fringe Farmland
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

Minerals	No coal mining legacy.
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SEA

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

Accessibility

Public Access	No core path routes affected
Site access	May be difficult to achieve visibility requirements.
Road network	No issues
Public transport	No pedestrian access routes to bus stops or station
Access to services	No local services

Infrastructure

Water and sewerage	Possible sewerage issues Surface water outfall intentions and future maintenance required
Flood risk	A flood risk assessment is required. SEPA low risk
Education	School capacities to be confirmed.

Other Comments

<p>Site is located to the south of the Kittochside settlement and does not integrate satisfactorily with this settlement. Would also significantly affect the greenbelt buffer between Kittochside and East Kilbride.</p> <p>SLC Surplus assets</p>

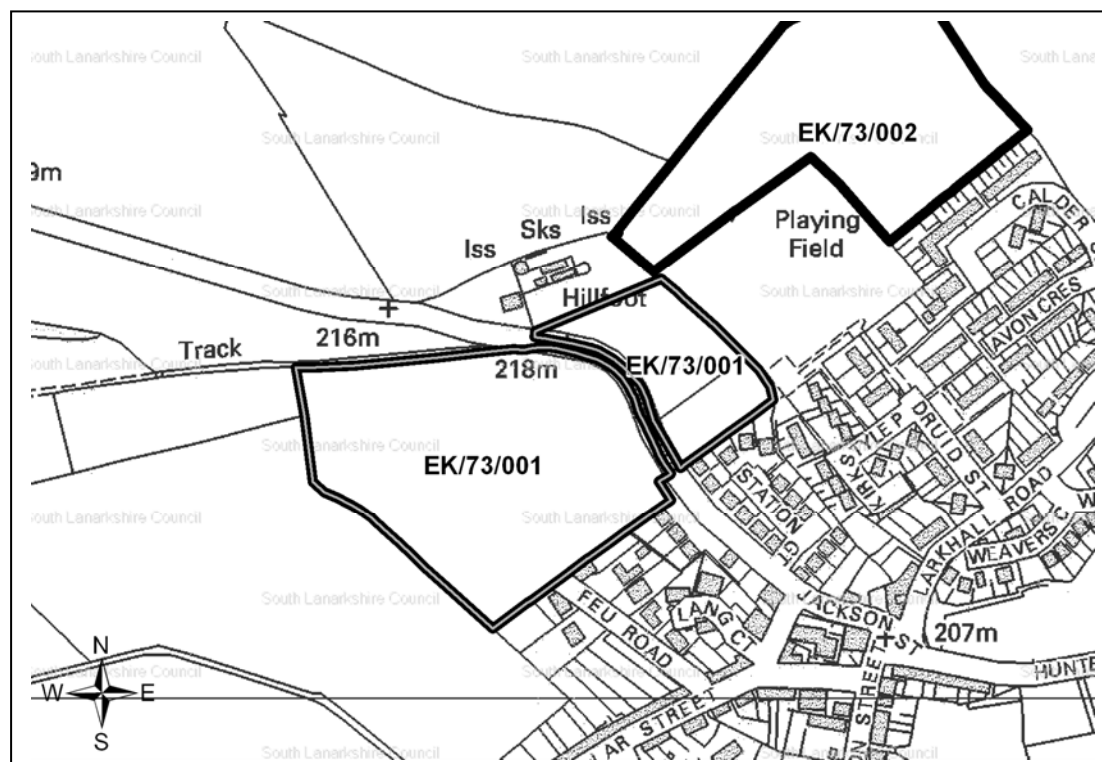
Outcome

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

East Kilbride area

Glassford



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Background

Site reference	EK/73/001
address Glassford	Station
Site size Ha	4.2
Current use	Vacant agricultural land
Proposed use	housing
No of units	50
Submitted to previous LP?	Yes – EKP068

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 beyond a clear and well established boundary.

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A

Open space	N/A
minerals	There is no coal mining legacy

SEA

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

Accessibility

public access	RoW SE 10; wider network EK/3870/1
Site access	Possible issues with achieving visibility requirements
Road network	improvements to rural road network may be required
Public transport	Bus stops within 400m of site. No train stations nearby
Access to services	Local services available in Glassford

Infrastructure

Water and sewerage	Possible sewerage issues Surface water outfall intentions and future maintenance required
Flood risk	A flood risk assessment is required. SEPA low risk
Education	School capacities to be confirmed.

Other Comments

The site is bisected by Station Road, with the larger portion to the west. Post and wire stock fencing runs along the boundaries adjacent to the road. To the east of the road the site is bounded by a belt of immature trees in front of a recreation area with a fence to the north. To the south of this part the side and rear gardens of dwellings in Station Gate form the boundary and this is characterised by traditional garden type fencing. To the west of Station Road the northern and western boundaries are post and wire stock fencing. The southern boundary is a traditional stone wall along the properties of West Quarter Croft, Hawthorne Cottage and 12 Station Road. There is no history of recent planning applications.

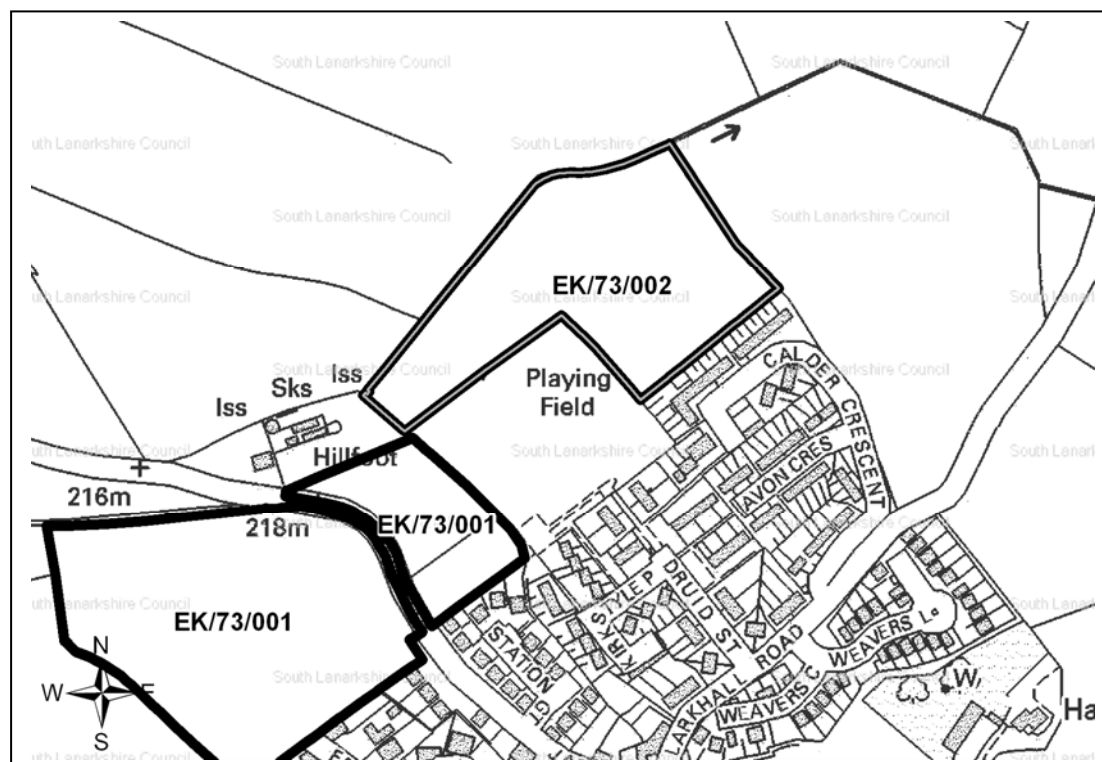
Outcome

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

East Kilbride area

Glassford



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Background

Site reference	EK/73/002
address	Field 2, Knowehead Farm, Glassford
Site size Ha	2.67
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – EKP091

Locational factors

Location (within settlement/edge/isolated)	Urban edge
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into adjoining rural area. Ribbon development.

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A

Open space	N/A
Minerals	There is no coal mining legacy

SEA

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

Accessibility

Public access	No core paths affected
Site access	Potential access issues due to visibility requirements and lack of footway access
Road network	improvements to rural road network may be required
Public transport	More than 400m to bus stop
Access to services	Within village but poor footway links

Infrastructure

Water and sewerage	Water body within site. Possible sewerage issues Surface water outfall intentions and future maintenance required
Flood risk	The Priest's Burn runs adjacent to / within the site A flood risk assessment is required. SEPA medium risk
Education	School capacities to be confirmed.

Other Comments

<p>Agricultural field currently used for livestock grazing. Bounded to the north by the ditched watercourse of the Priest's Burn and a post and wire stock fence with occasional trees. To the south is the rear of Calder Crescent which is characterised by traditional garden fencing. To the west lies a recreation area which if fenced off and has a partial screen of fairly mature trees. To the east there runs another stock fence and a small belt of trees. There is a potential of flooding due to the proximity of the Priest's Burn watercourse. Currently there is no access to the site and any development would be dependant on acquiring neighbouring land to provide the necessary access. There is no history of recent planning applications.</p>

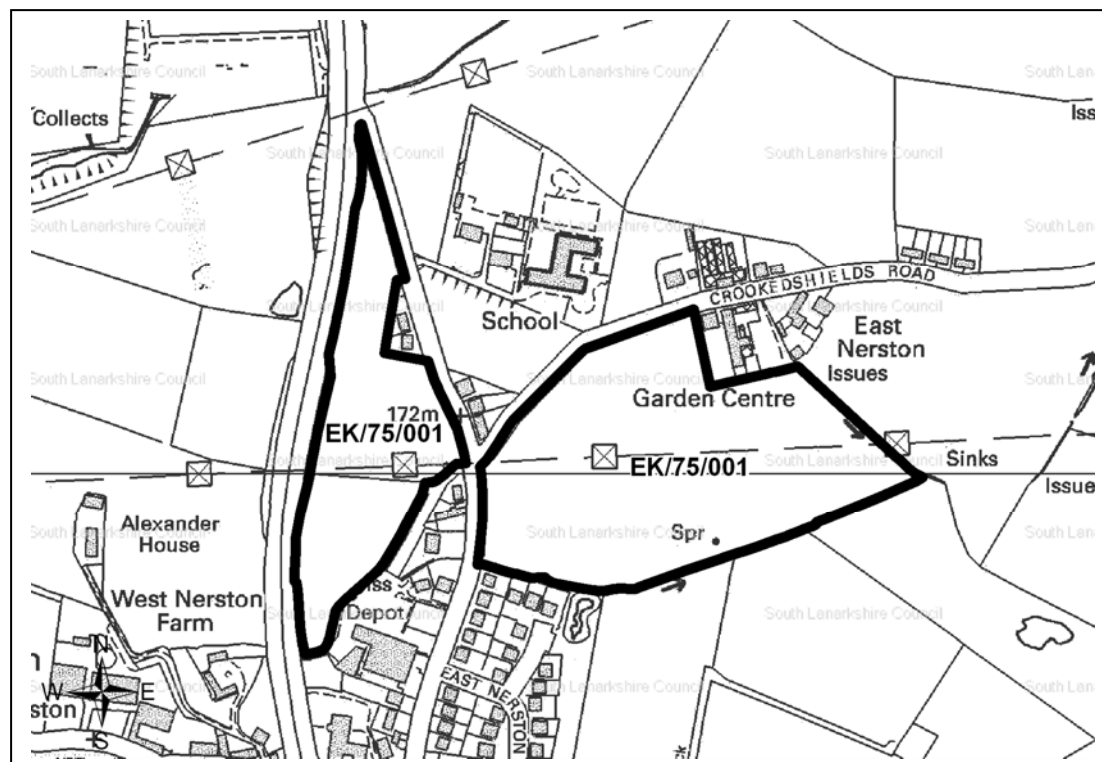
Outcome

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

East Kilbride area

Nerston



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Background

Site reference	EK/75/001
address	Old Glasgow Rd, Nerston
Site size Ha	7.72
Current use	agricultural
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – EKP094 and EKP113

Locational factors

Location (within settlement/edge/isolated)	Urban edge
Brownfield/greenfield greenbelt	
Settlement pattern/coalescence/ribbon development	Would result in a large scale increase in Nerston settlement to the north, west and east

Environmental factors

landscape	Urban fringe farmland
Natural heritage	N/A
Built heritage	N/A

Open space	N/A
minerals	No coal mining legacy

SEA

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

Accessibility

public access	core path EK/1010/1;
Site access	Difficult to achieve a satisfactory access solution. Crookshields Rd unsuitable therefore both plots would require to be accessed off Old Glasgow Rd.
Road network	TA required. Likely issues at A749/Old Glasgow Rd junction
Public transport	Poor pedestrian access to bus stops
Access to services	Services available at Kingsgate retail park

Infrastructure

Water and sewerage	Water body within and along site boundary. Possible sewerage issues Surface water outfall intentions and future maintenance required
Flood risk	A watercourse is within this site. Flood Risk Assessment required which may identify attenuation areas. SEPA medium risk
Education	School capacities to be confirmed.

Other Comments

Eastern portion of site would result in large scale expansion of settlement that does not tie in with existing settlement pattern and does not round off a settlement edge. Western portion is sloped and has power lines within the site that reduce its suitability for development. Site as a whole does not integrate satisfactorily with the existing settlement. Potential archaeological issues also.

There is a strategic gas pipeline which is within the site and has an exclusion zone.

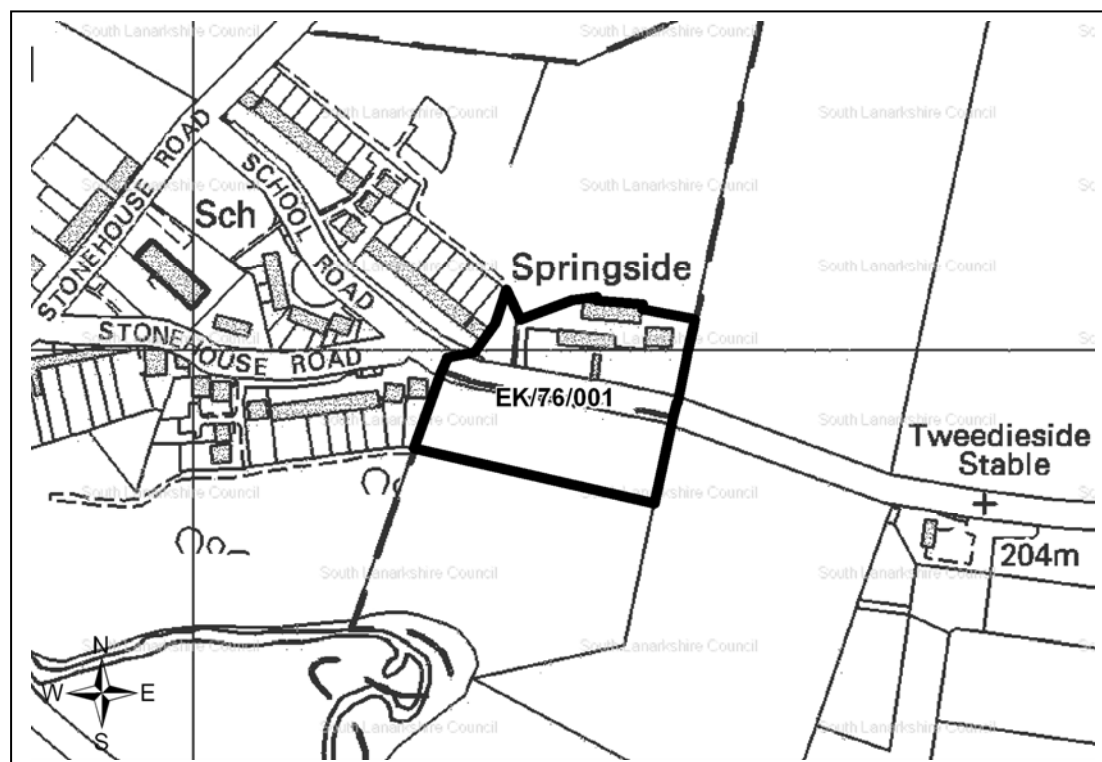
Outcome

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

East Kilbride area

Sandford



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Background

Site reference	EK/76/001
address	Sandford East Springside
Site size Ha	1.21
Current use	agriculture
Proposed use	housing
No of units	12-15
Submitted to previous LP?	Yes – EKP008 and part of EKP031

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 Green Belt. Would consolidate settlement to the east of Sandford

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A

Open space	N/A
Minerals	There is no coal mining legacy

SEA

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

Accessibility

Public access	Site incorporates recreational access to community woodland. (not currently mapped)
Road access	Satisfactory site access could be achieved
Road network	No issues
Public transport	No bus stops. Mybus service could operate
Access to services	No local services

Infrastructure

Water and sewerage	Possible sewerage issues Surface water outfall intentions and future maintenance required
Flood risk	A flood risk assessment is required. SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Sloping agricultural field and farm steading. Field currently in use for livestock grazing. The site is bisected by School Road. The western boundary runs along the boundaries of 36 and 39 School Road, currently marking the edge of settlement boundary with a fence. To the north of School Road the boundary lies to the rear of Springside farm steading, which although in the greenbelt has been included in the current housing land supply as there is currently planning consent for 6 units there, and it is only separated from the current settlement by a narrow gap site. To the east, the site boundary is fence/trees on both sides of the road. To the south, the roadside boundary is marked by a hedge and stock fence and at the outer southern boundary by another fence. The site would extend the settlement to the eastern edge of the application site, along a clear and defensible boundary. There is no history of recent planning applications.

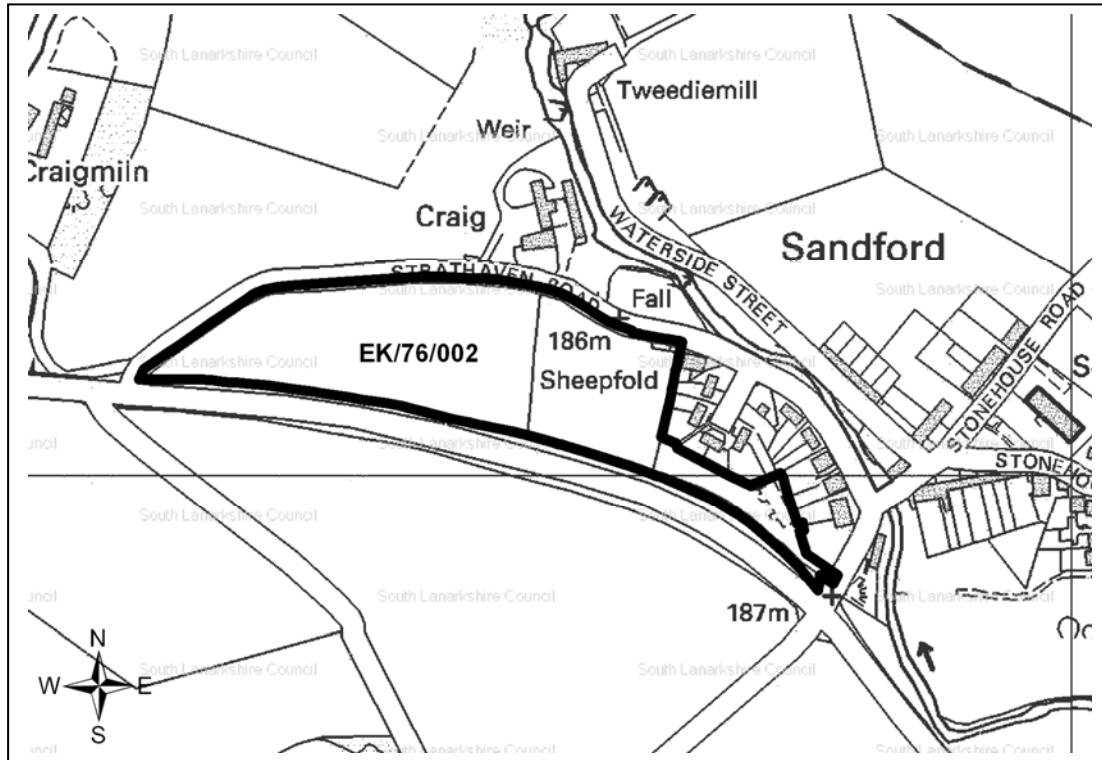
Outcome

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

East Kilbride area

Sandford



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Background

Site reference	EK/76/002
address Strathaven	Road, Sandford
Site size Ha	3.19
Current use	agriculture
Proposed use	housing
No of units	16-20
Submitted to previous LP?	Yes – EKP055 (south of Strathaven Rd)

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would extend built development into the Green Belt – ribbon development.

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

minerals	No coal mining legacy
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SEA

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

Accessibility

Public access	No core path routes affected
Site access	Satisfactory site access could be achieved from Strathaven Rd
Road network	Would not cause capacity issues
Public transport	No bus/rail services other than my bus
Access to services	No local services

Infrastructure

Water and sewerage	Possible sewerage issues There have been road drainage issues to the south east of this site. Surface water outfall intentions and future maintenance required
Flood risk	A flood risk assessment is required. Adjacent to 1:200 flood plain SEPA high risk
Education	School capacities to be confirmed.

Other Comments

Agricultural field currently used for livestock grazing. Traditional stone wall and hedge to the northern boundary with some mature trees adjacent to the old Strathaven Road. To the east of the site the rear gardens of Kypeside Place mark the boundary and is characterised by traditional garden fencing. A stock fence marks the western boundary. There is no physical or natural boundary to the south of the site which would be delineated from the bottom corner of 7 Kypeside Place to the stock fence in the west. Access may be a problem due to the single track nature of the adjoining road. No history of recent planning applications.

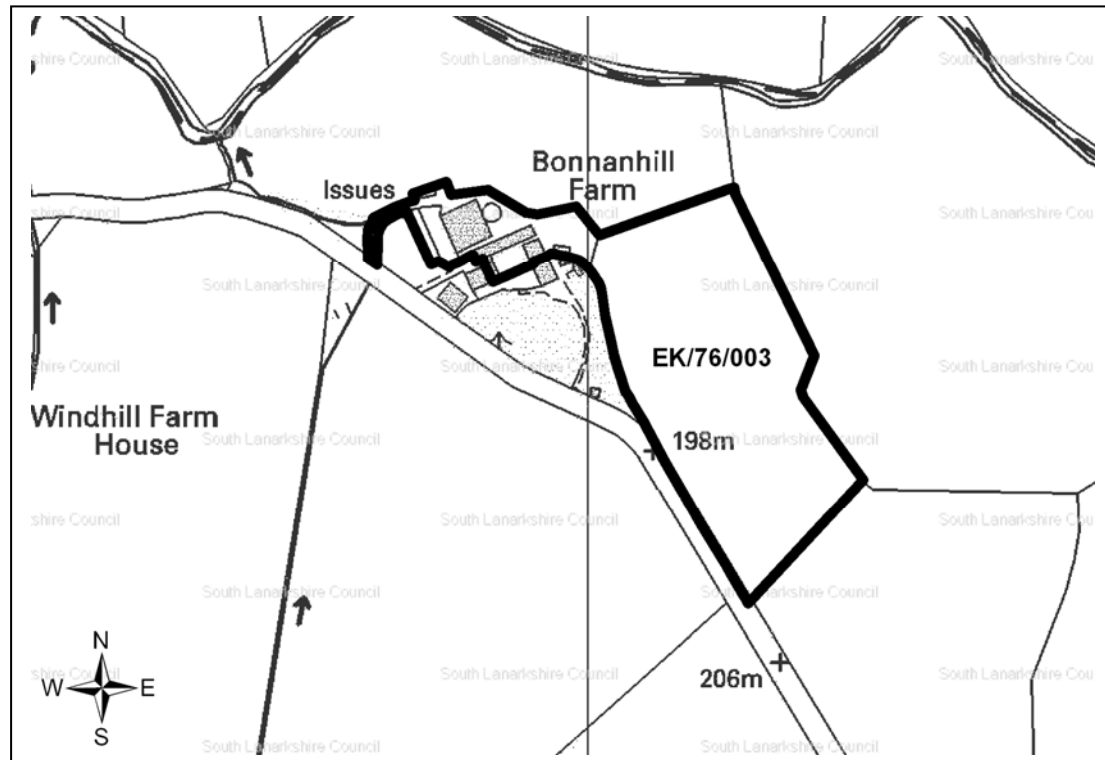
Outcome

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

East Kilbride area

Sandford



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Background

Site reference	EK/76/003
address Bonnanhill,	Sandford
Site size Ha	3
Current use	agriculture
Proposed use	Housing or other
No of units	20
Submitted to previous LP?	

Locational factors

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

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

minerals	There is no coal mining legacy.
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SEA

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

Accessibility

Public access	No core paths affected
Site access	Generally satisfactory but may be difficult to achieve forward visibility
Road network	No issues
Public transport	poor
Access to services	poor

Infrastructure

Water and sewerage	Site lies adjacent to Kype Water Possible sewerage issues
Flood risk	Adjacent to 1:200 floodplain SEPA high risk
Education	School capacities to be confirmed.

Other Comments

<p>Agricultural fields currently used for livestock grazing. Site is bounded to the west by a thick grouping of mature trees along the boundary of Bonnanhill House and by the A726 and a post and wire fence with some remaining natural hedgerow. To the north the site boundary extends from the entrance to Bonnanhill farm around the steading carrying on along a fenceline. The eastern and southern boundaries consist of a post and wire stock fence with sporadic trees and bushes along its length. Recent planning applications: EK/08/0282 – erection of cattle shed, stable block, dog boarding kennels with temporary site accommodation was withdrawn. EK/09/0196 for the same was granted and both these applications cover a part of the application</p>

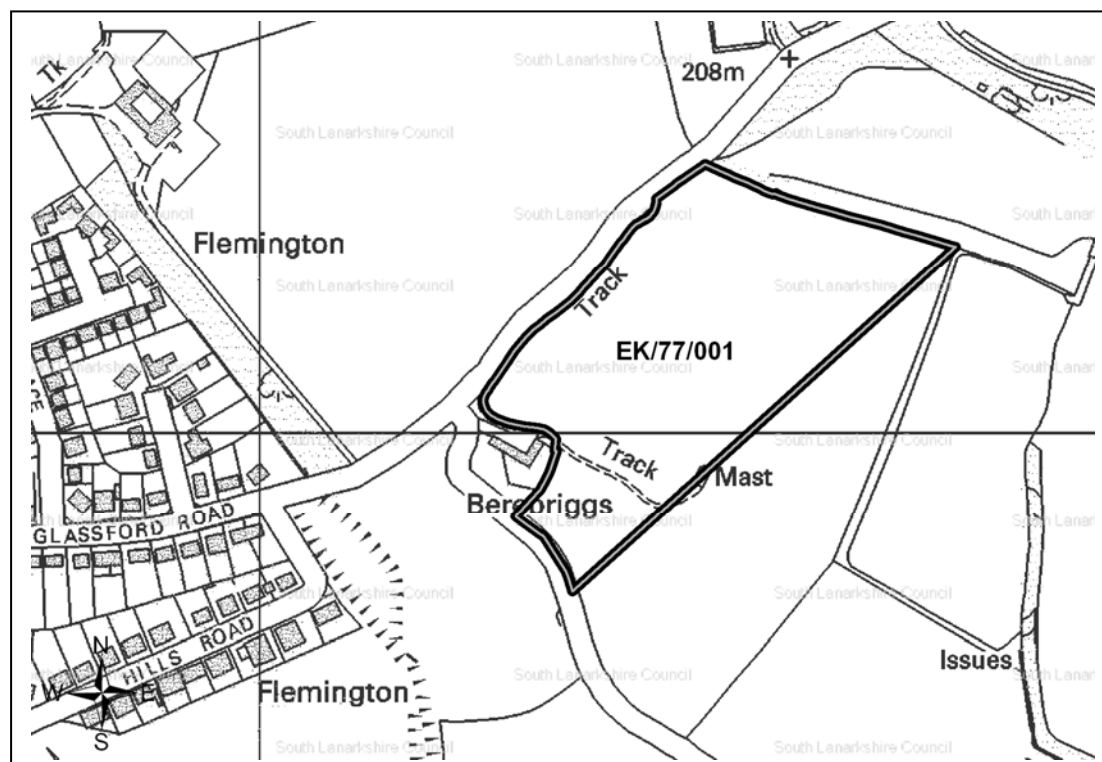
Outcome

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

East Kilbride area

Strathaven



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Background

Site reference	EK/77/001
address	South of Glassford Rd, Strathaven
Site size Ha	4.3
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	Slightly isolated from settlement. Does not consolidate or round off settlement boundary.

Environmental factors

landscape Plateau	Farmland
Natural heritage	wildlife corridor along north eastern boundary

Built heritage	N/A
Open space	N/A
minerals	No Coal mining legacy on site

SEA

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

Accessibility

Public access	No core paths affected
Site access	Poor due to potential visibility issue and lack of footway connections
Road network	May require an upgrade to Berebriggs Rd.
Public transport	No bus stop within 400m
Access to services	Lack of footpath access to local services

Infrastructure

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

Other Comments

Prominently sloping agricultural fields situated between Glassford Road to north and A71 to south. Narrow single track road along western boundary. Natural hedgerow and fence splits site from north-east to south-west. Mature trees along eastern boundary. No recent planning applications.

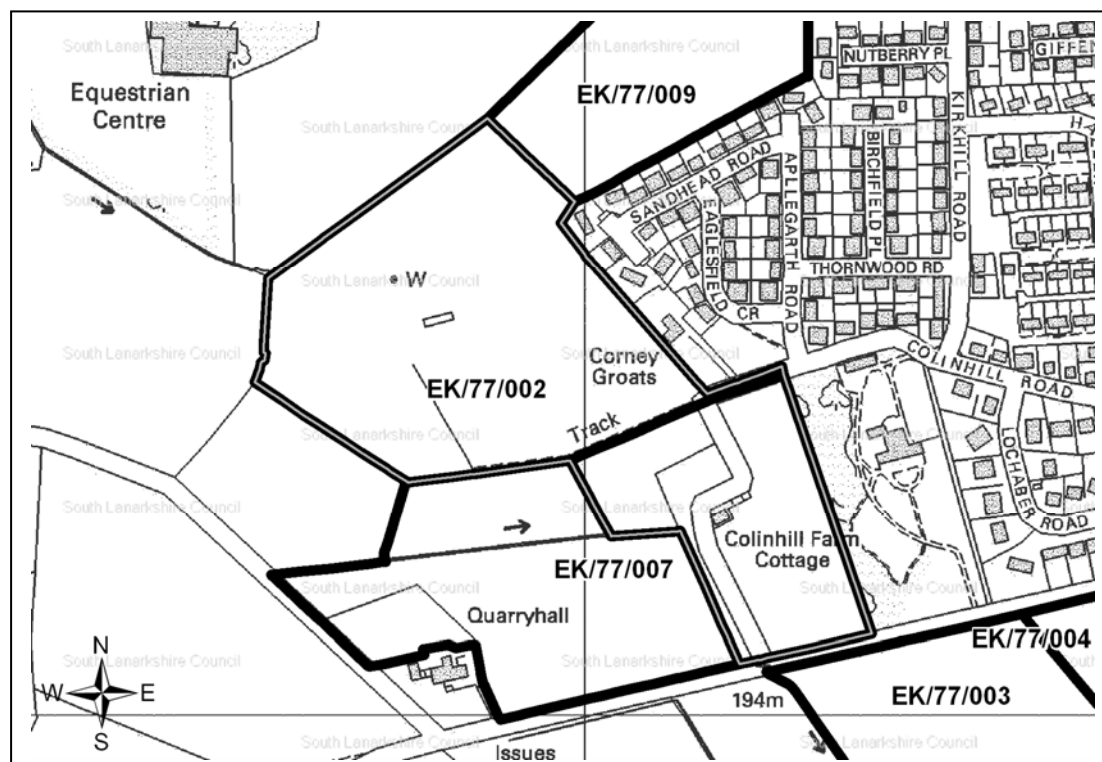
Outcome

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

East Kilbride area

Strathaven



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Background

Site reference	EK/77/002
address	Colinhill Farm, Strathaven
Site size Ha	9.86
Current use	agriculture
Proposed use	housing
No of units	175-200
Submitted to previous LP?	Yes – part of EKP013

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Part of site may provide potential for rounding off in association with neighbouring sites.

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A

Open space	N/A
minerals	There is no coal mining legacy on site

SEA

Does the site accord with SEA?	Partly – climate change, air quality and local landscape issues.
--------------------------------	------------------------------------------------------------------

Accessibility

Public access	Aspirational core path EK/5832/1;
Site access	Potential access issues – would require further assessment
Road network	TA would be required.
Public transport	More than 400m to bus stop, No train station nearby.
Access to services	Strathaven town centre 1.2km

Infrastructure

Water and sewerage	Minor water course runs along the boundary of the site. Possible sewerage issues. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	A watercourse runs through and is adjacent to this site. There is also a well shown on OS plan. SEPA low risk. Flood risk assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>Sloping agricultural fields used for livestock. Site bounded to the south by the A71 and by a mix of traditional stone dykes and post and wire fencing along the western and northern boundaries. To the east the site partially adjoins the Strathaven along Rosebank Gardens to Colinhill Road and along the mature tree lined boundary of Lauder Ha' (B listed building). There is no record of recent planning applications. Moderate problems of vehicular access as Colinhill Road becomes single track carriageway after Lauder Ha'. Potential for part of this site along with part of neighbouring sites EK/71/007 and EK/71/009 to be considered for residential development subject to further assessment/masterplan.</p>

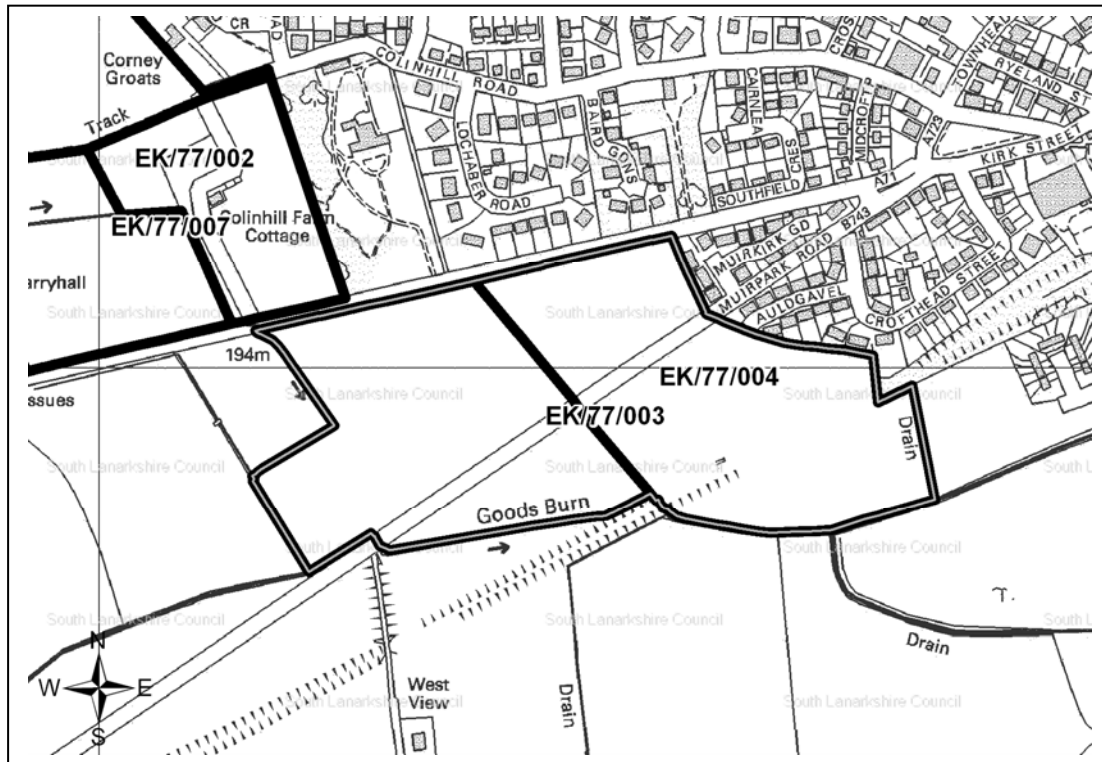
Outcome

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

East Kilbride area

Strathaven



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Background

Site reference	EK/77/003
address	South west of Strathaven south of A723
Site size Ha	13.39
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – EKP041

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 countryside.

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

minerals	No coal mining legacy.
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SEA

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

Public access	Aspirational core path EK/5607/1; RoW; EK 3624/1 SE17
Site access	Access should be taken from B743 not A71 but should be achievable.
Road network	TA required. There are junctions in Strathaven that are at or nearing capacity.
Public transport	Bus stop >400m
Access to services	Strathaven town centre 1km

Infrastructure

Water and sewerage	Minor water course runs along the boundary of the site Possible sewerage issues. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA medium risk. The Goods Burn lies to the south and adjacent to this site. There is also a watercourse to the west. Record of local flooding from Goods Burn. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>Agricultural fields for livestock grazing. Site is bounded by the A71 to the north and the Goods Burn to the south. A post and wire fence runs along the western boundary. To the east, the site adjoins Strathaven along Muirkirk Gardens, Auldgavel and Crofthead Street before joining a green buffer area designated as ENV1 and ENV2 in the adopted Local Plan. A dismantled railway line runs through the south-east of the site. The site is bisected north-east to south-west by the B743 Muirkirk Road. No recent planning applications. Potential issue with flooding as the Goods Burn has been ditched and the surrounding area shows signs of waterlogging.</p>

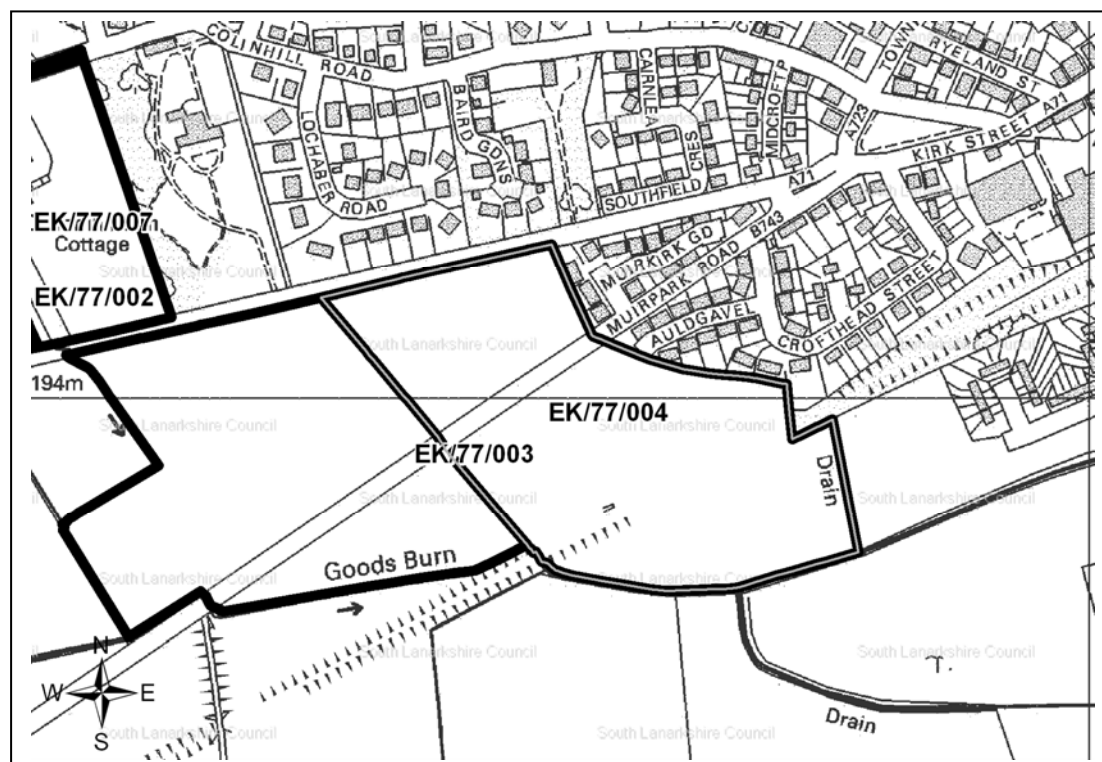
Outcome

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

East Kilbride area

Strathaven



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Background

Site reference	EK/77/004
address	Crofthead/Westpark Farm Strathaven
Site size Ha	6.83
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – EKP041

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.

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A
Open space	N/A

minerals	There is no coal mining legacy
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SEA

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

Public access	Aspirational core path EK/5607/1; RoW; EK 3624/1 SE17
Site access	A relaxation would be required to achieve junction spacing.
Road network	TA required. There are junctions in Strathaven that are at or nearing capacity.
Public transport	Bus stop >400m
Access to services	Strathaven town centre 1km

Infrastructure

Water and sewerage	Minor water course runs along the boundary of the site Possible sewerage issues. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA medium risk. The Goods Burn lies to the south and adjacent to this site. There is also a watercourse to the west. Record of local flooding from Goods Burn. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>Agricultural fields, currently used for livestock grazing. The A71 bounds the north of the site, which is in turn bisected by the B743 Muirkirk Road. Between the A71 and B743 on the western boundary runs a post and wire fence. South of the B743 a post and wire fence runs alongside an open ditch/burn where there are some medium sized trees. The ditch/burn runs along the southern boundary of the site. To the east the site bounds Muirkirk Gardens, Auldgavel, Crofthead Street and a green buffer area designated as ENV1 and ENV2 in the adopted Local Plan. The site's outer edge extends along a clear and defensible boundary that would round off Strathaven to the south-west. No recent planning applications. Some of the terrain is waterlogged</p>

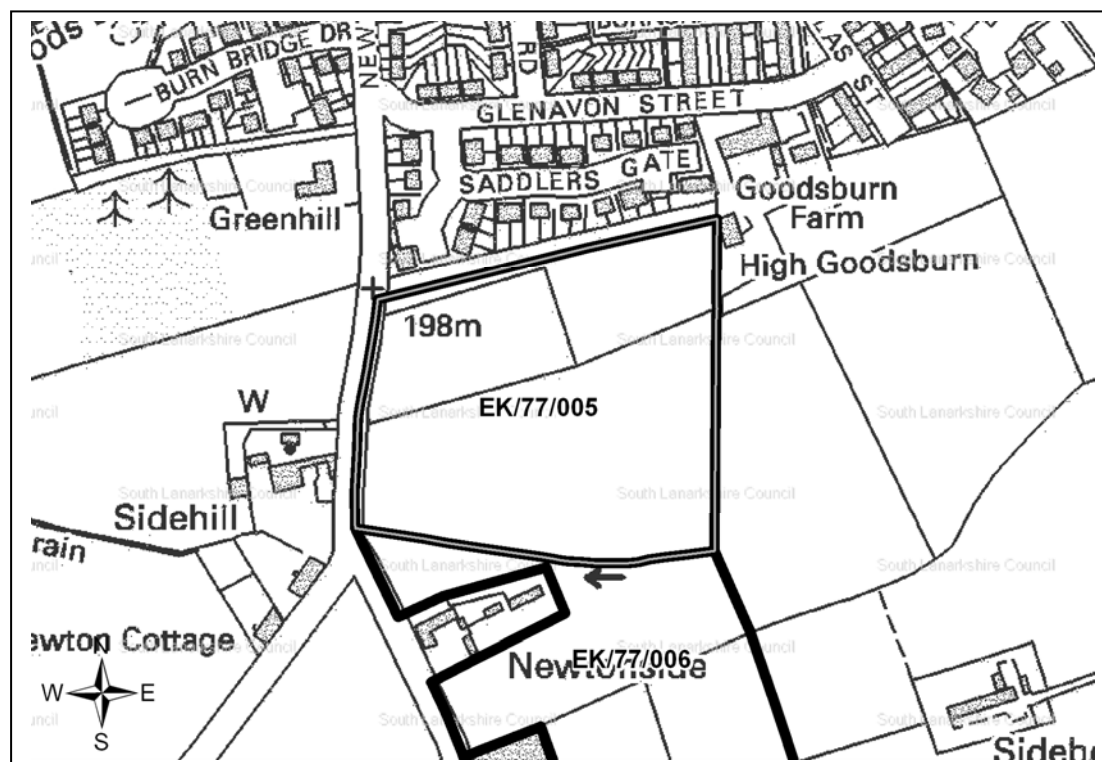
Outcome

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

East Kilbride area

Strathaven



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Background

Site reference	EK/77/005
address	Goodsburn Farm, Strathaven
Site size Ha	3.5
Current use	agricultural
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 adjoining Green Belt. Does not consolidate or round off settlement boundary

Environmental factors

landscape	Plateau Farmland/Upland River Valley
Natural heritage	N/A

Built heritage	N/A
Open space	N/A
Minerals	No coal mining legacy.

SEA

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

Public access	No core paths affected
Site access	Would be difficult to achieve satisfactory footway linkages. Developer would require to demonstrate how walking cycling and public transport access can be achieved.
Road network	The surrounding network to the south is unsuitable for additional traffic. TA may be required.
Public transport	More than 400m to bus stop
Access to services	Strathaven town centre 1km

Infrastructure

Water and sewerage	Possible sewerage issues Significant drainage works have been carried out in this area during the past 6 months. Any development in this area will require to ensure that the surface water outfall has sufficient capacity. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	SEPA low risk. Minor water course/drainage ditch runs along the boundary of the site Flood risk assessment required
Education	School capacities to be confirmed.

Other Comments

Agricultural fields used for livestock and crops. Newton Road bounds the site to the west. The southern boundary is natural hedgerow and mature trees. To the north is an area of planting to the rear of Saddlers Gate. The site is bisected by a natural hedgerow. Newton Road is unclassified and single track in places and access may be a problem. No recent planning applications.

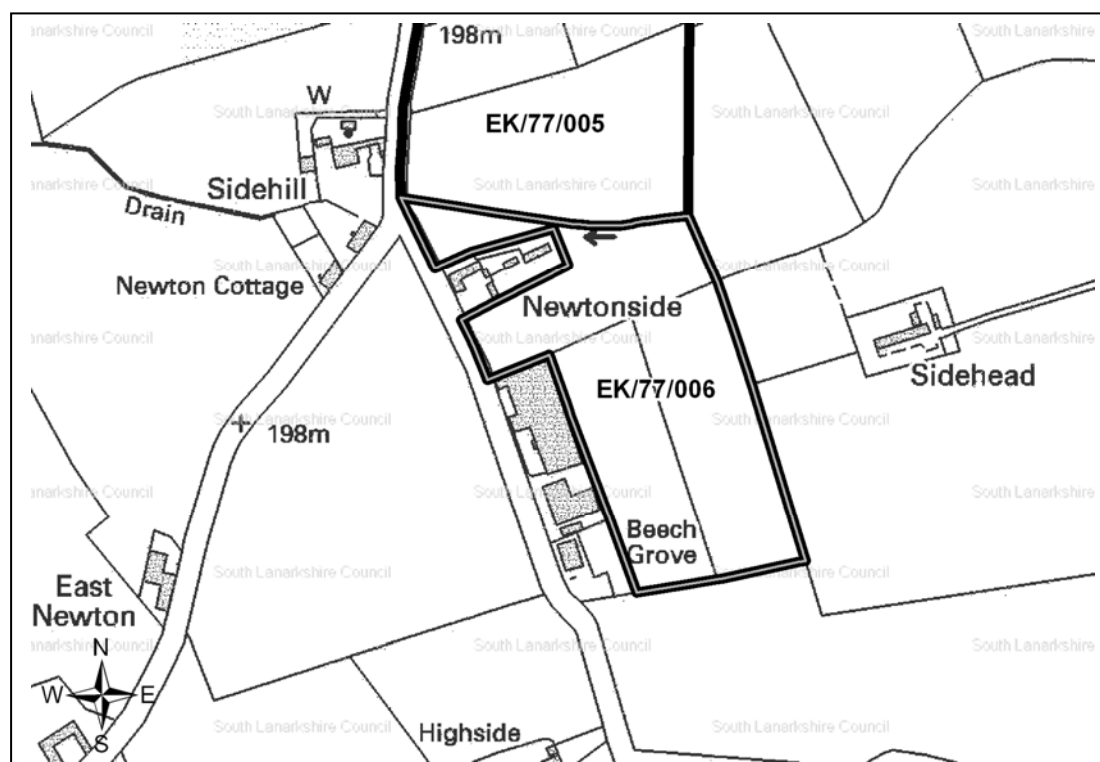
Outcome

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

East Kilbride area

Strathaven



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Background

Site reference	EK/77/006
address	Newtonside, Newton Road, Strathaven
Site size Ha	3.3
Current use	agriculture
Proposed use	housing
No of units	30
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Isolated development in the Green Belt, does not consolidate or round off settlement boundary

Environmental factors

landscape	Upland River Valley
Natural heritage	NA
Built heritage	NA

Open space	NA
minerals	No coal mining legacy.

SEA

Does the site accord with SEA?	Partly – climate change, air quality and local landscape issues.
--------------------------------	------------------------------------------------------------------

Accessibility

Public access	No core path routes affected
Site access	Difficult to achieve satisfactory site access
Road network	The surrounding network to the south is unsuitable for additional traffic. TA may be required.
Public transport	More than 400m to bus stop
Access to services	Strathaven town centre 1km

Infrastructure

Water and sewerage	Possible sewerage issues Significant drainage works have been carried out in this area during the past 6 months. Any development in this area will require to ensure that the surface water outfall has sufficient capacity. Any proposals should confirm surface water outfall intentions and future maintenance
Flood risk	SEPA low risk. Minor water course/drainage ditch runs along the boundary of the site Flood risk assessment required
Education	School capacities to be confirmed.

Other Comments

Agricultural fields, currently used for livestock. A farm track off a spur in Newton Road bounds the west of the site along with the property at Newtonside and an extensive collection of agricultural buildings. A mix of natural hedgerow and post and wire fencing delineates the south, west and north boundaries. The unclassified and single track nature of the road may pose access problems. Planning application EK/10/0230 for 3 house plots was withdrawn. Planning application EK/10/0436 for the demolition of outbuildings and formation of 3 house plots was granted

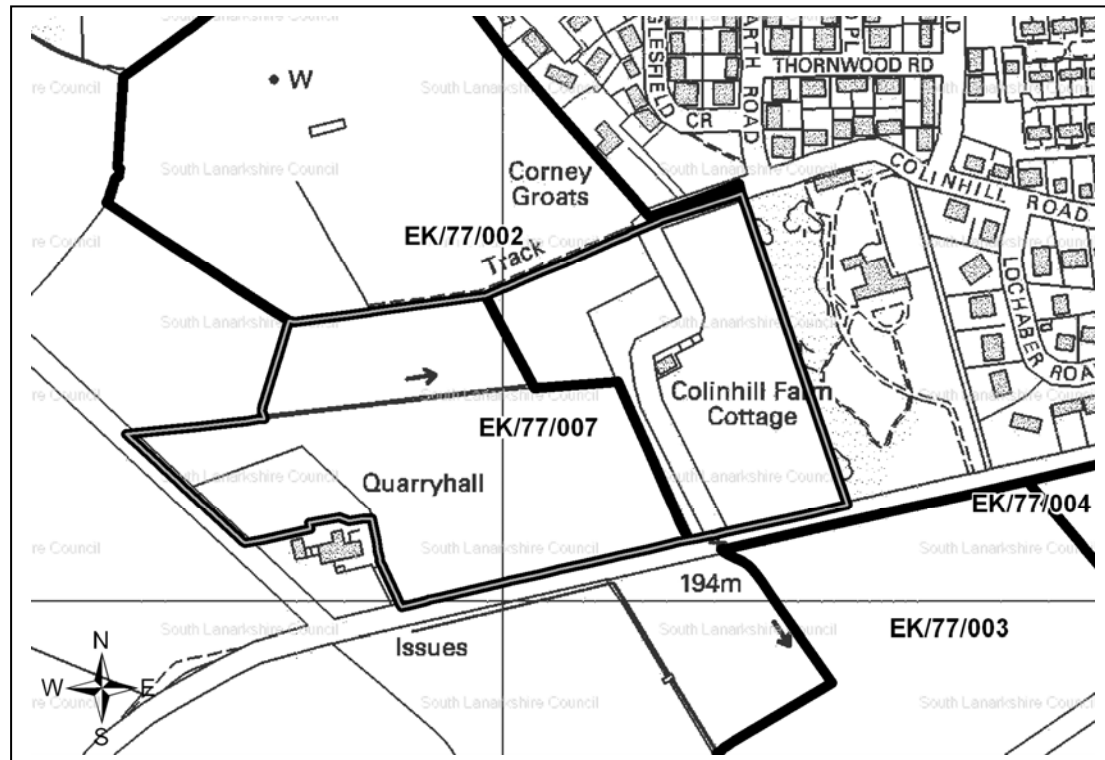
Outcome

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

East Kilbride area

Strathaven



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Background

Site reference	EK/77/007
address West	Strathaven
Site size Ha	7.65
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – part of EKP013

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	greenfield
Settlement pattern/coalescence/ribbon development	Part of site may provide potential for rounding off in association with neighbouring sites.

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A

Open space	N/A
Minerals	There is no coal mining legacy

SEA

Does the site accord with SEA?	Partly – climate change, air quality and local landscape issues.
--------------------------------	------------------------------------------------------------------

Accessibility

public access	Aspirational core path EK 5832/1
Site access	Potential access issues. Access cannot be taken from A71.
Road network	TA required. Some junctions in Strathaven are at or nearing capacity.
Public transport	Poor links to bus stops. Operators unlikely to stop on A71
Access to services	Poor >1km to Strathaven town centre.

Infrastructure

Water and sewerage	Possible sewerage issues. Applicant should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk. A minor watercourse runs through and is adjacent to this site. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

<p>Agricultural fields used for livestock grazing. A71 bounds the site to the south, to the east is a belt of mature trees marking the outer edge of the B listed Lauder Ha'. The north and west of the site are bounded with post and wire fencing and an unclassified road respectively. Site only partially adjoins the settlement boundary at the corner of Colinhill Road and Corney Groats as Lauder Ha' lies within the greenbelt. Access may be an issue as the A71 is a major trunk road and Colinhill Road (which runs through the site) and the unclassified road at the western edge of the site are single track. No recent planning applications. Potential for part of this site along with part of neighbouring sites EK/71/002 and EK/71/009 to be considered for residential development subject to further assessment/masterplan.</p>

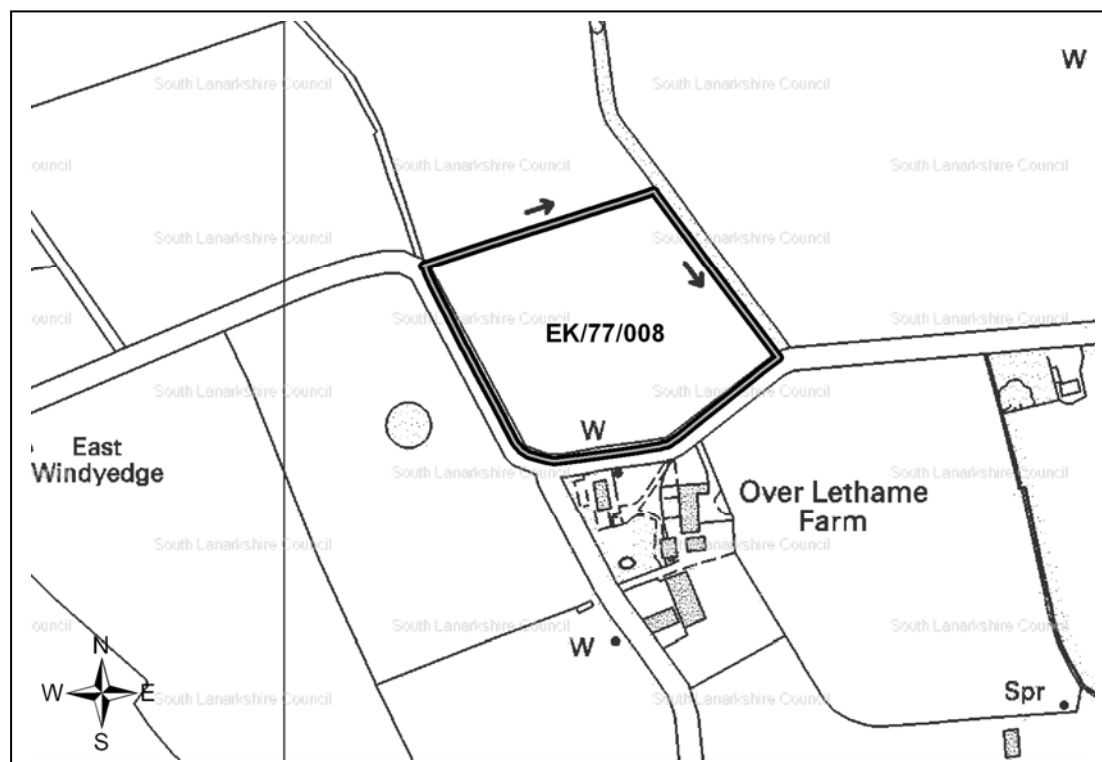
Outcome

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

East Kilbride area

Strathaven



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Background

Site reference	EK/77/008
address	Over Lethame Farm, Strathaven
Site size Ha	2.86
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Isolated development in the Green Belt, does not consolidate or round off settlement boundary.

Environmental factors

landscape Plateau	Farmland
Natural heritage	Woodland corridor on southern and eastern boundaries

Built heritage	N/A
Open space	N/A
Minerals	There is no coal mining legacy.

SEA

Does the site accord with SEA?	Partly – climate change, air quality and local landscape issues.
--------------------------------	------------------------------------------------------------------

Accessibility

Public access	No core paths affected
Site access	Visibility may be an issue and mature trees may need removed to facilitate visibility splay
Road network	Small site, unlikely to cause capacity issue
Public transport	Poor – no bus services or stops
Access to services	Poor – distant from Strathaven services

Infrastructure

Water and sewerage	Possible sewerage issues. Any proposals should confirm surface water outfall intentions and future maintenance.
Flood risk	SEPA low risk. A minor watercourse runs through and is adjacent to this site. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

Site comprises 4 separate parcels of land surrounding Over Lethame farm to the north, south, east and west all of which are agricultural land used for livestock grazing. Access may be a problem due to the single track nature of the roads running through the four parts. Planning application EK/10/0006 was granted in 2010 for the erection of dry stone walls along the entrance to the farm which lies within Part 1 of the proposed 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

East Kilbride area

Strathaven



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Background

Site reference	EK/77/009
address	Lethame Road, Strathaven
Site size Ha	3.42
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – part of larger site EKP088

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Part of site may provide potential for rounding off in association with neighbouring sites.

Environmental factors

landscape Plateau	Farmland
Natural heritage	N/A
Built heritage	N/A

Open space	N/A
Minerals	There is no coal mining legacy

SEA

Does the site accord with SEA?	Partly – climate change, air quality and local landscape issues.
--------------------------------	------------------------------------------------------------------

Accessibility

Public access	No core paths affected
Site access	Likely that satisfactory access could be achieved off Lethame Road
Road network	TA required. Possible capacity issue at Lethame Rd/Common Green junction
Public transport	Poor access – bus stop >1km
Access to services	Strathaven town centre 1km

Infrastructure

Water and sewerage	Possible sewerage issues. 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

Sloping agricultural field, currently used for livestock grazing. Hedgerow adjacent to Lethame Road marks the northern boundary of the site. To the east and south the side and rear gardens of Nutberry Place and Sandhead Road mark the site boundary which is characterised by fencing and trees. There is no natural or physical boundary present to the west. No history of recent planning applications. Potential for part of this site along with part of neighbouring sites EK/71/007 and EK/71/002 to be considered for residential development subject to further assessment/masterplan.

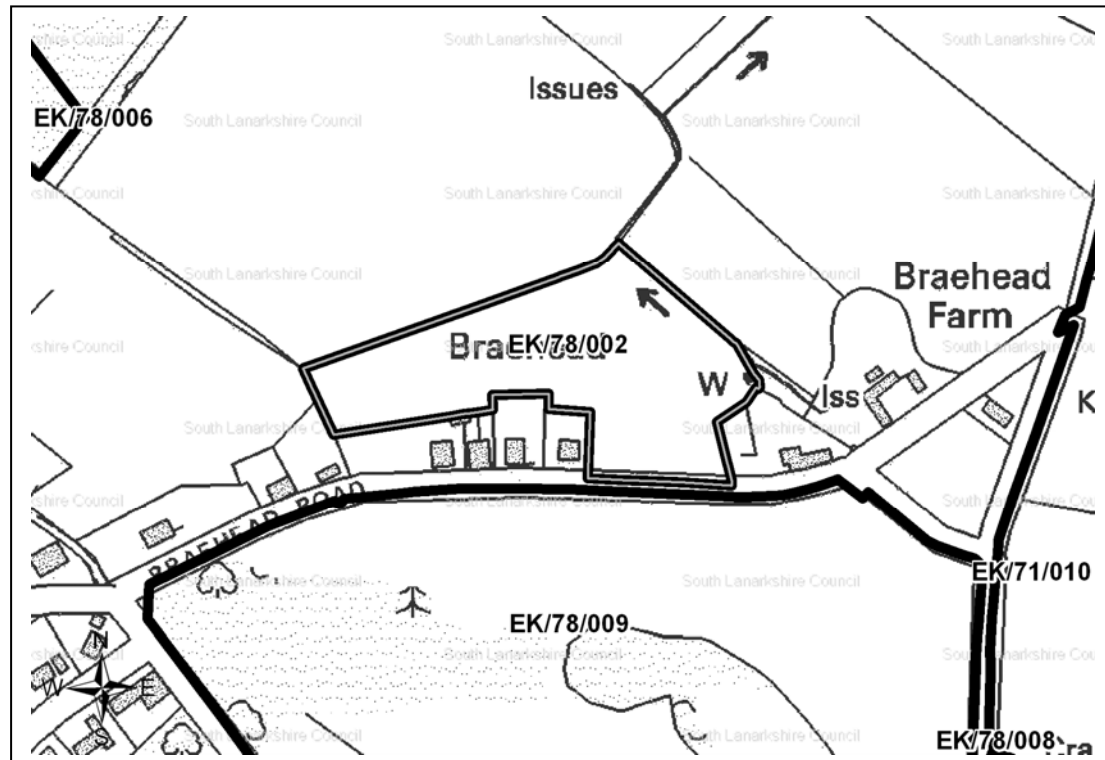
Outcome

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

East Kilbride area

Thorntonhall



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Background

Site reference	EK/78/002
address	Braehead Road Thorntonhall
Site size Ha	1.7
Current use	agriculture
Proposed use	housing
No of units	10
Submitted to previous LP?	Yes – part of EKP043 – current site smaller

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Isolated site located within Green Belt. . potential coalescence of East Kilbride/Thorntonhall

Environmental factors

landscape	Urban fringe farmland
Natural heritage	Tree / hedge wildlife corridor. Braehead Marsh /Marshy Grasslands SINIC on northern boundary

Built heritage	Adjacent to B listed building
Open space	N/A
Minerals	No coal mining legacy

SEA

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

Accessibility

Public access	No core paths affected
Site access	May be issues due to number of units proposed.
Road network	Good connectivity to network
Public transport	Bus stop >400m from site. Rail station 1km. No footway access
Access to services	Poor – no local services

Infrastructure

Water and sewerage	Water body in the area. Surface water outfall intentions and future maintenance required Possible sewerage issues
Flood risk	Flood Risk Assessment required. SEPA Low risk
Education	School capacities to be confirmed.

Other Comments

Isolated site located to rear of a number of residential properties in the Greenbelt. Site is completely removed from the Thorntonhall settlement boundary edge and would create in an isolated residential site between Thorntonhall and East Kilbride. However possibility of small scale infill on Braehead Road frontage.

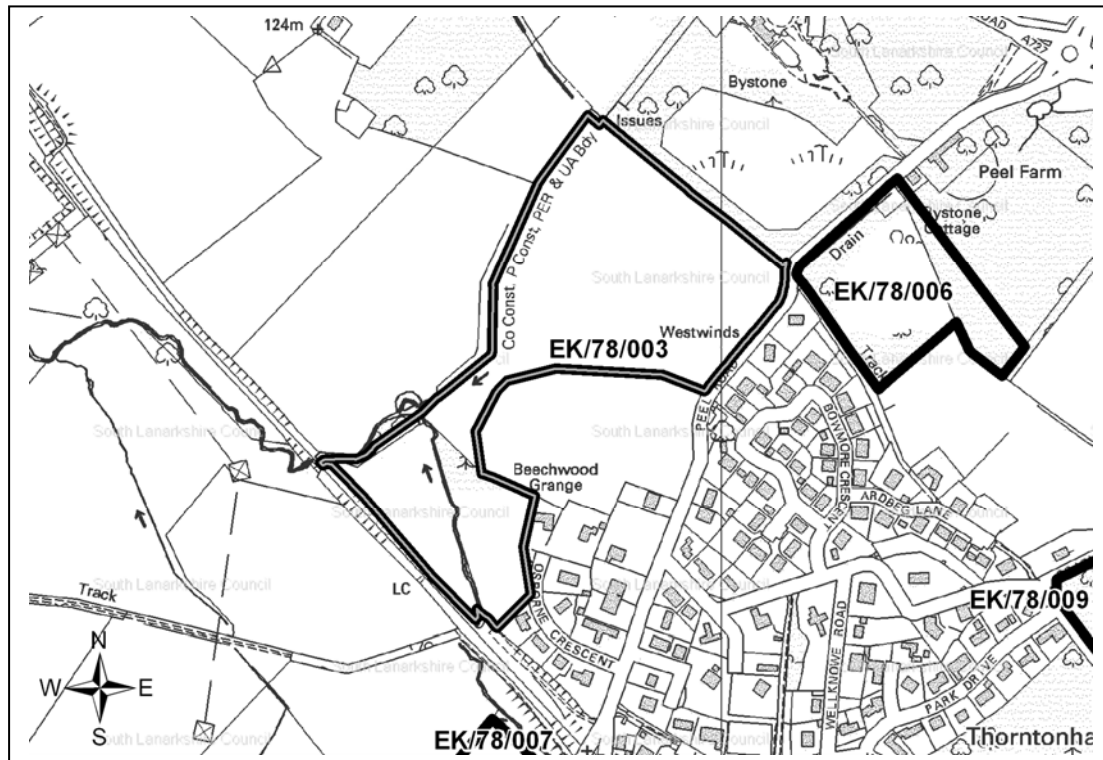
Outcome

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

East Kilbride area

Thorntonhall



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Background

Site reference	EK/78/003
address	Peel Road, Thorntonhall
Site size Ha	9.5
Current use	agriculture
Proposed use	housing
No of units	65
Submitted to previous LP?	Yes – EKP042

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Significant extension of Thorntonhall settlement to the north

Environmental factors

landscape	Urban fringe farmland
Natural heritage	Bystone SINC broadleaf woodland abutting northern boundary. Numerous TPOs also located within site.

Built heritage	N/A
Open space	N/A
minerals	No coal mining legacy.

SEA

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

Accessibility

Public access	No core paths affected
Site access	Access could be achieved via Peel Road, using roundabout to slow traffic
Road network	Good connectivity. TS may be required.
Public transport	Bus stop >400m. Train station 600m – a footway connection would be required
Access to services	Poor – no local services

Infrastructure

Water and sewerage	Watercourse in western part of site Surface water outfall intentions and future maintenance required Possible sewerage issues
Flood risk	Part of this Application site lies within the 1 in 200 floodplain. No development should be permitted within this area. The impact of climate change requires to be considered. Flood Risk Assessment required. SEPA high risk
Education	School capacities to be confirmed.

Other Comments

Defensible settlement boundary exists in the form of railway line to south-west, tree lined ditch to north-west and tree lined boundary with Bystone to north-east. North-eastern portion of site is largely flat and suitable for development.

South-western portion of site includes constraints in the form of the narrow width of the site at a pinch point between the current Cala housing development and the East Renfrewshire boundary, a number of tree preservation orders and a watercourse traversing the site and is in flood. The western corner of the site adjacent to the railway line is triangular in shape, largely flat and may be suitable for development but access issues may arise due to the constraints noted above.

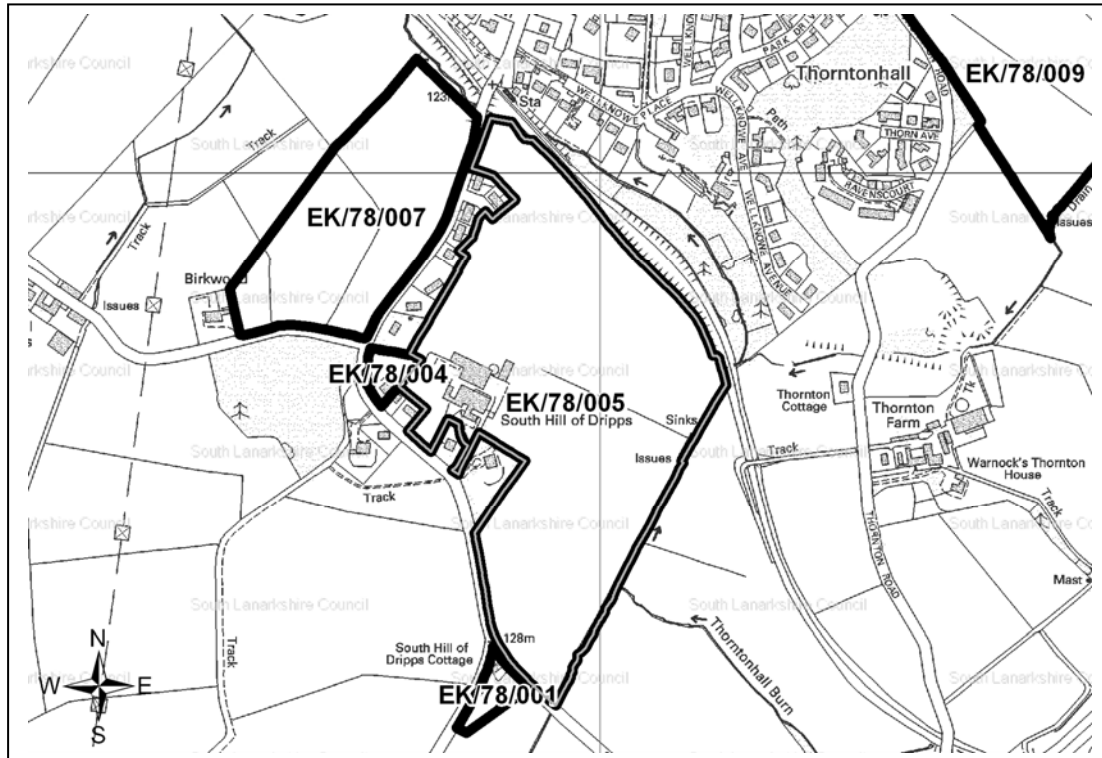
Outcome

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

East Kilbride area

Thorntonhall



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Background

Site reference	EK/78/005
address	South Hill of Dripps
Site size Ha	16
Current use	agriculture
Proposed use	housing
No of units	45
Submitted to previous LP?	Yes – EKP065

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would result in large scale expansion of Thorntonhall to the south. Does not round off settlement boundary and would extend settlement beyond railway line which acts as a defensible settlement edge.

Environmental factors

landscape	Urban fringe farmland
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Natural heritage	N/A
Built heritage	N/A
Open space	N/A
Minerals	No coal mining legacy

SEA

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

Accessibility

Public access	Aspirational core path EK/5812/1; Core Path EK/1019/1
Site Access	Junction spacing may be difficult to achieve.
Road network	Connects to rural road network but distant from classified network
Public transport	No bus services. Rail station in Thorntonhall but footway links required
Access to services	Poor – no local services.

Infrastructure

Water and sewerage	Water body in area Surface water outfall intentions and future maintenance required Possible sewerage issues
Flood risk	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. Climate change impact must be considered Flood Risk Assessment required. SEPA high risk
Education	School capacities to be confirmed.

Other Comments

Large scale expansion to south west of railway line which defines current settlement edge. Could potentially make settlement edge less defensible than at present and would be likely to result in the inclusion of a number of standalone Greenbelt properties in to the settlement.

Outcome

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