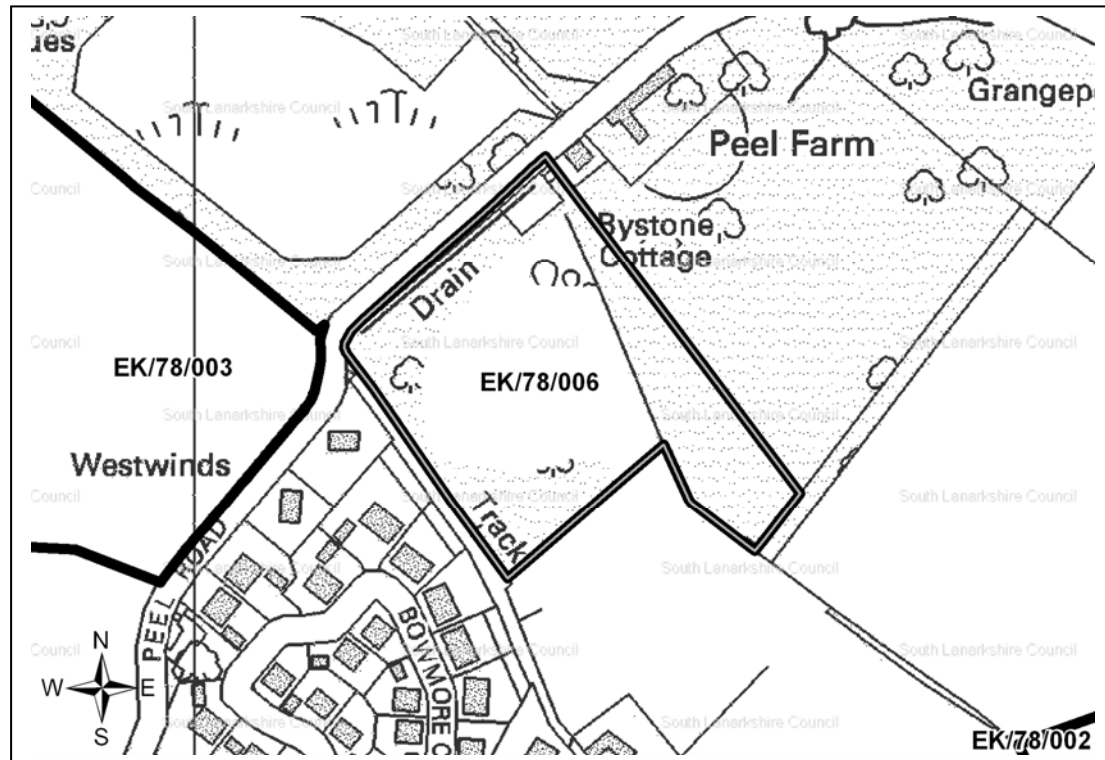


Sites for consideration for development - Assessment form

East Kilbride area

Thorntonhall



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Background

Site reference	EK/78/006
address	Peel Road Thorntonhall
Site size Ha	2.25
Current use	Grass/woodland
Proposed use	housing
No of units	10
Submitted to previous LP?	Yes – EKP075?

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Would expand Thorntonhall settlement to the north-east and breach a well defined settlement edge.

Environmental factors

landscape	Urban fringe farmland
Natural heritage	Site contains woodland (mixed conifer plantation & broadleaf) potentially of high conservation value

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	core path EK/3709/1; EK/5809/1
Site access	Site access may be difficult to achieve due to visibility
Road network	Good link to A727
Public transport	Bus stop within 400m and rail station within 700m but no footway connections.
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	There is a watercourse on the edge of this development. Flood Risk Assessment required. SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Site has no obvious natural defensible settlement edge and breaches an existing well defined settlement boundary. Re-designation of site would be likely to trigger further proposals for expansion to the north-east in future.
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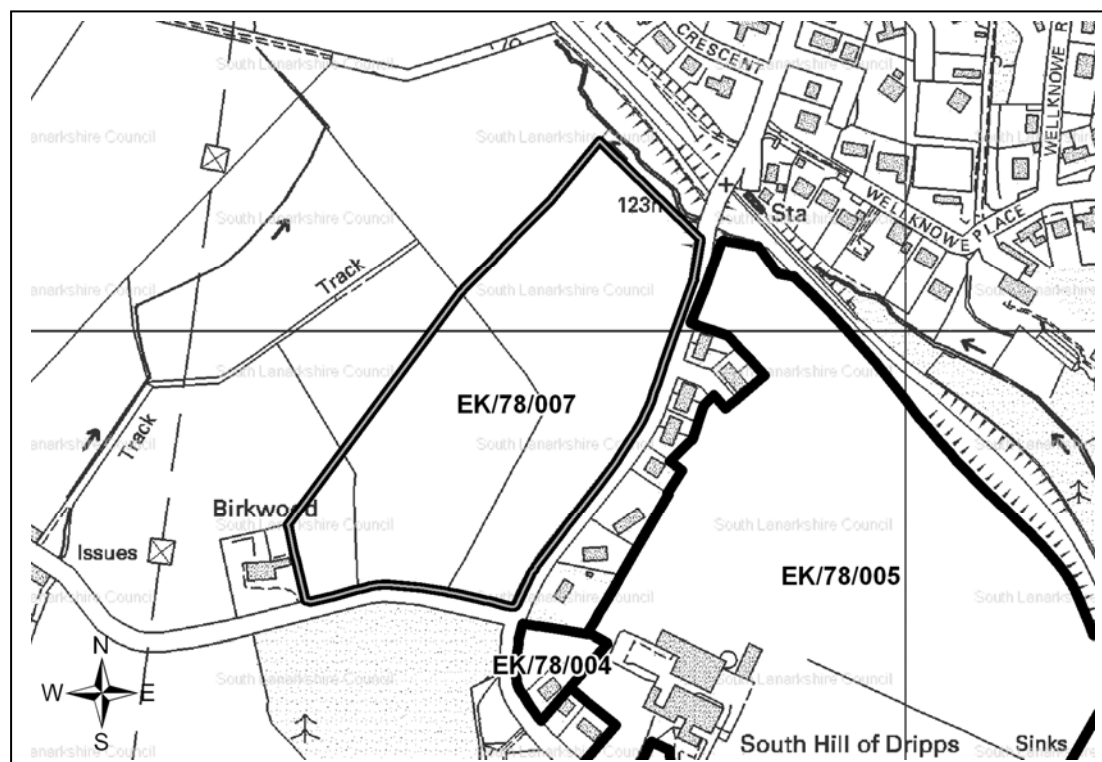
Outcome

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

East Kilbride area

Thorntonhall



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Background

Site reference	EK/78/007
address	North Dripps Farm
Site size Ha	6.84
Current use	agriculture
Proposed use	Housing/park & ride
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 result in significant expansion of Thorntonhall to the south-west. 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 – biodiversity, climate change, soils and local landscape issues
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Accessibility

Public access	No core paths affected
Site access	Site access could be achieved from Peel Road. Footway link to train station would be required.
Road network	Transport Statement required. Park and Ride proposal would be reasonably accessible
Public transport	Train station nearby. No bus service at present.
Access to services	Poor – no local services

Infrastructure

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

Other Comments

Significant expansion to south west of railway line which currently defines current settlement edge. Could potentially make settlement edge less defensible than at present and does not appear to have a defensible natural boundary to the north-west.
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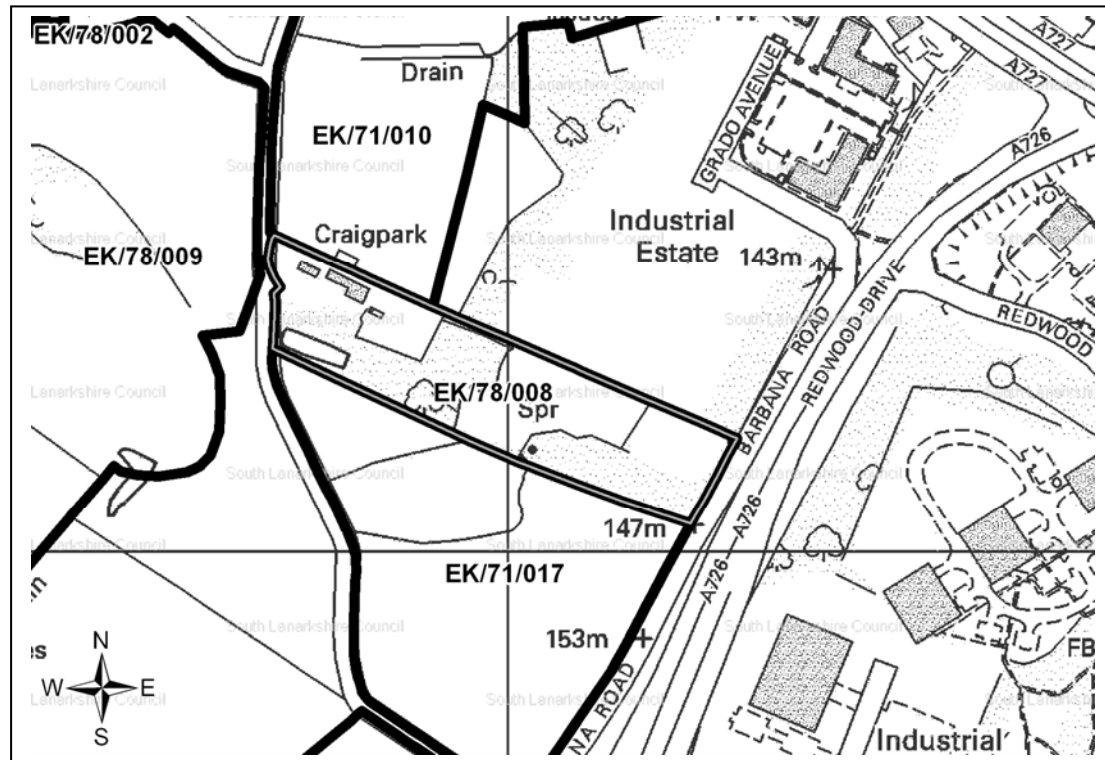
Outcome

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

East Kilbride area

Thorntonhall



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Background

Site reference	EK/78/008
address Craigpark	
Site size Ha	2.4
Current use	Garden ground/woodland
Proposed use	Include within settlement
No of units	N/A
Submitted to previous LP?	Yes EKP077

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement (EK)
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	Mature woodland on site potentially of biodiversity interest
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, noise and local landscape issues
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Accessibility

Public access	No core paths affected
Site access	Would be difficult to achieve an access road at this location due to visibility requirements
Road network	Generally good connectivity.
Public transport	Bus stop 450m
Access to services	Poor – no local services

Infrastructure

Water and sewerage	Surface water outfall intentions and future maintenance required.
Flood risk	There is a spring and a pond within this development Flood Risk Assessment required. SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Would result in development adjacent to GSO Business Park which has spare capacity at present. Would form an isolated site if residential use was proposed. Would impinge on greenbelt buffer between East Kilbride and Thorntonhall causing coalescence.

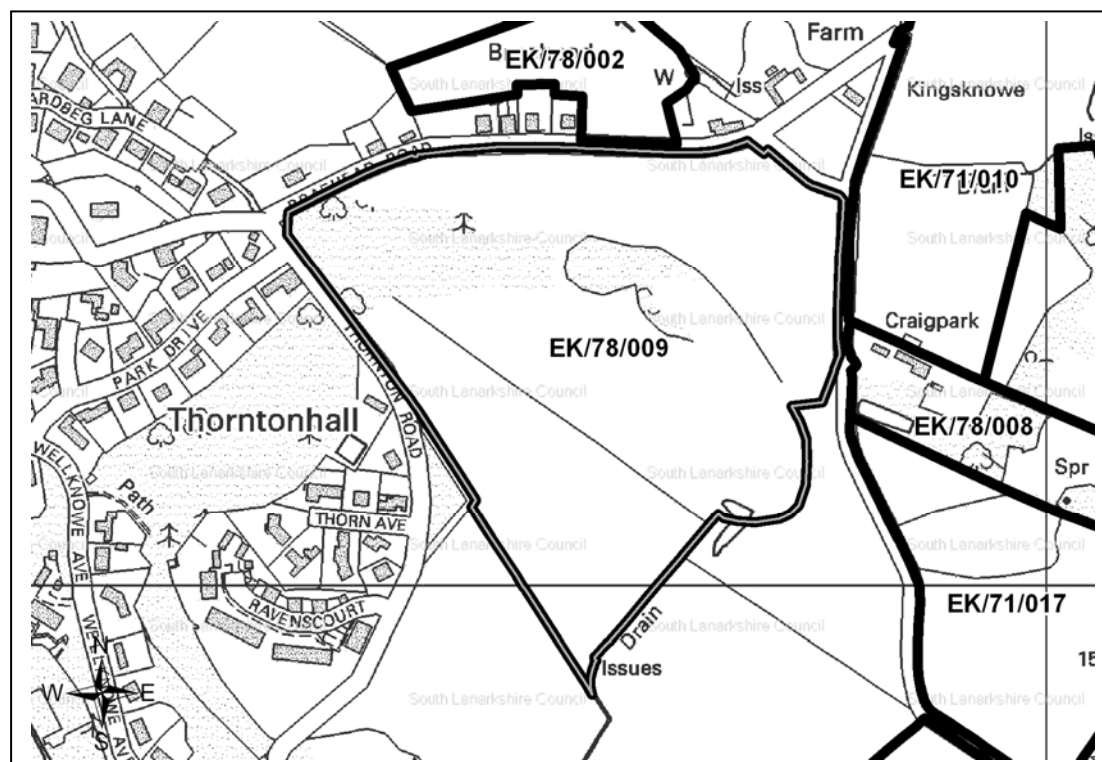
Outcome

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

Thorntonhall



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Background

Site reference	EK/78/009
address	Braehead Road grazings
Site size Ha	12.59
Current use	agriculture
Proposed use	tbc
No of units	tbc
Submitted to previous LP?	Yes – EKP059

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Coalescence between East Kilbride and Thorntonhall

Environmental factors

landscape	Urban fringe farmland
Natural heritage	Mature woodland on site
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
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Accessibility

Public access	No core paths affected
Site access	Site access could be achieved however the site is not linked to a footway network
Road network	Braehead Road not suitable for the additional trips that would be generated
Public transport	Bus stops .400m and rail station 1.2km. No footway provision to these.
Access to services	Poor – no local services.

Infrastructure

Water and sewerage	Surface water outfall intentions and future maintenance required Possible sewerage issues
Flood risk	There is a watercourse on the edge of this development. Flood Risk Assessment required. SEPA low risk
Education	School capacities to be confirmed.

Other Comments

<p>Would result in development of a large portion of the buffer area between Thorntonhall and East Kilbride. Site does not form a defensible settlement boundary and would form an inappropriate expansion of Thorntonhall to the east at a location where the existing settlement edge is robust and defensible. SLC surplus assets.</p>

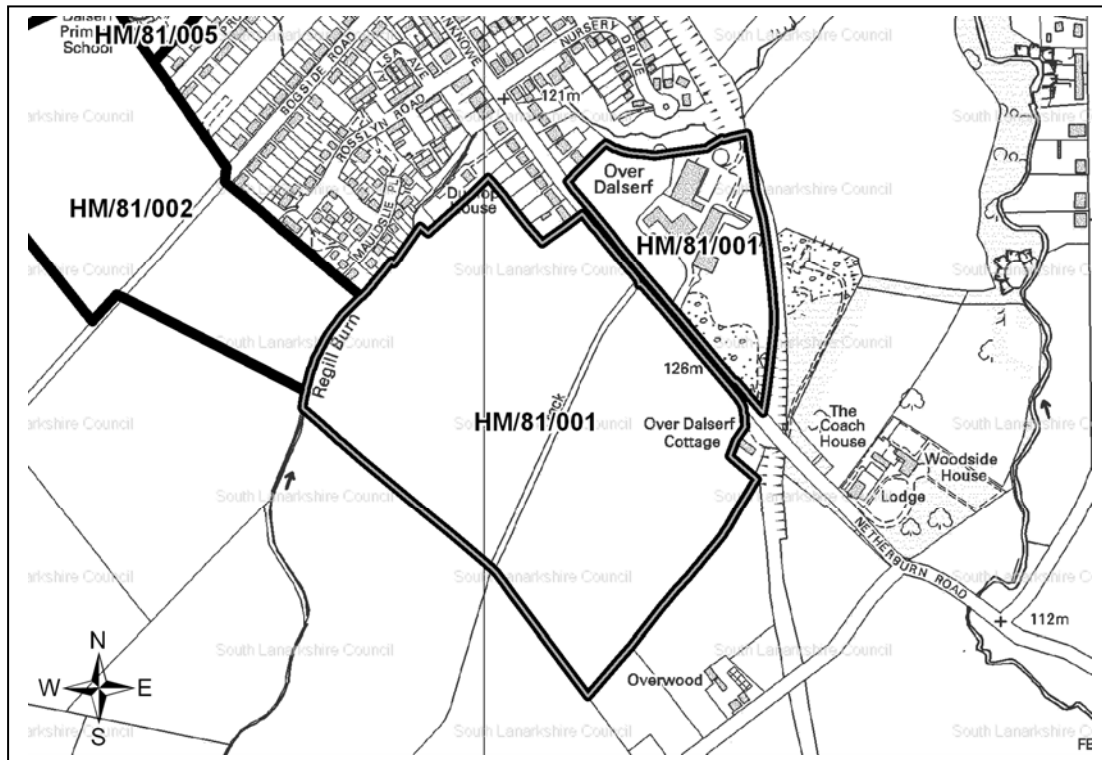
Outcome

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

Hamilton area

Ashgill



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Background

Site reference	HM/81/001
address Over	Dalsarf Farm
Site size Ha	19.4
Current use	agriculture
Proposed use	housing
No of units	485 est
Submitted to previous LP?	Yes HMP125 (smaller than current site)

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Not considered as appropriate for inclusion for rounding off settlement.

Environmental factors

landscape Plateau	Farmland. The greenbelt around Ashgill particularly to the south and west is thoroughly rural in character. This area helps to establish
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	the greenbelt concept south of Larkhall.
Natural heritage	Forest Habitat Network
Built heritage	N/A
Open space	N/A
minerals	Within Coal Authority planning referral area.

SEA

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

Public access	Core Path HM/2499/1
Site access	Issue with current access, poor condition.
Road network	TA required
Public transport	>400m to bus stop, railway station 3.5km
Access to services	Local services available

Infrastructure

Water and sewerage	Possible sewerage issues and watercourses within site
Flood risk	Regill Burn is at the perimeter of this site. Flood Risk Assessment required SEPA medium risk
Education	School capacities to be confirmed.

Other Comments

<p>The western edge of Ashgill is unscreened with the ground slopping up from Whinknowe Rd creating a natural “ridge line”. Development of the area west of Whinknowe Rd would result in the settlement advancing over the ridgeline and large-scale expansion into the open big fields along here would appear inappropriate in this rural context.</p> <p>Further building along the east of Whinknowe Rd by the railway would be visible above and across the Clyde Valley and as a new skyline above the AGLV. The woodland along the disused railway embankment provides a natural settlement boundary.</p> <p>Development along the west or east would not “round off” the settlement.</p>
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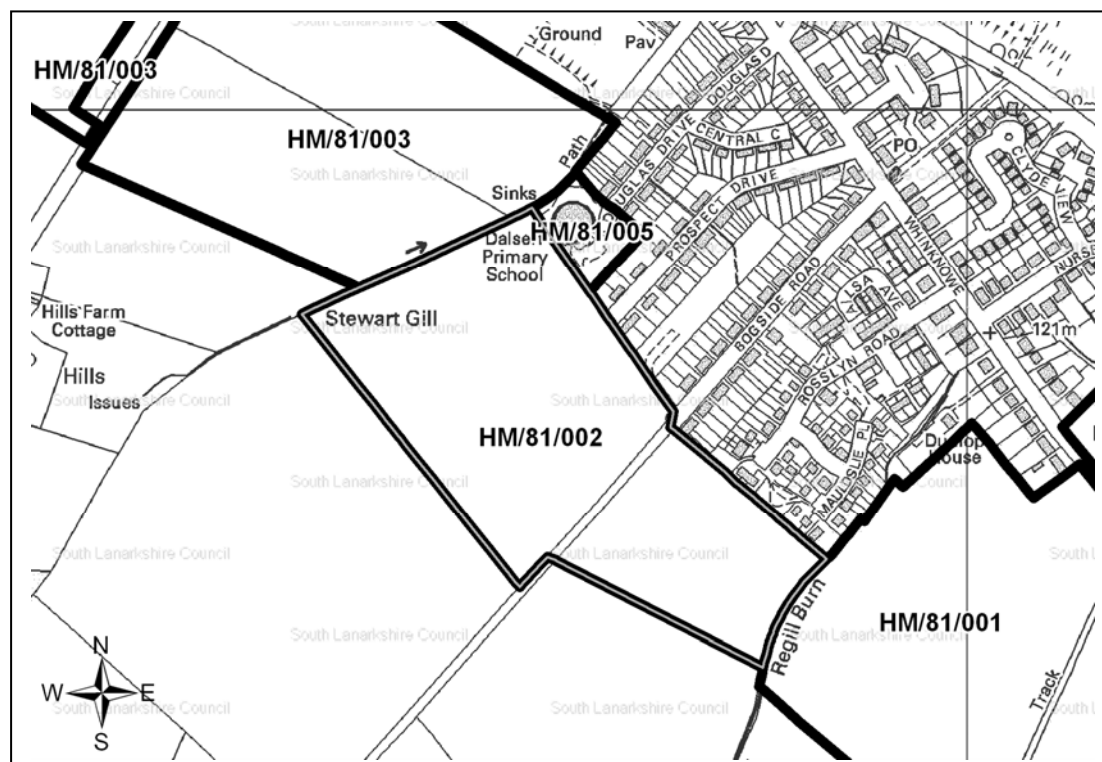
Outcome

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

Hamilton area

Ashgill



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Background

Site reference	HM/81/002
address Bogside,	Ashgill
Site size Ha	9.6
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	Not considered as appropriate for inclusion for rounding off settlement.

Environmental factors

landscape	Plateau Farmland. The greenbelt around Ashgill particularly to the west is thoroughly rural in character. This area helps to establish the greenbelt concept south of Larkhall.
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Natural heritage	N/A
Built heritage	N/A
Open space	N/A
minerals	Partly within Coal Authority planning referral area

SEA

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

Public access	Core Path HM/2495/; Right of Way SH46
Site access	Local distributor road might require a roundabout. Masterplan required.
Road network	TA required, A71 signals may need upgraded and village traffic calmed
Public transport	>400m to bus stop, railway station 3.5km
Access to services	Local services available

Infrastructure

Water and sewerage	Possible sewerage issues and watercourses within site
Flood risk	Flooding has occurred in this area and there is also a watercourse within the site. Flood Risk Assessment required. SEPA medium risk
Education	School capacities to be confirmed.

Other Comments

This edge of Ashgill consists of large, wide open fields. The landscape is unenclosed with sweeping views in and out. This western edge of Ashgill is unscreened and there is an abrupt transition between suburban houses and pasture. Further encroachment of development into this land would detract from its very rural nature and create a contrasting urban environment.

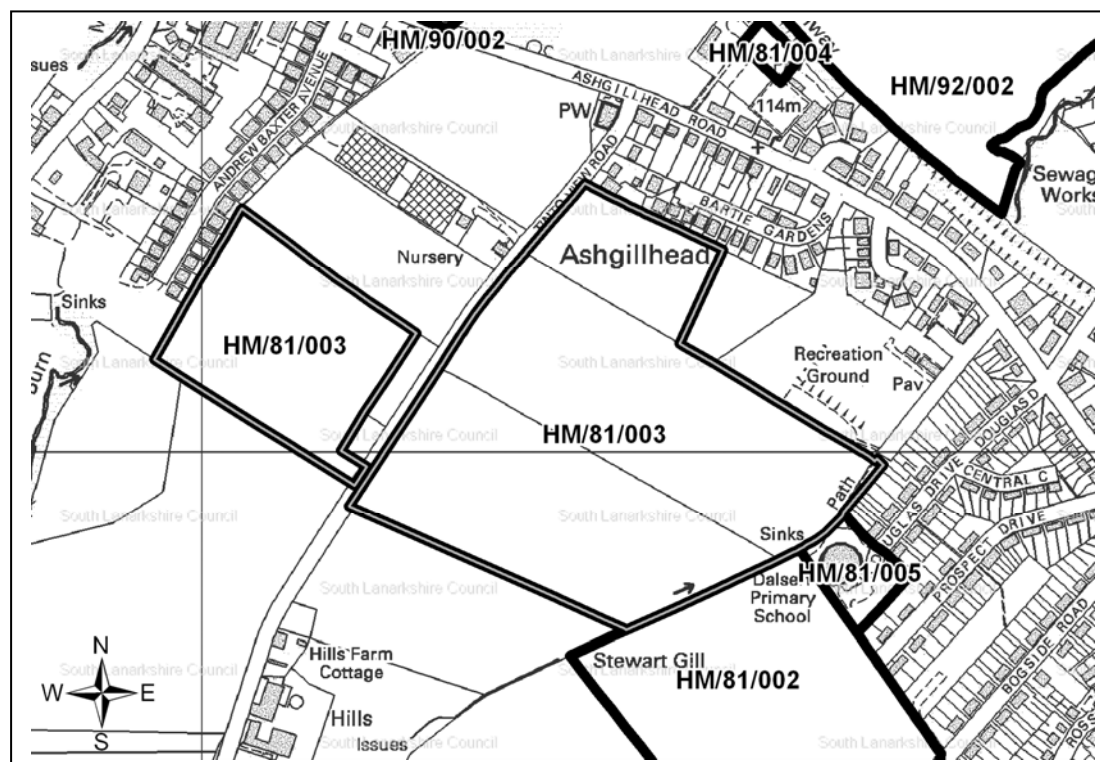
Outcome

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

Hamilton area

Ashgill



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Background

Site reference	HM/81/003
address	Hills of Dalseg, Tinto View Rd, Ashgill
Site size Ha	14.8
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	There is scope for some limited development south of Tintoview Road, to round off the settlement

Environmental factors

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

Open space	N/A
Minerals	Partly within within Coal Authority planning referral area

SEA

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

Accessibility

Public access	Core Path HM/2496/; Right of Way SH46
Site access	Poor access via residential streets. Masterplan required
Road network	TA required, A71 signals may need upgraded and village traffic calmed
Public transport	>400m to bus stop, railway station 3.5km
Access to services	Local services available

Infrastructure

Water and sewerage	Watercourse along boundary of site. Possible sewerage issues
Flood risk	Flooding has occurred in this area and there is also a watercourse within the site. Any proposal should provide a Flood Risk Assessment to allow the Council to assess any restrictions / conditions. SEPA medium risk
Education	School capacities to be confirmed.

Other Comments

<p>There is landscape capacity for development in relation to the area of ground between Tintoview Road and the proposed housing site at Bartie Gardens (up to the boundary with Tintoview Cottage) but planted mitigation would be required along Tintoview Road to integrate new houses with adjacent properties.</p> <p>The open fields further along Tinto View Road gradually rise up towards Hills Farm Cottage meaning that development of this part of the site would be exposed and create an adverse visual impact on the wider, open countryside surrounding Ashgill.</p>
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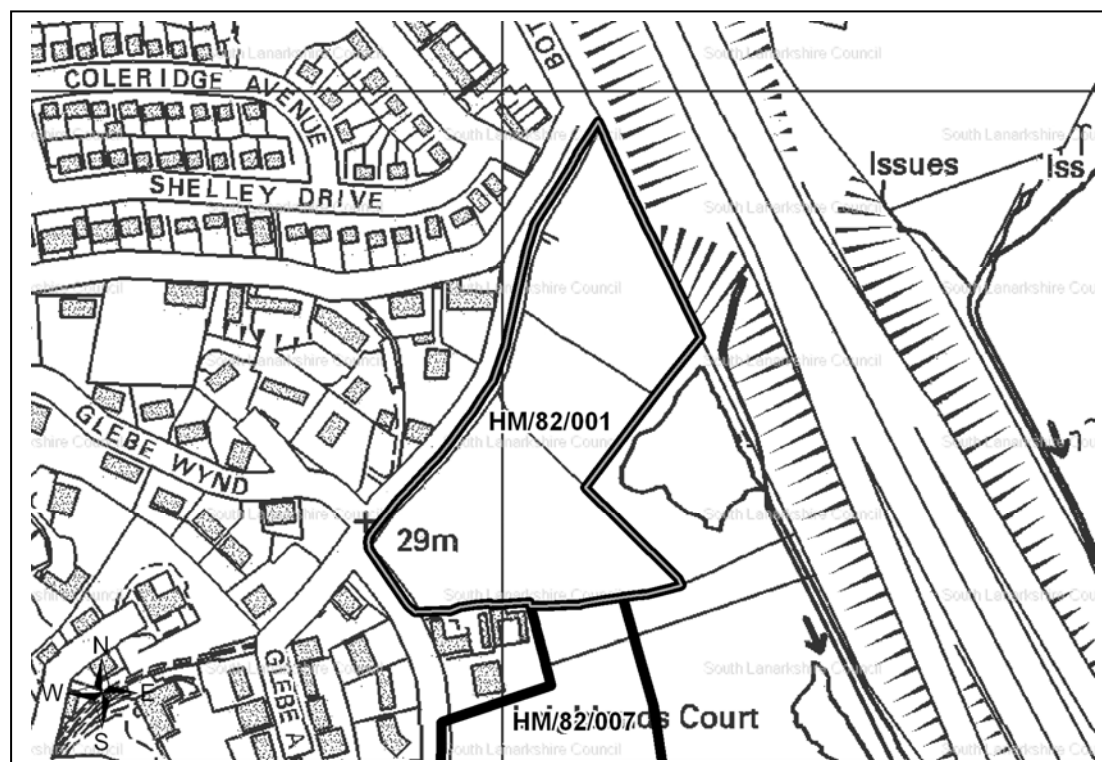
Outcome

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

Hamilton area

Bothwell/Uddingston



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Background

Site reference	HM/82/001
address	Bothwellpark Road, north of Laignlands Court
Site size Ha	2.2
Current use	agricultural
Proposed use	housing
No of units	30
Submitted to previous LP?	Yes – HMP089 and HMP153

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Not considered as appropriate for rounding off settlement.

Environmental factors

landscape	Broad Urban Valley
Natural heritage	SINC – Bothwell Park Laignland Wetlands.
Built heritage	N/A

Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	No – in 1:200 flood plain
--------------------------------	---------------------------

Accessibility

Public access	Core Path HM/2045, RoW SH10; Wider Network HM/3726/1; Core Path HM2046/1; Wider Network HM/3726.
Site access	Private road so upgrade not possible – junction spacing an issue.
Road network	Egress issues residential streets and one-way system
Public transport	>400m to bus stop, rail station 2.7km
Access to services	Town centre 500m, schools 800m and 1.7km

Infrastructure

Water and sewerage	Surface water outfall intentions and future maintenance required Possible sewerage issues
Flood risk	Approximately one third of this site lies within I 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

<p>This site preserves the setting of Bothwell and makes a major contribution to biodiversity and separates the suburbs from motorway traffic, dust and fumes It is likely that any development could affect the water table in the area and subsequently the adjacent Site of Special Scientific Interest.</p>

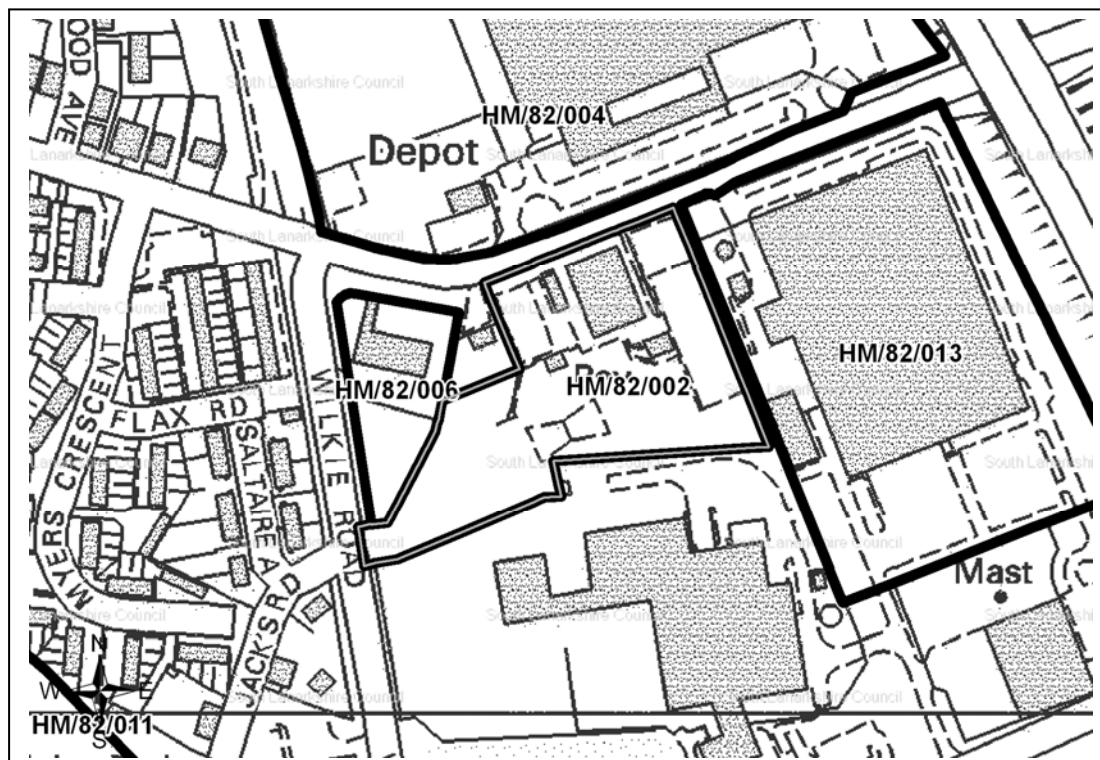
Outcome

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

Hamilton area

Uddingston



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Background

Site reference	HM/82/002
address	Uddingston Medical rehab centre, Bellshill Rd
Site size Ha	1.61
Current use	NHS facility within industrial zoning
Proposed use	Housing/other
No of units	tbc
Submitted to previous LP?	Yes – part of larger site HMP092

Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield brownfield	
Settlement pattern/coalescence/ribbon development	Urban

Environmental factors

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

Minerals	N/A
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SEA

Does the site accord with SEA?	Partly – potential air quality issues
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Accessibility

Public access	RoW SH9
Site access	Traffic calming and visibility splays required
Road network	No issues raised
Public transport	No issues
Access to services	No issues

Infrastructure

Water and sewerage	There may be a culverted watercourse within the site
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

Other Comments

Part of site subject to current planning application for medical centre.
Mature trees on site
The residential development potential of this site could be considered by including it in a Residential Masterplan Site along with adjoining sites HM/82/006 and HM/82/0013. See Technical Report 1.

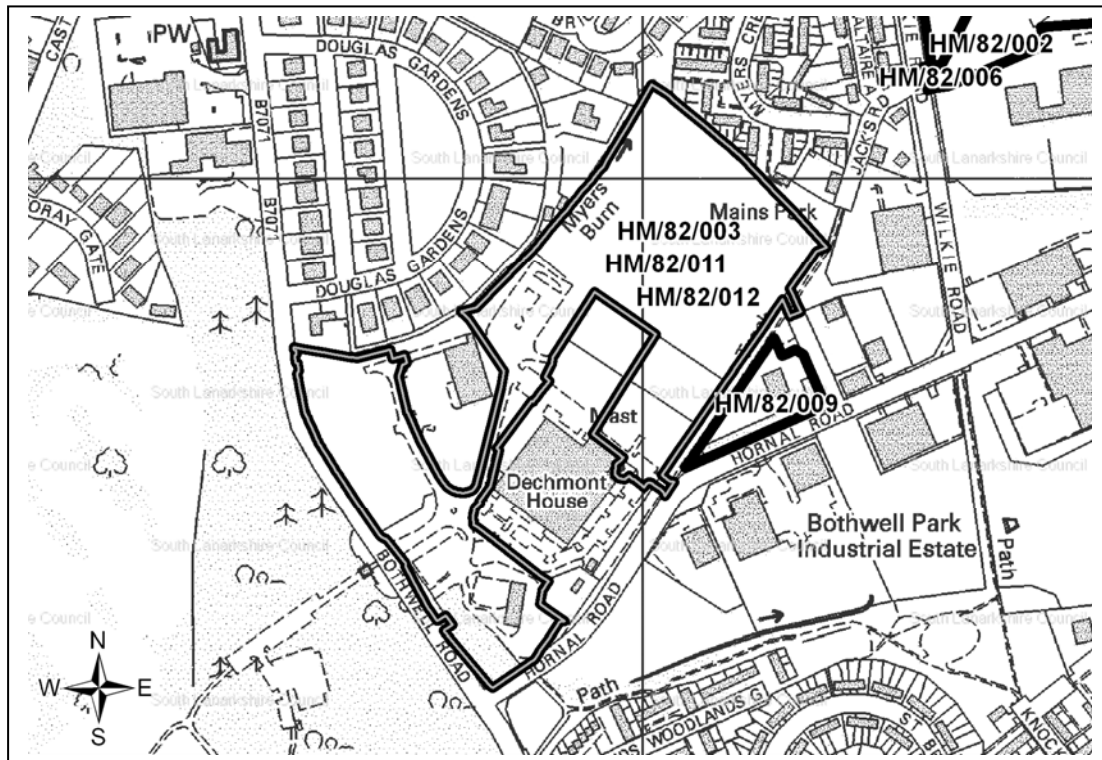
Outcome

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

Hamilton area

Uddingston



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Background

Site reference	HM/82/003
address	Former gasworks, Bothwell Rd
Site size Ha	6.6
Current use	Vacant land
Proposed use	Retail/commercial
No of units	n/a
Submitted to previous LP?	Yes – HMP075

Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield	Brownfield (SVDLS site)
Settlement pattern/coalescence/ribbon development	Urban

Environmental factors

landscape N/A	
Natural heritage	Part of site covered by tree preservation order and Policy ENV2 Bothwell Castle Golf Course Woodland SINC on part of site

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

SEA

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

Accessibility

Public access	RoW SH9; Wider network HM/5266/1; 4705/1; 4204/1
Site access	Traffic signals may need upgraded, masterplan and TA required
Road network	HGV traffic needs routed away from Main Street. Internal road layout needs upgraded
Public transport	Majority <400m to bus stop, rail station 1.4km
Access to services	Town centre 800m

Infrastructure

Water and sewerage	Water body on boundary of site. Possible sewerage issues
Flood risk	SEPA Low risk
Education	School capacities to be confirmed.

Other Comments

Majority of site currently allocated for residential development

The former Uddingston Gasworks site has been the subject of a number of submissions for rezoning for mixed use.

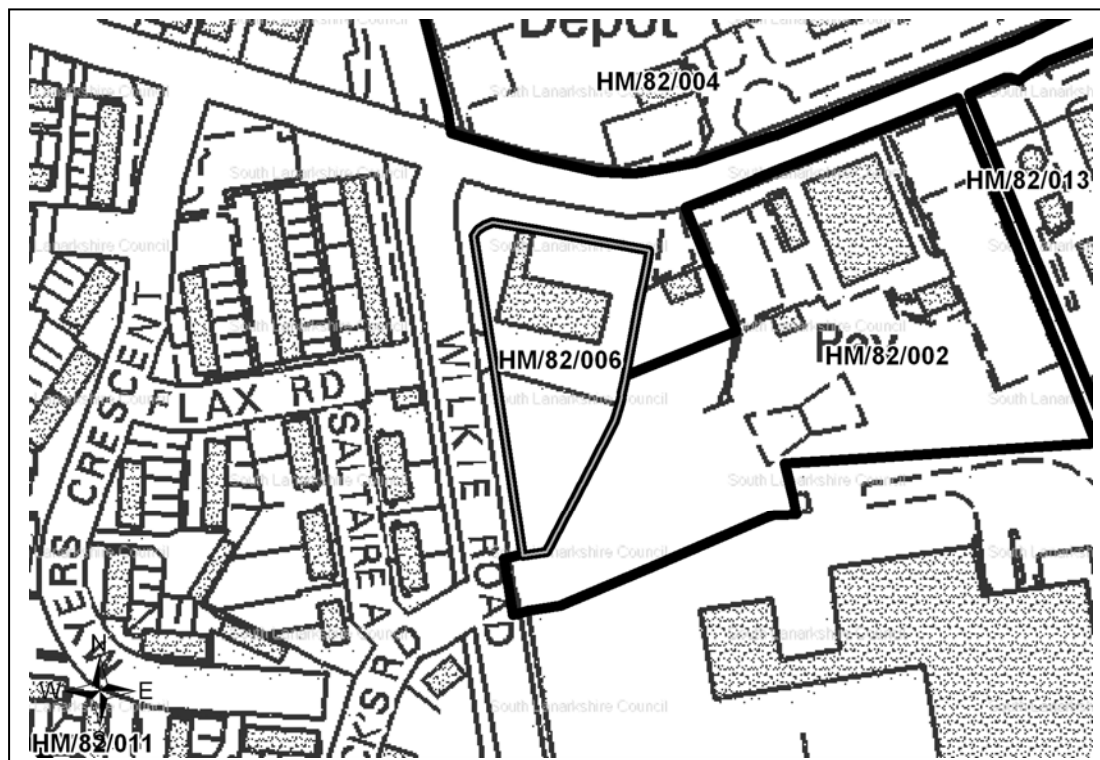
Outcome

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

Hamilton area

Uddingston



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Background

Site reference	HM/82/006
address	1A Wilkie Rd, Uddingston
Site size Ha	0.3
Current use	industrial
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – HMP92A

Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield	Brownfield (still in use). ILS site
Settlement pattern/coalescence/ribbon development	Urban

Environmental factors

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

minerals N/A	
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SEA

Does the site accord with SEA?	Partly – some air quality issues
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Accessibility

Public access	RoW SH9
Site access	Access from Wilkie Road – requires visibility splay
Road network	No issues
Public transport	Bus stop .400m, rail station 1.2km
Access to services	Town centre 600m, school 500m

Infrastructure

Water and sewerage	There may be a culverted watercourse within the site. Surface water outfall intentions and future maintenance required
Flood risk	SEPA low risk but possibly local issues therefore a flood risk assessment is required.
Education	School capacities to be confirmed.

Other Comments

The residential development potential of this site could be considered by including it in a Residential Masterplan Site along with adjoining sites HM/82/002 and HM/82/0013. See Technical Report 1.

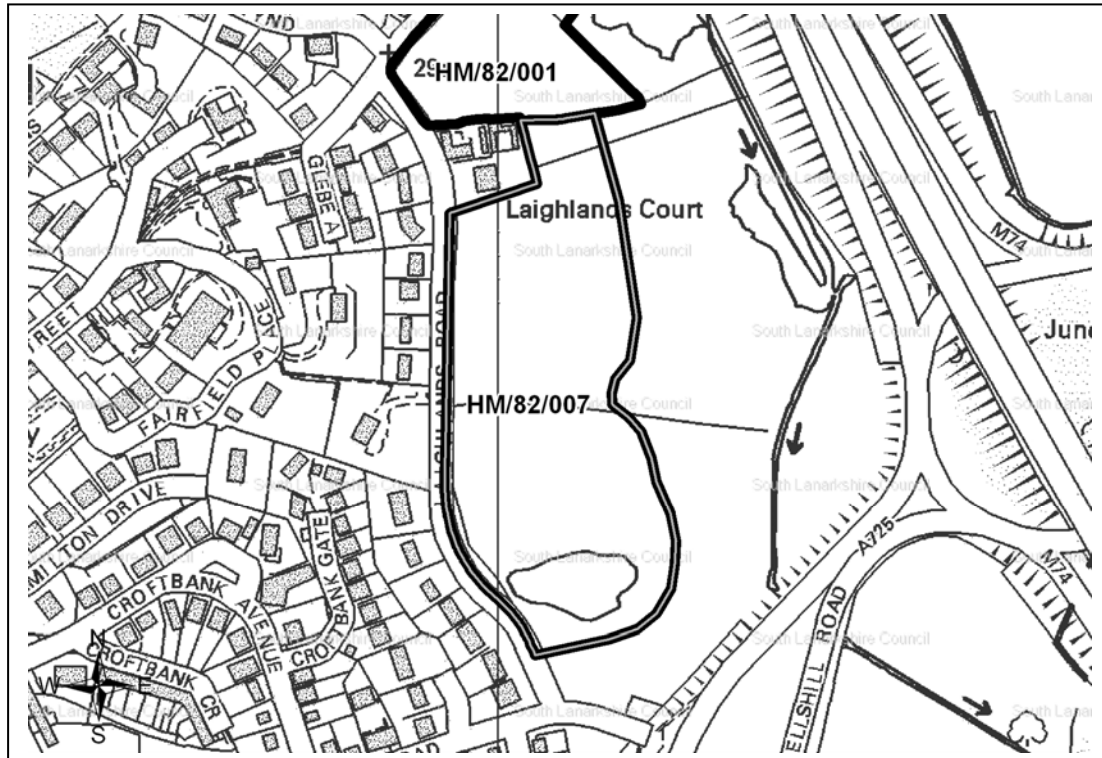
Outcome

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

Hamilton area

Bothwell



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Background

Site reference	HM/82/007
address Laighlands	Road, Bothwell
Site size Ha	4.23
Current use	agricultural
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – HMP153

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Not considered appropriate for rounding off settlement.

Environmental factors

landscape	Broad Urban Valley
Natural heritage	SINC – Bothwell Park Laighland Wetlands. Ponds and wetland habitat, hydrologically connected to Hamilton Low Parks SSSI

Built heritage	N/A
Open space	N/A

SEA

Does the site accord with SEA?	No – issues with flooding and air quality
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Accessibility

Public access	Core Path HM/2046
Site access	Visibility splay required
Road network	Egress issues – likely high traffic generation for unclassified network
Public transport	>400m to bus stop, poor connectivity, rail station 2.8km
Access to services	Town centre 500m schools 800m and 1.5km

Infrastructure

Water and sewerage	Possible pond area (groundwater fed wetland). Surface water outfall intentions and future maintenance required Possible sewerage issues
Flood risk	Approximately 80% of this site lies within the 1 in 200 year floodplain. No development should take place within this area. Climate change impact requires to be considered Flood Risk Assessment required. SEPA high risk
Education	School capacities to be confirmed.

Other Comments

This site preserves the setting of Bothwell and makes a major contribution to biodiversity and separates the suburbs from motorway traffic, dust and fumes
Likely that any development could affect the water table in the area and subsequently the adjacent Site of Special Scientific Interest.

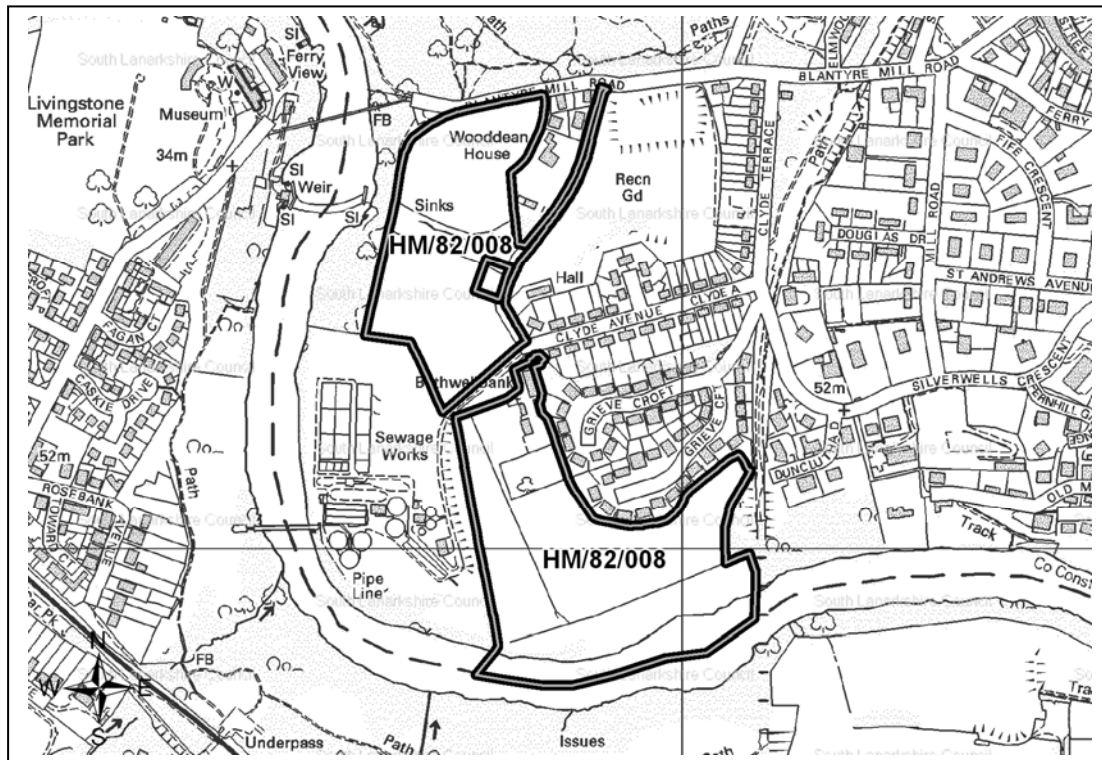
Outcome

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

Hamilton area

Bothwell



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Background

Site reference	HM/82/008
address Bothwellbank	Farm
Site size Ha	10
Current use	Agriculture
Proposed use	Housing/affordable housing
No of units	tbc
Submitted to previous LP?	Yes – HMP030 and HMP031

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	Mixed (mainly Greenfield)
Settlement pattern/coalescence/ribbon development	Not considered appropriate for rounding off settlement.

Environmental factors

landscape	Incised River Valley. Within SLA. Development would intrude into important views of the river valley.
Natural heritage	Adjacent to ancient woodland and forms part of Clyde Corridor Forest Habitat

	Network Area contributes to biodiversity including a great variety of bird species. Includes Lower Blantyre SINC
Built heritage	N/A
Open space	N/A
minerals N/A	

SEA

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

Accessibility

Public access	RoW SH 15; wider network HM/5276/1; Core Paths HM/2031/1
Site access	Difficult access from sub standard road in north. No obvious access to south – 3 rd party land.
Road network	Sub standard network – junction issues also issues with traffic at primary school
Public transport	>400 m to bus stop, Uddingston rail station 3km, Blantyre rail station 800m (Pedestrian access only)
Access to services	Poor connectivity to services

Infrastructure

Water and sewerage	Site adjacent to River Clyde and one watercourse within site. Site also sensitive to adjoining waste water treatment works. Surface water outfall intentions and future maintenance required. Possible sewerage issues
Flood risk	Part of this development lies within the 1 in 200 year floodplain. No development should take place within this area. Watercourse within the site. Flood Risk Assessment required. SEPA high risk
Education	School capacities to be confirmed.

Other Comments

Not well located for social housing provision.
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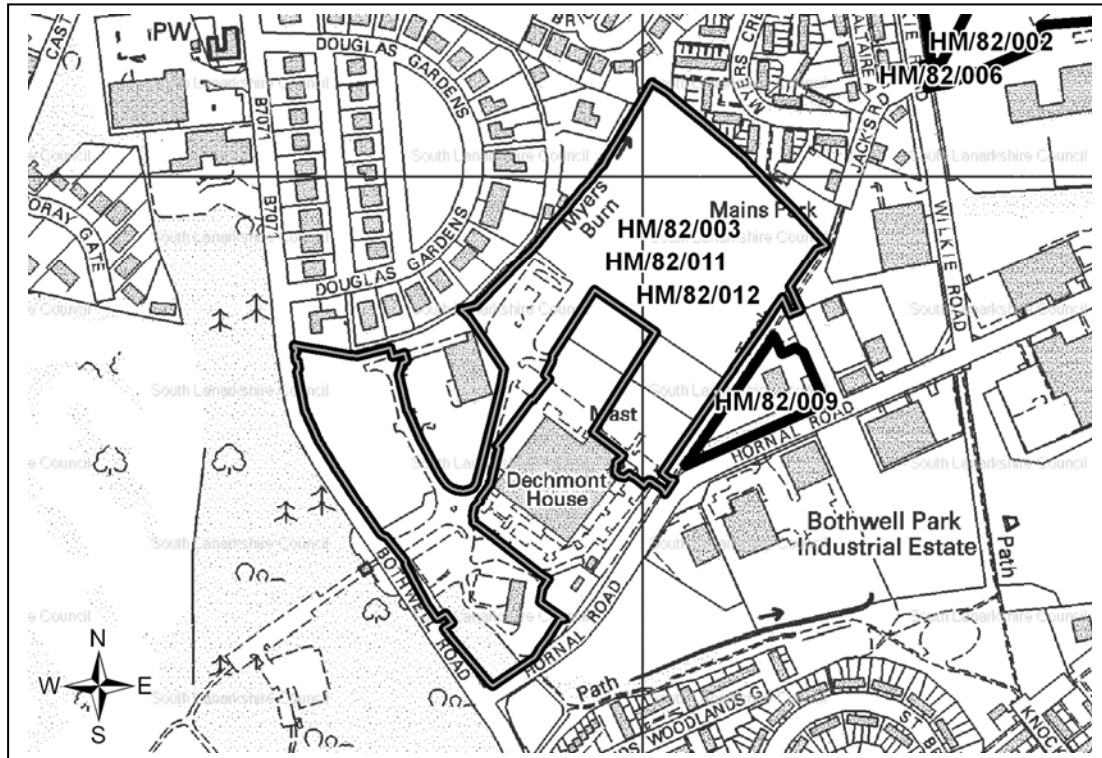
Outcome

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

Hamilton area

Uddingston



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Background

Site reference	HM/82/011
address	Uddingston gasworks Zone 2
Site size Ha	1.1
Current use	Vacant land – residential zoning
Proposed use	commercial
No of units	n/a
Submitted to previous LP?	Yes – part of HMP075

Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield brownfield	
Settlement pattern/coalescence/ribbon development	Urban

Environmental factors

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

Minerals N/A	
--------------	--

SEA

Does the site accord with SEA?	Partly – some minor issues
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Accessibility

Public access	RoW SH9; Wider network HM/5266/1; 4705/1; 4204/1
Site access	Traffic signals may need upgraded, masterplan and TA required
Road network	HGV traffic needs routed away from Main Street. Internal road layout needs upgraded
Public transport	Majority <400m to bus stop, rail station 1.4km
Access to services	Town centre 800m

Infrastructure

Water and sewerage	Section of water body on boundary of site. Possible sewerage issues
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

Other Comments

<p>The site lies in the north west corner of the former Uddingston gasworks site and is currently part of the housing land supply. Vacant and Derelict Land site. Housing land supply site – HM3257 The former Uddingston Gasworks site has been the subject of a number of submissions for rezoning.</p>

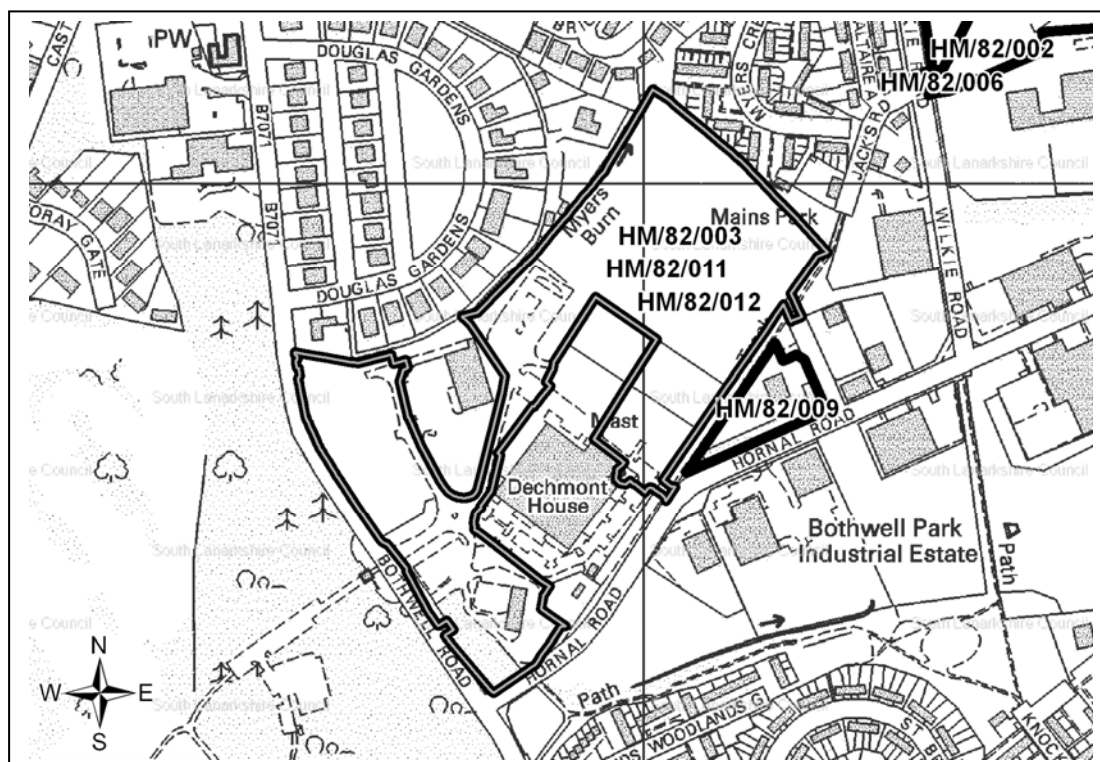
Outcome

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

Hamilton area

Uddingston



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Background

Site reference	HM/82/012
address	Uddingston gasworks Zone 3
Site size Ha	1.0
Current use	Vacant land – industrial zoning
Proposed use	Leisure/restaurant
No of units	N/A
Submitted to previous LP?	no

Locational factors

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

Environmental factors

landscape	Part of site covered by tree preservation order
Natural heritage	Part of site falls within ENV2 zoning Bothwell Castle Golf Course Woodland SINC on part of site

Built heritage	N/A
Open space	N/A
Minerals N/A	

SEA

Does the site accord with SEA?	Partly – some minor issues
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Accessibility

Public access	RoW SH9; Wider network HM/5266/1; 4705/1; 4204/1
Site access	Traffic signals may need upgraded, masterplan and TA required
Road network	HGV traffic needs routed away from Main Street. Internal road layout needs upgraded
Public transport	Majority <400m to bus stop, rail station 1.4km
Access to services	Town centre 800m

Infrastructure

Water and sewerage	Section of water body on boundary of site. Possible sewerage issues
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

Other Comments

<p>Vacant and Derelict Land site.</p> <p>The former Uddingston Gasworks site has been the subject of a number of submissions for rezoning.</p>
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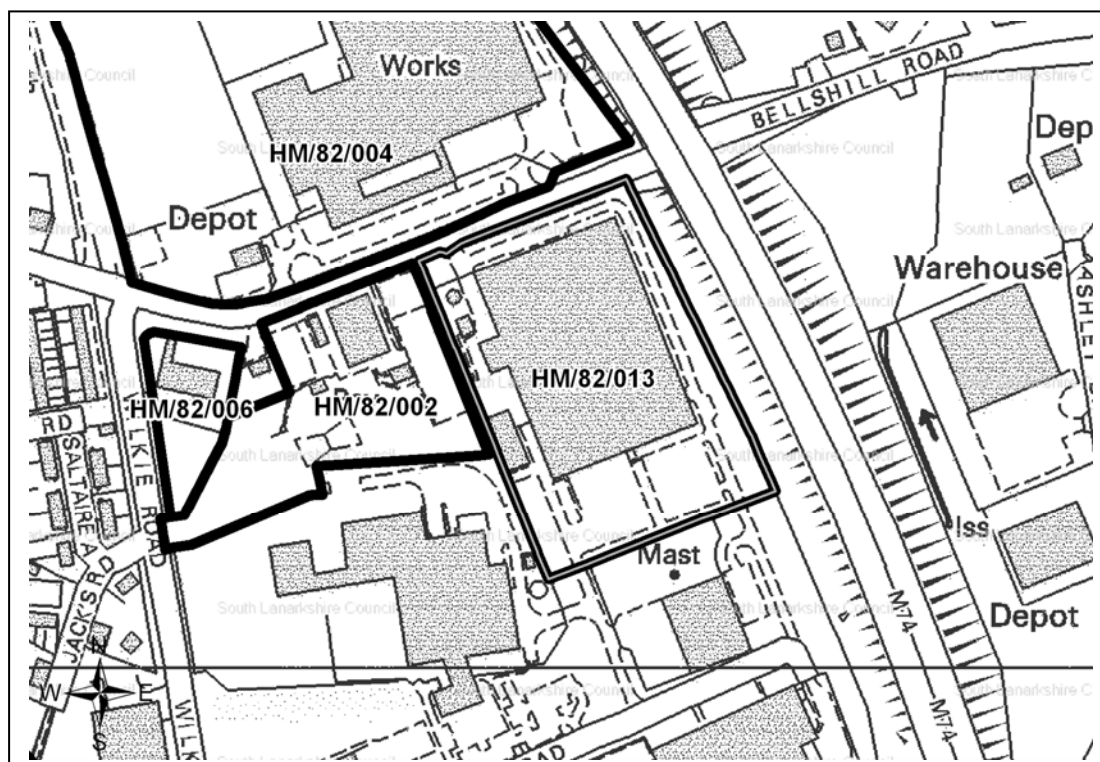
Outcome

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

Hamilton area

Uddingston



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Background

Site reference	HM/82/013
address	Alexandra Workwear Bothwellpark IE
Site size Ha	3.2
Current use	industrial buildings
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – part of HMP092

Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield brownfield	
Settlement pattern/coalescence/ribbon development	Urban

Environmental factors

landscape N/A	
Natural heritage	woodland / wildlife corridor on east of site
Built heritage	N/A
Open space	N/A

minerals N/A	
--------------	--

SEA

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

Public access	No paths or RoWs
Site access	Traffic calming and visibility splays required
Road network	No issues raised
Public transport	No issues
Access to services	No issues

Infrastructure

Water and sewerage	There may be a culverted watercourse within the site
Flood risk	SEPA low risk
Education	School capacities to be confirmed.

Other Comments

The residential development potential of this site could be considered including it in with adjoining sites HM/82/002 and HM/82/006. See Technical Report 1.
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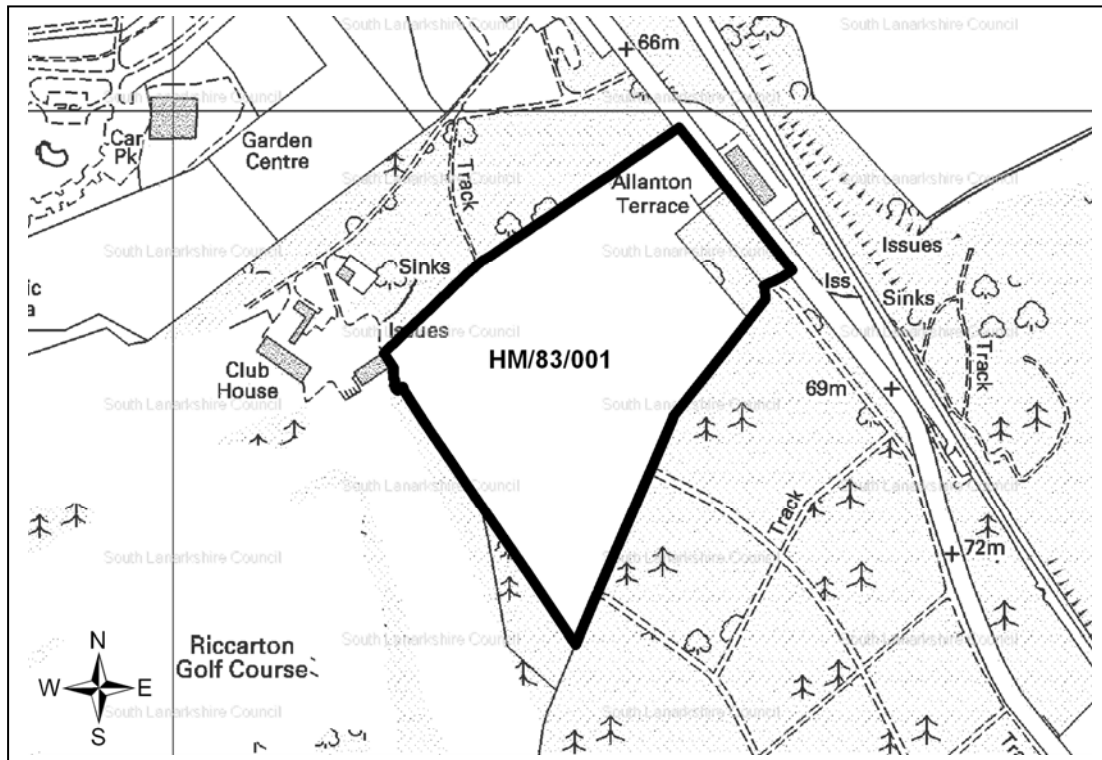
Outcome

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

Hamilton area

Ferniegair



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Background

Site reference	HM/83/001
address	Hamilton Golf Club, Ferniegair
Site size Ha	6.64
Current use	recreation
Proposed use	housing
No of units	165
Submitted to previous LP?	Yes – HMP087

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Not considered appropriate for rounding off settlement.

Environmental factors

landscape	Urban Fringe Farmland/Broad Valley Floor. Also within SLA. It is considered that development in this location would harm the character and amenity of the Country Park
-----------	---

Natural heritage	SNH Ancient woodland.
Built heritage	Designed landscape – boundary wall alongside Carlisle Road is listed
Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – adjacent to sensitive habitat
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Accessibility

Public access	Adjacent to Country Park and footpaths
Site Access	Issue with junction spacing. Visibility splays required
Road network	Direct access to A72
Public transport	<400m to bus stop, rail station 400m
Access to services	Services between 2.5 and 3km distance

Infrastructure

Water and sewerage	Several water bodies within the site. Possible sewerage issues
Flood risk	SEPA low risk however possible local issues. Flood Risk Assessment required
Education	School capacities to be confirmed.

Other Comments

The greenbelt preventing coalescence of settlements is very narrow in this area. The greenbelt around Ferniegair prevents towns from merging and preserves the green-space setting of Hamilton, Larkhall and Ferniegair. It contributes to two valued wider landscapes: the SLA and the Designed Landscape of Chatelherault High Parks. It would not be appropriate to permit development on the edges of Ferniegair in a way that would harm or reduce the character and amenity of the park, its listed landscape quality and that of the SLA or that would create visual coalescence with Hamilton.

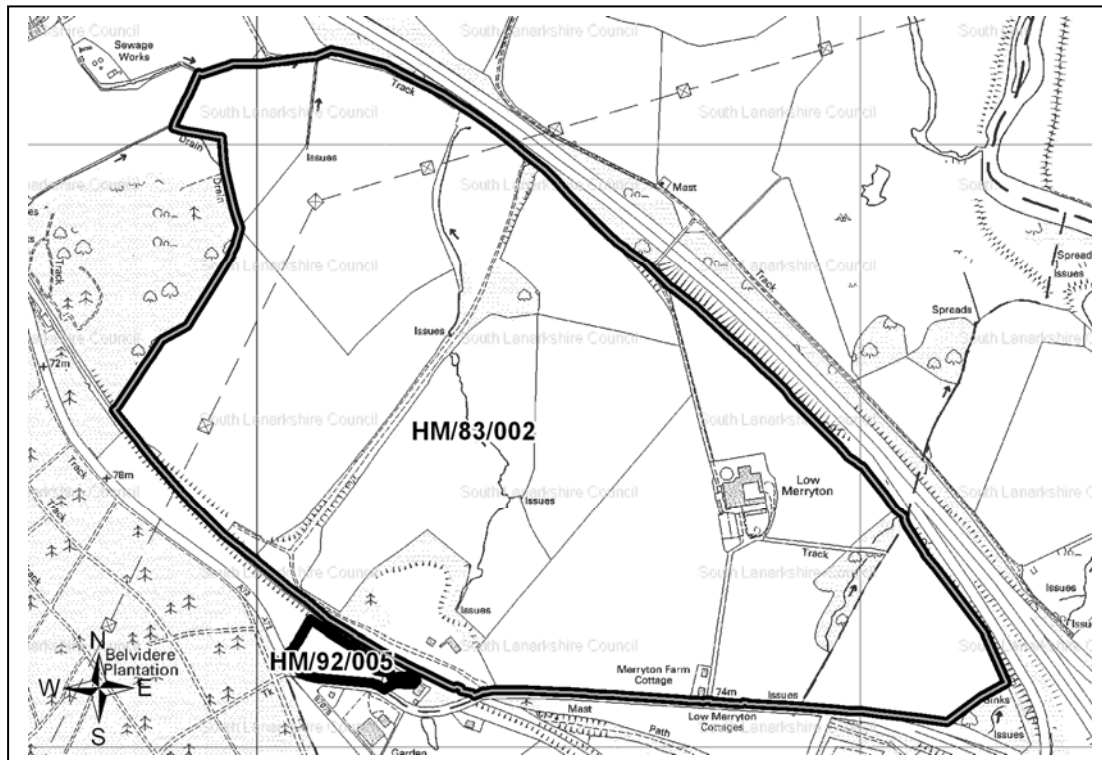
Outcome

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

Hamilton area

Ferniegair



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Background

Site reference	HM/83/002
address	South east of Allanton
Site size Ha	92.68
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	HMP137 and HMP158 within this larger site

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Coalescence – Ferniegair/Larkhall It would also coalesce visually with Hamilton, when seen from the east side of the Clyde Valley.

Environmental factors

landscape	Incised River Valley Broad Valley Floor. Also within SLA. Development of the land would also have an adverse visual
-----------	--

	impact on the setting of the designed landscape of Chatelherault.
Natural heritage	None affected
Built heritage	N/A
Open space	N/A
minerals	Small area within site subject to Coal Authority referral

SEA

Does the site accord with SEA?	Partly – issues with noise, air quality and odour issues. High value soils, landscape issues
--------------------------------	--

Accessibility

Public access	No core paths or RoW's
Site access	Roundabout required 2 accesses
Road network	TA required, Road improvements required need to consult Transport Scotland not in control of land required for upgrades.
Public transport	>400m to bus stop, rail station approx 1.8km but varies across site
Access to services	Town centres between 2 and 4kn, schools 1km

Infrastructure

Water and sewerage	Several minor watercourses within the site. Possible sewerage issues
Flood risk	Flood Risk Assessment required SEPA medium risk
Education	School capacities to be confirmed.

Other Comments

Development within this sensitive landscape would lead to the encroachment of development towards Larkhall and coalescence of both settlements. Further extensive development in the fields south/south east of Allanton is not recommended because it would change the relationship between settlement and landform. Potential in this area for green network development.

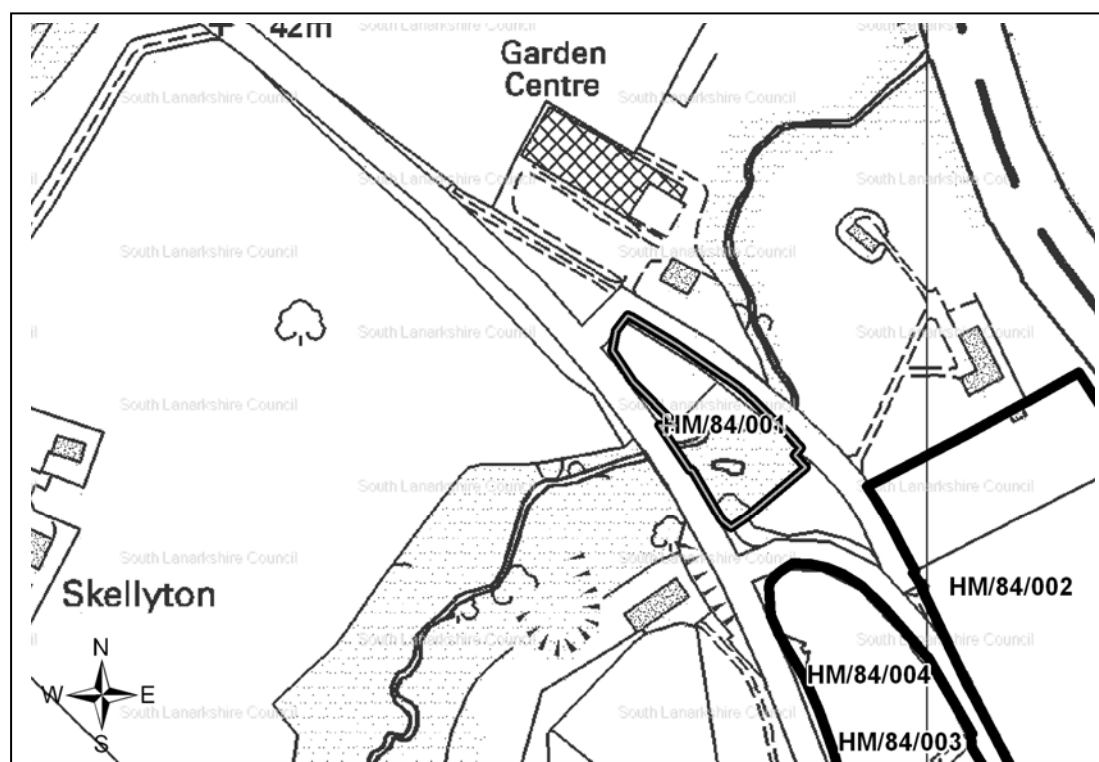
Outcome

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

Hamilton area

Garrion



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Background

Site reference	HM/84/001
address	Skellyton Farm Larkhall
Site size Ha	0.25
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	yes

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Not considered as appropriate for inclusion for rounding off.

Environmental factors

landscape	Within SLA.
Natural heritage	SSSI and ancient woodland Clyde Valley Woodland habitat network
Built heritage	N/A

Open space	N/A
minerals	Partly within Coal Authority referral area

SEA

Does the site accord with SEA?	No – located within SSSI, loss of woodland soils and habitats
--------------------------------	---

Accessibility

Public access	Cycle Route adjacent to site
Site access	Topographical issue to site
Road network	Good connection
Public transport	1.3km to bus stop 4.5 – 5km to rail station
Access to services	Services 3.7 – 4.5km

Infrastructure

Water and sewerage	Possible sewerage issues
Flood risk	Watercourse runs through site SEPA medium risk
Education	School capacities to be confirmed.

Other Comments

The northern edge of the existing settlement has no particular distinction as a built boundary but could be strengthened by hedge and tree planting in this location and therefore no capacity for further development.

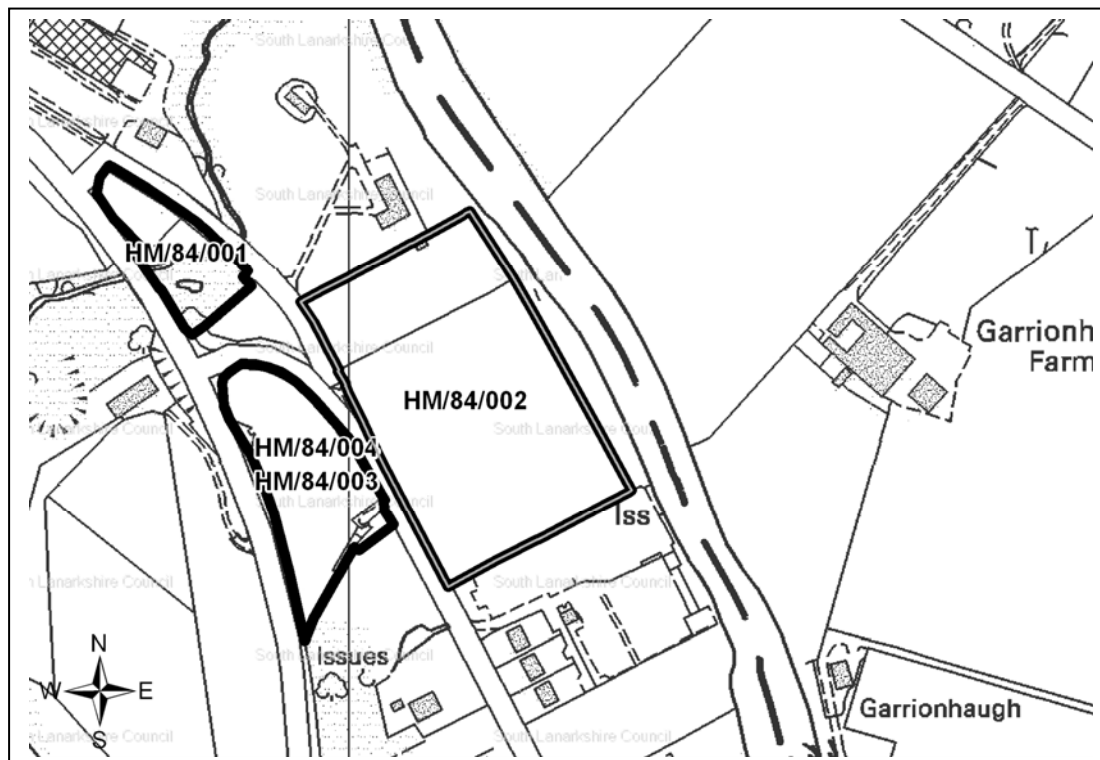
Outcome

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

Hamilton area

Garrion



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Background

Site reference	HM/84/002
address	North of Garrion village
Site size Ha	3.11
Current use	agriculture
Proposed use	housing
No of units	tbc
Submitted to previous LP?	yes

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Scope for rounding off

Environmental factors

landscape	Incised River Valley Broad Valley Floor. Also within SLA.
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Natural heritage	N/A
Built heritage	N/A
Open space	N/A
minerals	Part of site within Coal Authority referral area

SEA

Does the site accord with SEA?	Partly with mitigation – flooding issues
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Accessibility

Public access	No access to core paths or RoW
Site access	Minor improvements required and visibility splay
Road network	Good connectivity
Public transport	1.3km to bus stop, rail station 4.5 – 5km
Access to services	Town centre 4.5km school 3.7km

Infrastructure

Water and sewerage	Adjacent to River Clyde. Possible sewerage issues
Flood risk	Part of this site lies within the 1 in 200 year floodplain. No development should take place on the floodplain. Consideration must also be given to the impact of climate change. SEPA High Risk
Education	School capacities to be confirmed.

Other Comments

It is considered that there is capacity within the landscape for rounding off the settlement in this location in conjunction with tree and hedge planting alongside the northern and eastern edge of the site. See Technical Report 1. The flooding issues in this location would require an arrangement to be made to exclude flood plain area from development.

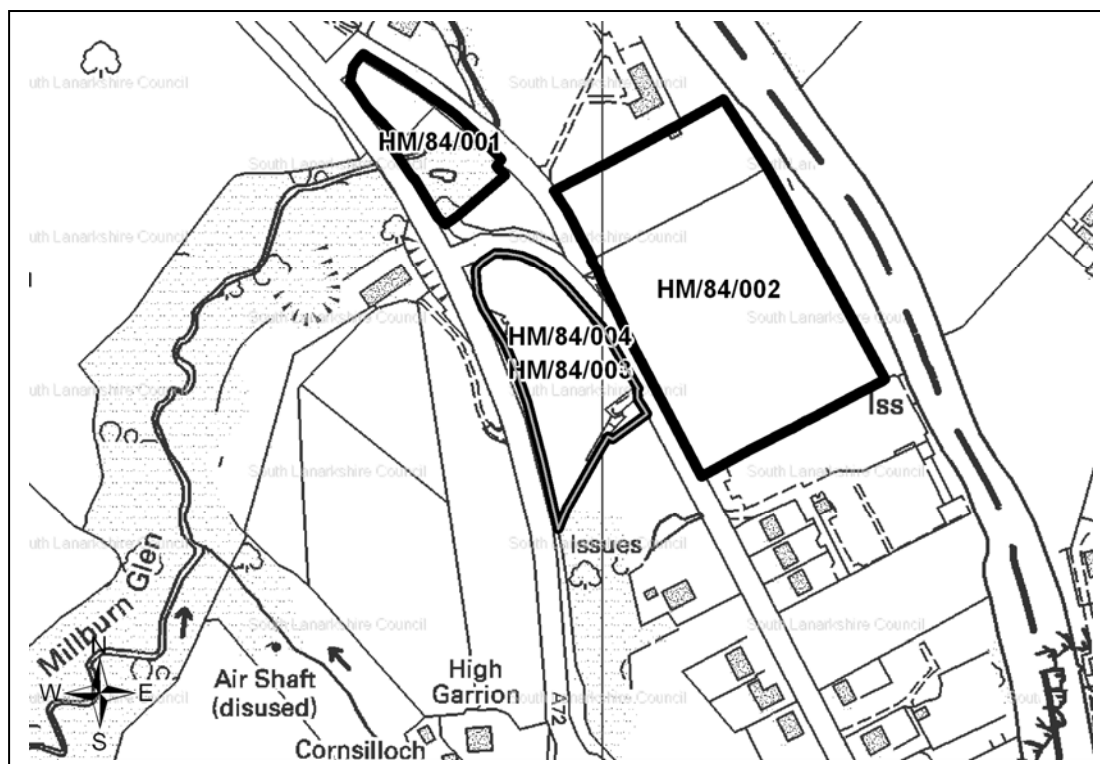
Outcome

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

Hamilton area

Garrion



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Background

Site reference	HM/84/003 and HM/84/004 (same site)
address	North west of Garrion
Site size Ha	1.02
Current use	agricultural
Proposed use	housing
No of units	tbc
Submitted to previous LP?	

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Acceptable in terms of rounding off settlement

Environmental factors

landscape	Incised River Valley Broad Valley Floor. Also within SLA. National Tourist Route
Natural heritage	N/A

Built heritage	N/A
Open space	N/A
minerals	Coal Authority referral areas within site

SEA

Does the site accord with SEA?	Partly – some mitigation required
--------------------------------	-----------------------------------

Accessibility

Public access	No access to core paths and RoW
Site access	Visibility splay required
Road network	Good connectivity
Public transport	1.3km to bus stop, 4.5 – 5km to rail station
Access to services	Town centre 4.5 km school 3.7km

Infrastructure

Water and sewerage	Possible sewerage issues
Flood risk	SEPA low risk however possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

Considered that some limited development could take place along road running through the village however this would require to be carried out on conjunction with substantial tree planting to screen this development from the A72. See Technical Report 1.

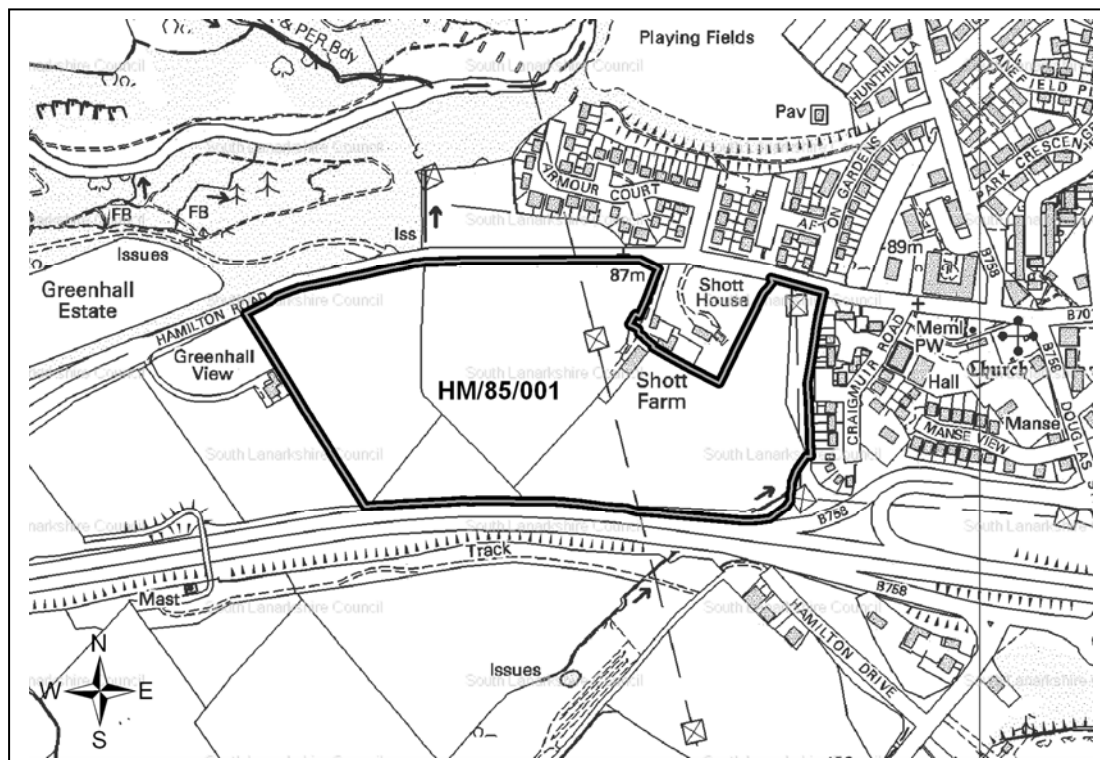
Outcome

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

Hamilton area

High Blantyre



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Background

Site reference	HM/85/001
address	Shott Farm High Blantyre
Site size Ha	10.48
Current use	agriculture
Proposed use	housing
No of units	150
Submitted to previous LP?	Yes – HMP045

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Not considered as appropriate for inclusion for rounding off. Development at Shott Farm would cause visual and physical coalescence of Blantyre and East Kilbride.

Environmental factors

landscape	Urban Fringe Farmland.
Natural heritage	N/A

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

SEA

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

Accessibility

Public access	No access to core paths or RoW
Site access	Junction form and speed restrictions required possibly a roundabout Level; differences and visibility issues
Road network	Issues with traffic signals at High Blantyre cross may need to consult Transport Scotland
Public transport	<400m to bus stop but eastbound only, rail station > 2km
Access to services	Shops 800m school 1km

Infrastructure

Water and sewerage	Water body on boundary of site. There are surface water issues associated with this development. Restricted outfall access on B7012. Surface water outfall intentions and future maintenance required. Possible sewerage issues
Flood risk	SEPA low risk however possible local issues. Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

Shott Farm is visible from Strathclyde Park and other locations across the Clyde Valley and appears to be part of the green rural wedge between Blantyre and the flats of East Kilbride on the skyline.

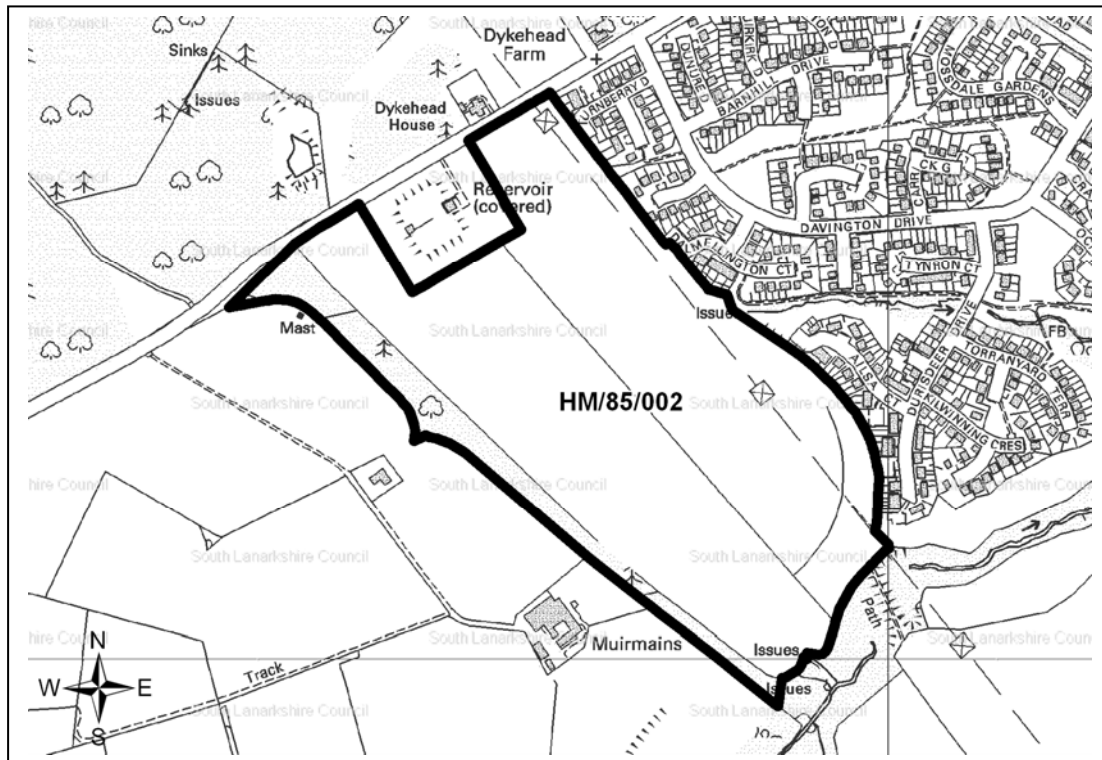
Outcome

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

Hamilton area

Hamilton



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Background

Site reference	HM/85/002
address	Muirmains, Earnock Road
Site size Ha	17
Current use	agriculture
Proposed use	housing
No of units	250-300
Submitted to previous LP?	HMP024

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Not suitable for rounding off

Environmental factors

landscape	Urban fringe farmland
Natural heritage	Ancient woodland on south boundary along watercourse. Habitat corridor (shelterbelt) along western edge of site

Built heritage	N/A
Open space	N/A
minerals	Coal Authority referral area within site

SEA

Does the site accord with SEA?	Partly – green network and woodland issues
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Accessibility

Public access	No access to core paths or RoW
Site access	Major upgrade to road required. Not suitable for visibility splays and issues with reservoir
Road network	Road substandard to cope with increased traffic
Public transport	>440m to bus stop 4.2km to rail station
Access to services	Hillhouse >2km Hamilton Town centre 4.2km School 1.4km

Infrastructure

Water and sewerage	Several minor water courses rise just outwith site. Possible sewerage issues
Flood risk	Watercourse on south boundary. Flood Risk Assessment required SEPA medium risk
Education	School capacities to be confirmed.

Other Comments

The area of woodland runs along a prominent ridgeline along the sites southern boundary which slopes down towards the town of Hamilton. It is considered that given the sites prominent location within the wider landscape, development in this location is unlikely to be acceptable.

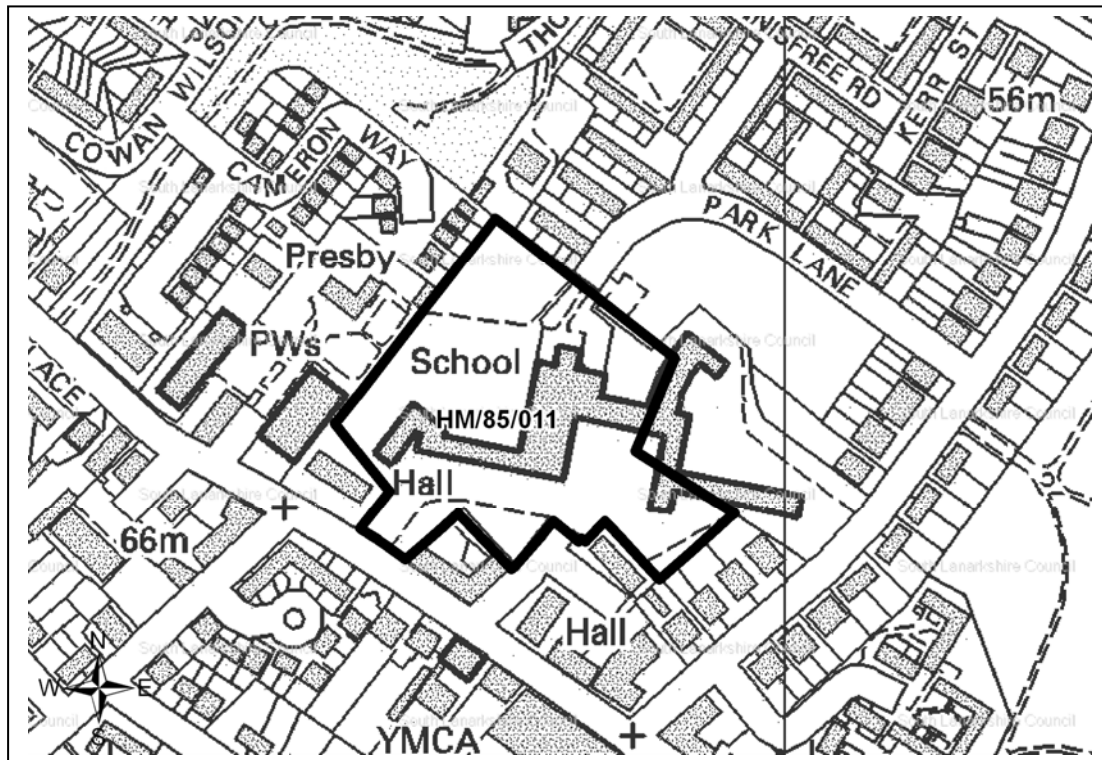
Outcome

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

Hamilton area

Blantyre



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Background

Site reference	HM/85/011
address	St Joseph's PS, Glasgow Rd, Blantyre
Site size Ha	1.94
Current use	Former primary school
Proposed use	Town centre extension
No of units	N/A
Submitted to previous LP?	no

Locational factors

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

Environmental factors

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

minerals N/A	
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SEA

Does the site accord with SEA?	Yes
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Accessibility

Public access	core path adjacent to site HM/2101/1
Site access	Cannot be accessed from Glasgow Road Park Lane substandard – Current congestion issues not suitable for retail
Road network	TA may be required Existing signals need upgrade
Public transport	<400m to bus stops rail station 500m
Access to services	Adjacent to services

Infrastructure

Water and sewerage	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

SLC surplus assets.

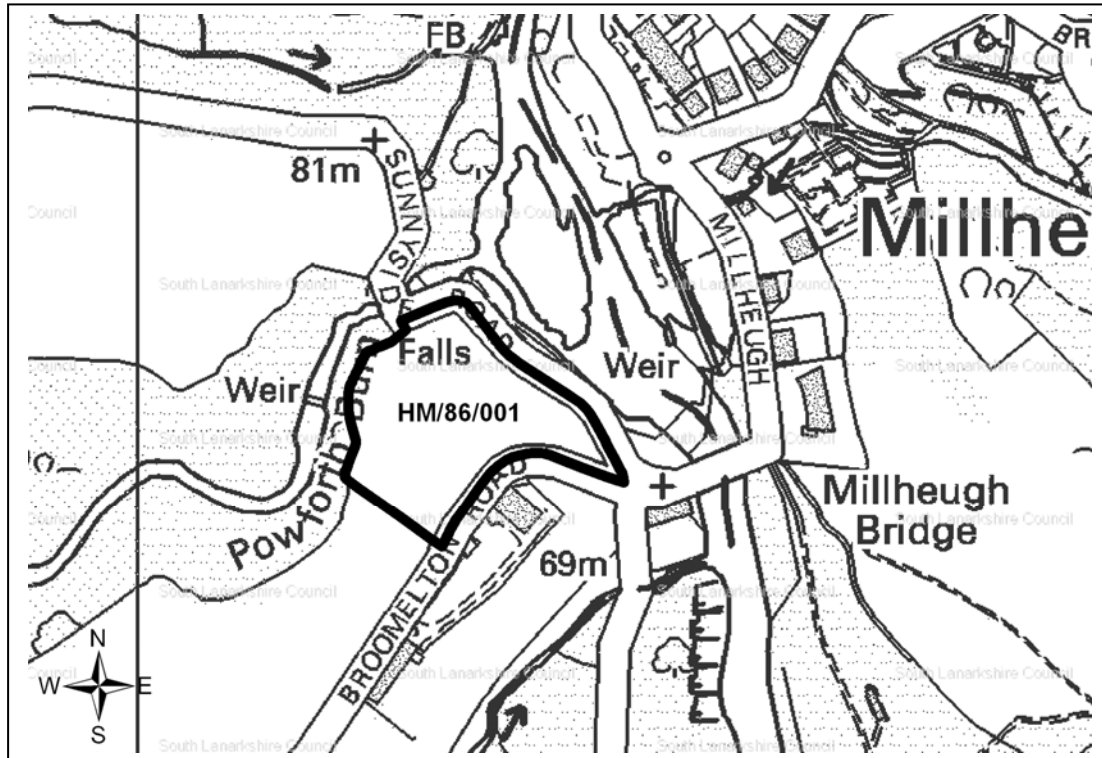
Outcome

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

Hamilton area

Larkhall



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Background

Site reference	HM/86/001
address	Broomelton Road Larkhall
Site size Ha	1.003
Current use	agricultural
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes – HMP157

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Not suitable for rounding off settlement

Environmental factors

landscape	Incised River Valley. Also within SLA.
Natural heritage	Powforth Burn ancient woodland site - High biodiversity value
Built heritage	N/A

Open space	N/A
minerals	Partly within Coal Authority referral area

SEA

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

Accessibility

Public access	Core HM/2475/1 (Avon Walkway Sustrans cycle route
Site access	Very difficult access substandard road – not suitable
Road network	Difficult access no footways
Public transport	>400m to bus stops 1.3km to rail station
Access to services	Services 1.4km

Infrastructure

Water and sewerage	Site lies adjacent to Darngaber/Powforth Burn and Avon Water. Possible sewerage issues
Flood risk	Partially within 1:200 year flood plain SEPA high risk.
Education	School capacities to be confirmed.

Other Comments

The site bears no relationship to the existing settlement of Larkhall and would represent an isolated development in the greenbelt within a sensitive landscape area.

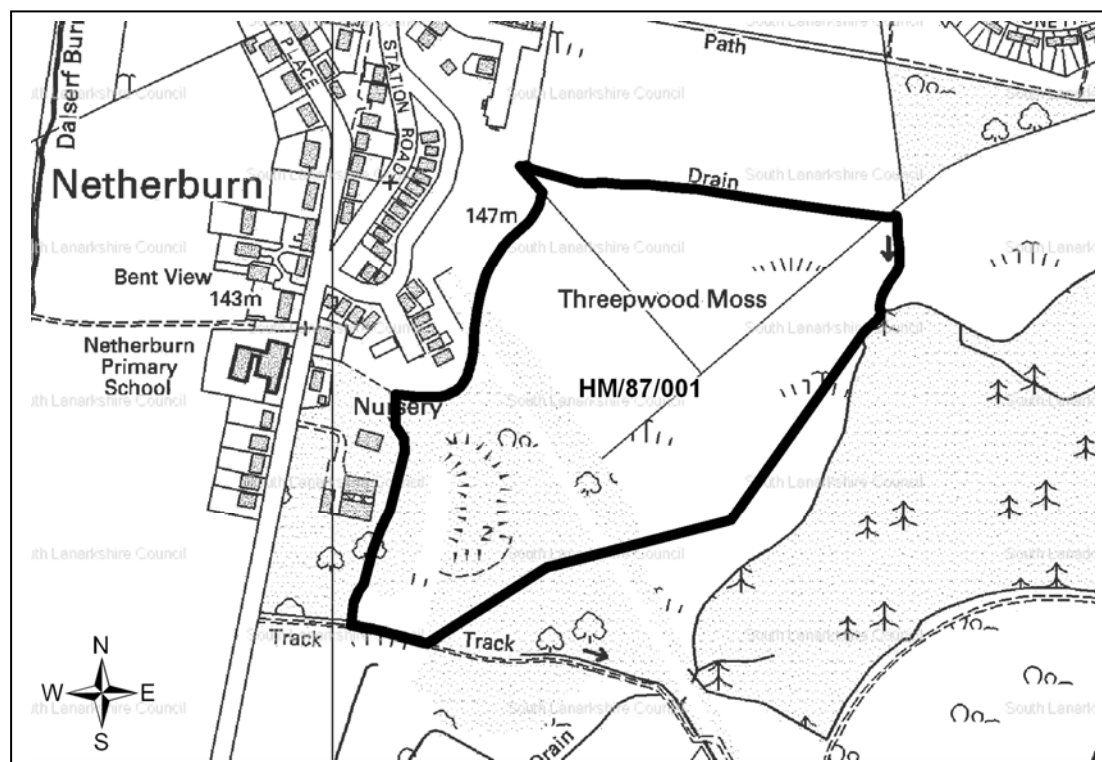
Outcome

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

Hamilton area

Netherburn



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Background

Site reference	HM/87/001
address	East of Station Rd, Netherburn
Site size Ha	10.1
Current use	Agriculture (peatbog)
Proposed use	Housing and care home
No of units	tbc
Submitted to previous LP?	Yes – HMP127 and part of HMP062

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	Greenfield and within greenbelt
Settlement pattern/coalescence/ribbon development	Would not round off settlement boundary

Environmental factors

landscape	Plateau farmland landscape character type.
Natural heritage	The site includes Threepwood Moss local nature conservation site – lowland raised bog.

Built heritage	N/A
Open space	N/A
minerals	Coal Authority planning referral area

SEA

Does the site accord with SEA?	Partly – mitigation required
--------------------------------	------------------------------

Accessibility

Public access	core path HM/2510/1
Site access	Not suitable for access
Road network	TA required remote from network
Public transport	>400m from bus stop, rail station 6km
Access to services	Local shop and school town centre 6km

Infrastructure

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

Other Comments

The site includes Threepwood Mosses and the complex landscape that has grown on and adjacent to it which is the most distinct aspect of the landscape around Netherburn. It is well-used for recreation, it provides landscape and ecological variety and interest, but its hydrology is vulnerable to development adjacent to it.

Building between the two parts of Netherburn is not recommended because of the risk of interrupting the Moss hydrology and of removing the large recreational open space between east and west Netherburn that is characteristic of the settlement overall. Development of the site would also not accord with the settlement pattern.

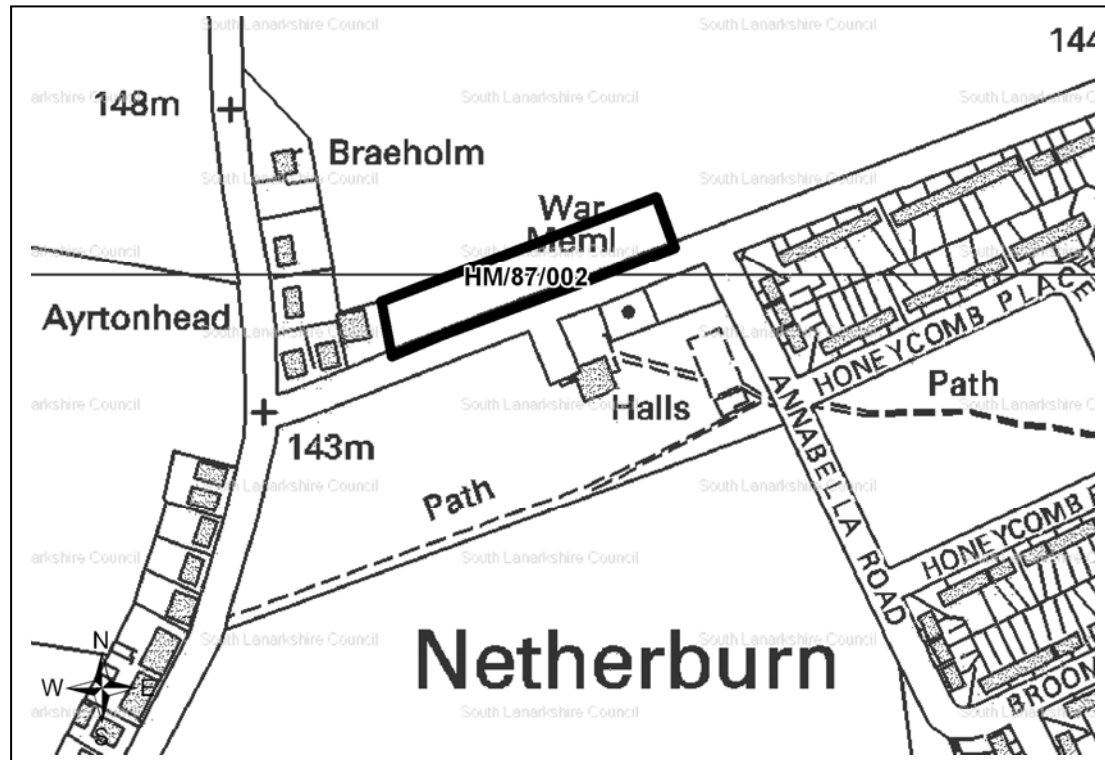
Outcome

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

Hamilton area

Netherburn



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Background

Site reference	HM/87/002
address	Overton Road Netherburn
Site size Ha	0.48
Current use	agriculture
Proposed use	housing
No of units	8
Submitted to previous LP?	Yes – part of HPM016

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Ribbon development Overton Road provides a strong boundary edge to the village and development of the site would breach this.

Environmental factors

landscape Plateau	Farmland.
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Natural heritage	N/A
Built heritage	N/A
Open space	N/A
Minerals	Partly within Coal Authority referral area

SEA

Does the site accord with SEA?	Partly – some mitigation required
--------------------------------	-----------------------------------

Accessibility

Public access	No access to core paths or RoW
Site access	Single row of properties with visibility splays
Road network	Mixed standard network and remote
Public transport	<400m to bus stop, rail station 6km
Access to services	Local shop and school town centre 6km

Infrastructure

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

Other Comments

The landscape around this edge of Netherburn is a major part of the wider landscape of the greenbelt when viewed from across the Clyde Valley. Development of the site would create precedence for further development along Overton Road which would be visible across the Clyde Valley and create an urban skyline that would be at odds and inappropriate within the surrounding landscape.

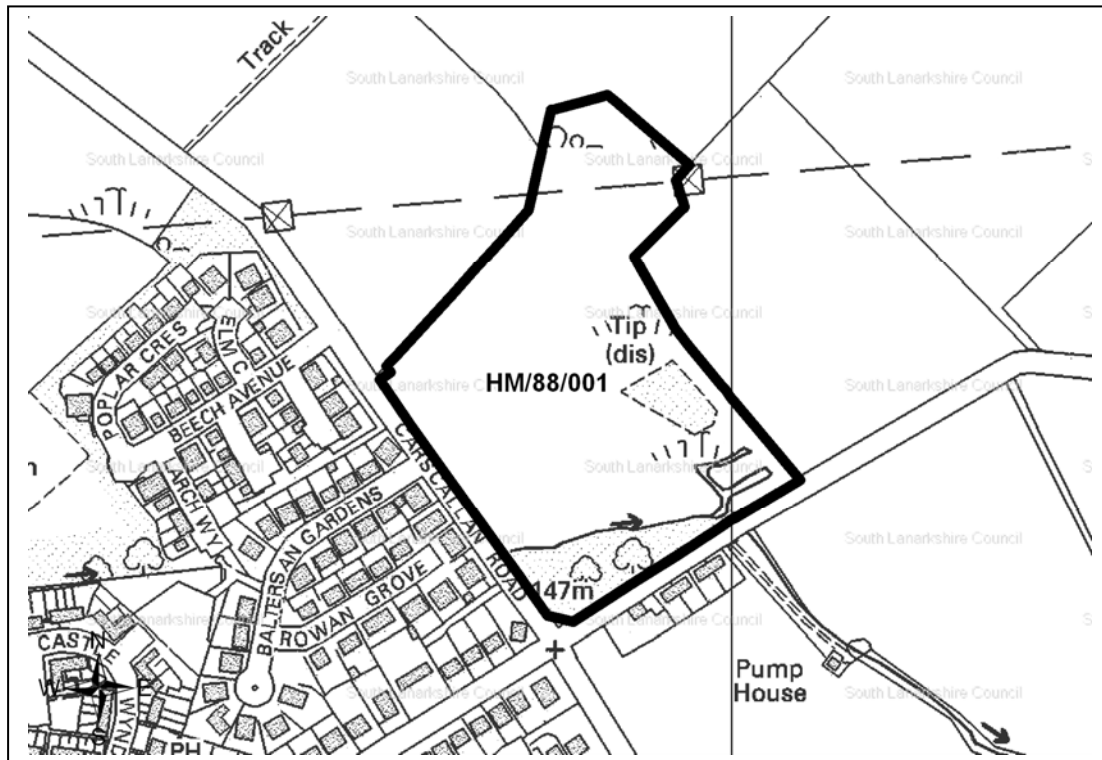
Outcome

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

Hamilton area

Quarter



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Background

Site reference	HM/88/001
address Carscallan	Road, Quarter
Site size Ha	5.29
Current use	Former tip, restored to agriculture
Proposed use	housing
No of units	50

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield Greenfield	
Settlement pattern/coalescence/ribbon development	Not suitable for rounding off. Carscallan Road represents an effective settlement boundary in respect of the settlement of Quarter and this proposal would breach this strong boundary.

Environmental factors

landscape	Plateau Farmland. Also in Special Landscape Area
Natural heritage	N/A

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

SEA

Does the site accord with SEA?	Partly – some mitigation required
--------------------------------	-----------------------------------

Accessibility

Public access	Core Path HM/2464/1; wider network HM/4308/1
Site access	Junction spacing an issue visibility splay required
Road network	History of accidents but good connectivity
Public transport	<400m to bus stops, rail station 4km
Access to services	Local school services 4km

Infrastructure

Water and sewerage	Water body runs through site forming associated water features (ponds). Possible sewerage issues
Flood risk	There are watercourses within the development site. SEPA low risk but history of local flooding on Carscallan Road therefore Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

Expansion eastward would change the relationship of Quarter to landform from a linear settlement on a ridge and break out from the clear and unambiguous east edge of the village. The distinct east entrance to Quarter would be lost by allowing building east of Carscallan Road. The settlement would be conspicuous and its visual impact would be difficult to mitigate.

This proposal is therefore not suitable as it would be incongruous with the existing settlement form and character and have a negative visual impact on the wider countryside.

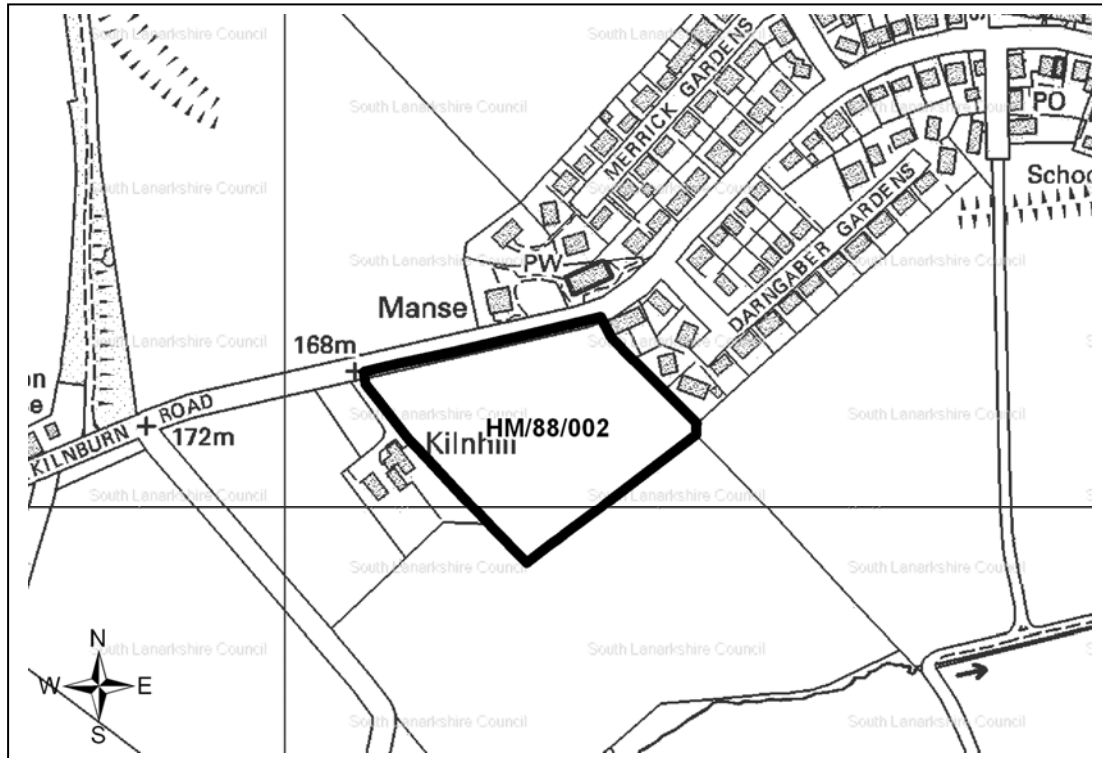
Outcome

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

Hamilton area

Quarter



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Background

Site reference	HM/88/002
address	Limekilnburn Rd Quarter
Site size Ha	2.1
Current use	agriculture
Proposed use	housing
No of units	tbc

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	
Settlement pattern/coalescence/ribbon development	Not suitable for rounding off.

Environmental factors

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

SEA

Does the site accord with SEA?	Partly -some mitigation required
--------------------------------	----------------------------------

Accessibility

Public access	core path HM/2416/1
Site access	Extention of speed limit required. Site frontage may not be achievable - ownership
Road network	Good access
Public transport	>400m to bus stop rail station 4km
Access to services	Local school services 4km

Infrastructure

Water and sewerage	Possible sewerage issues
Flood risk	SEPA low risk but possible local issues therefore Flood Risk Assessment required.
Education	School capacities to be confirmed.

Other Comments

The site rises up towards Kilnhill Farm and extends beyond the existing Church and Manse which define the settlement boundary/entrance of Quarter. The site in question is open land. The fields along this south-west of Quarter at Kilnhill are on a prominent ridge with neither topographical nor woodland containment. The proposal is therefore inappropriate as it would have a negative visual effect on the setting of the settlement and have an adverse effect on the character of the surrounding greenbelt.

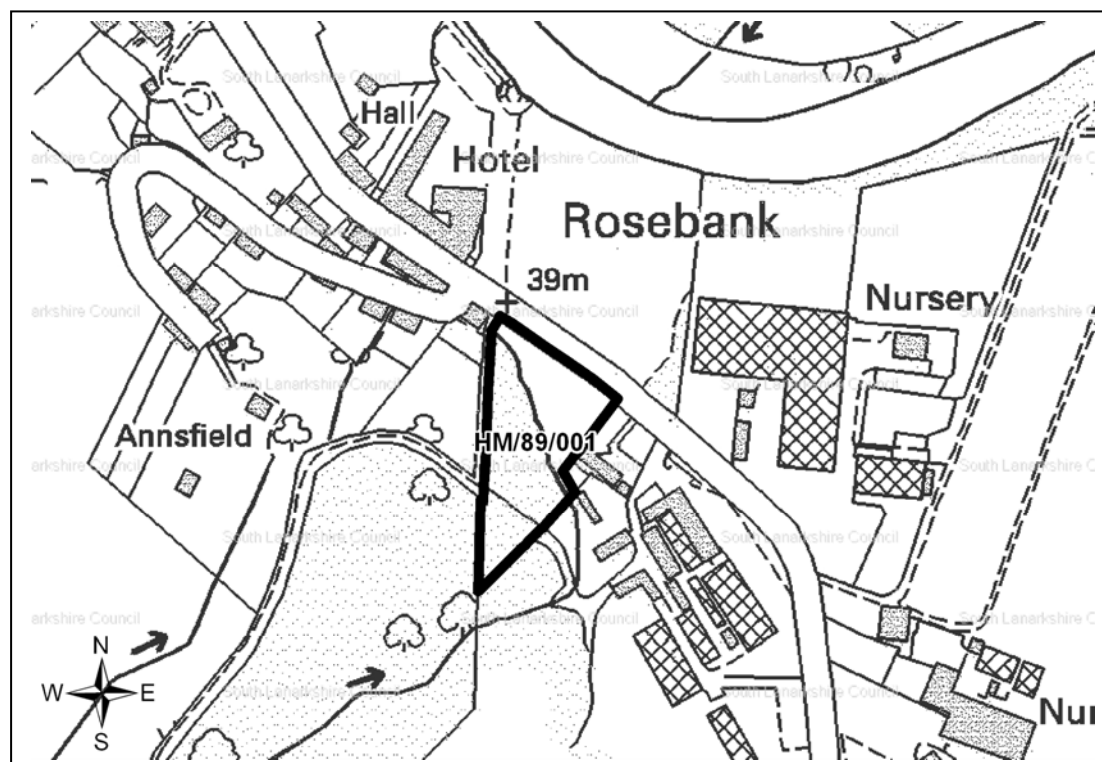
Outcome

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

Hamilton area

Rosebank



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Background

Site reference	HM/89/001
address	Lanark Road, Rosebank
Site size Ha	0.6
Current use	agriculture
Proposed use	housing
No of units	5 - 10
Submitted to previous LP?	

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield greenfield	
Settlement pattern/coalescence/ribbon development	Not considered suitable for rounding off settlement

Environmental factors

landscape	Incised River Valley Broad Valley Floor. Also in SLA
Natural heritage	Ancient woodland
Built heritage	Adjacent to conservation area

Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – some mitigation required
--------------------------------	-----------------------------------

Accessibility

Public access	Core Path HM/2501/1; Row SH50
Site access	Junction spacing not achievable main distributor road not suitable
Road network	Good connectivity to A72
Public transport	<400m to bus stop rail station 6-9km
Access to services	Services 6km school 2.5km

Infrastructure

Water and sewerage	Minor water course runs through site. Possible sewerage issues
Flood risk	SEPA high risk – part of site is within floodplain and there has been previous history of flooding. Flood risk assessment required.
Education	School capacities to be confirmed.

Other Comments

There is no real capacity for development. The character of the conservation area has been weakened by commercial development at the nurseries. New building in this location could harm its quality further reducing its role in the greenbelt as a linear hamlet tucked inconspicuously into an area of outstanding natural beauty.

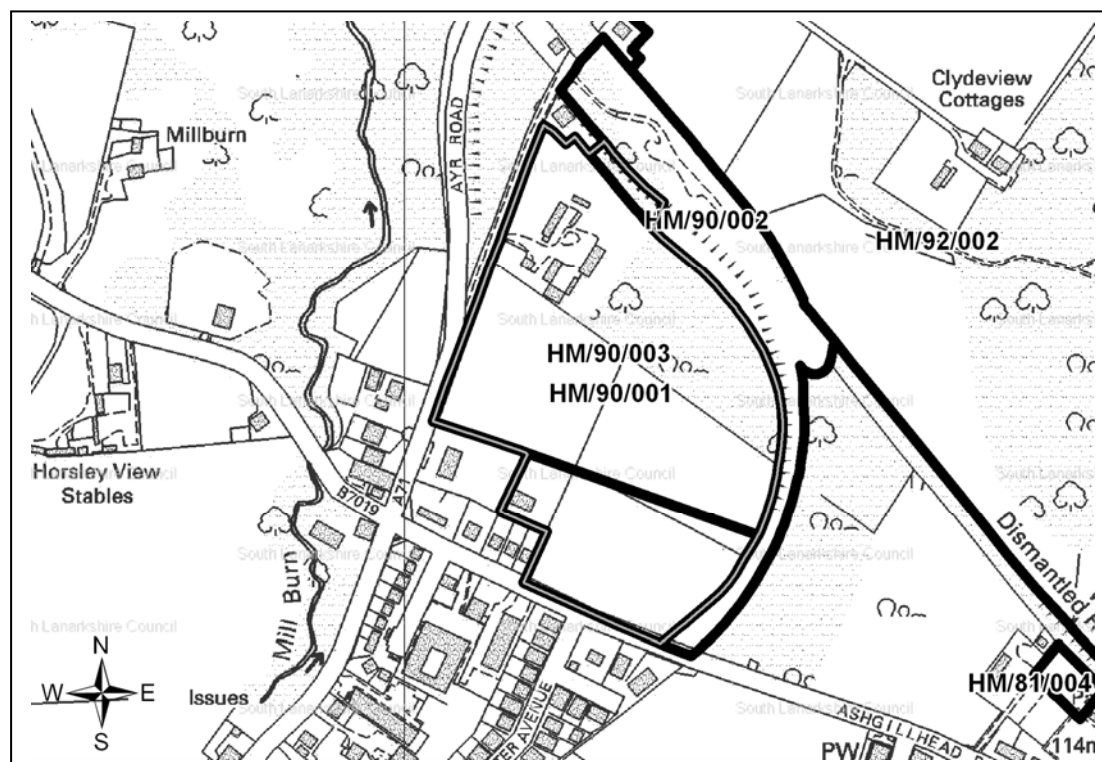
Outcome

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

Hamilton area

Shawsburn



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Background

Site reference	HM/90/001
address Ashgillhead	Road, Shawsburn
Site size Ha	7.53 (2.7 net)
Current use	Agricultural land
Proposed use	housing
No of units	100
Submitted to previous LP?	Yes – HMP027

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield mixed	
Settlement pattern/coalescence/ribbon development	Not considered acceptable for rounding off settlement

Environmental factors

landscape	Incised River Valley Broad Valley Floor. Also SLA
Natural heritage	No designations affected
Built heritage	N/A

Open space	N/A
Minerals N/A	

SEA

Does the site accord with SEA?	Partly – some mitigation required
--------------------------------	-----------------------------------

Accessibility

Public access	No access to core paths or RoW
Site access	Masterplan required for 3 sites Difficult access and achieving visibility
Road network	TA required signals need upgraded
Public transport	<400m to bus stop rail station 2.5km
Access to services	Town centre 2.5km school 1km

Infrastructure

Water and sewerage	Possible sewerage issues
Flood risk	Flood Risk Assessment should address any issues.
Education	School capacities to be confirmed.

Other Comments

Southern part of this site adjacent to Ashgillhead Road was released in previous Local Plan and is within settlement boundary but has not been developed. Houses north of the B7019 form an abrupt interface with the greenbelt. This would not be improved by moving the settlement boundary northward because it would release a large area of land which is within the SLA. Possible historical/archaeological interest as the fields in this area reveal a run rig pattern which appears to be unique in the greenbelt. In combination with other Ashgillhead Rd sites there may be biodiversity issues associated with loss of woodland habitat.

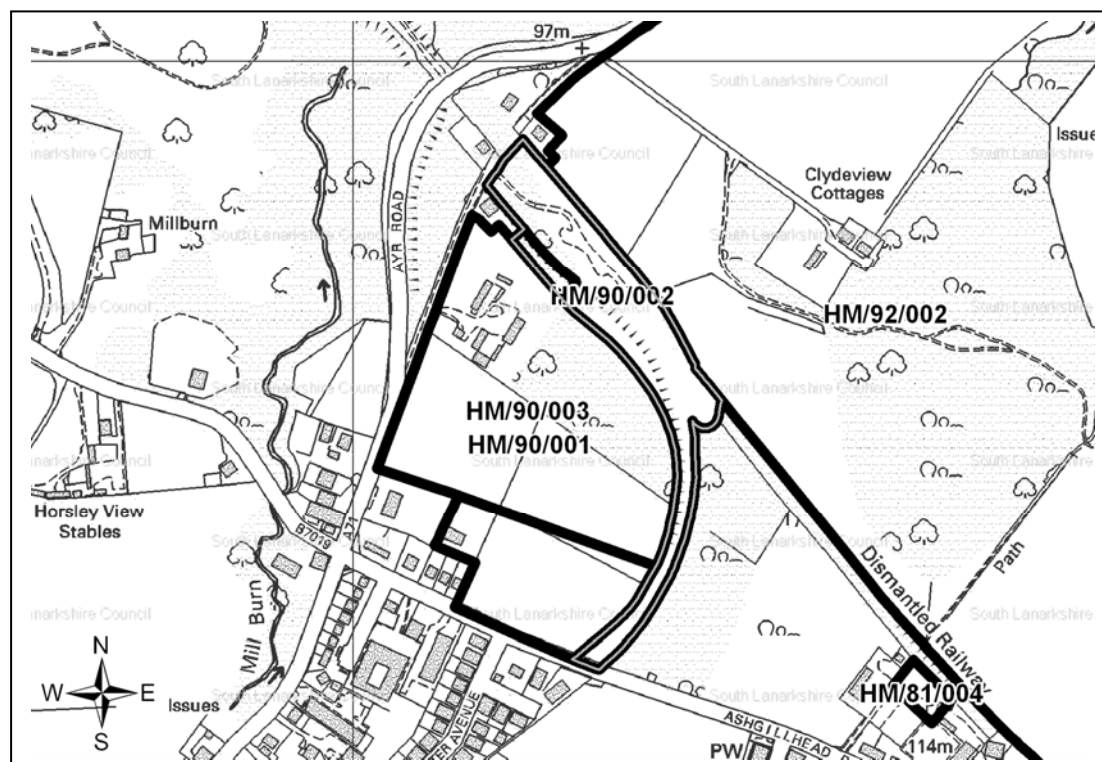
Outcome

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

Hamilton area

Shawsburn



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Background

Site reference	HM/90/002
address	Ashgillhead Road (Phase 3)
Site size Ha	4.5
Current use	Former railway sidings and track
Proposed use	housing
No of units	30
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield	Rural Brownfield (not SVDLS)
Settlement pattern/coalescence/ribbon development	Not considered suitable for rounding off settlement

Environmental factors

landscape	Incised River Valley Broad Valley Floor. Also within SLA
Natural heritage	No designations affected
Built heritage	N/A

Open space	N/A
Minerals N/A	

SEA

Does the site accord with SEA?	Partly – some mitigation required
--------------------------------	-----------------------------------

Accessibility

Public access	No access to core paths or RoW
Site access	Masterplan required for 3 sites Difficult access and achieving visibility
Road network	TA required signals need upgraded
Public transport	<400m to bus stop rail station 2.5km
Access to services	Town centre 2.5km school 1km

Infrastructure

Water and sewerage	Several minor water bodies within site. Possible sewerage issues
Flood risk	SEPA low risk. Possible local issues. Flood Risk Assessment should address any issues
Education	School capacities to be confirmed.

Other Comments

Houses north of the B7019 form an abrupt interface with the greenbelt. This would not be improved by moving the settlement boundary northward because it would release a large area of land which is within the SLA. The woodland in this area brackets the village and gives visual enclosure. It is considered that the woodland should be retained for its landscape, historic and biodiversity value.

In combination with other Ashgillhead Rd sites there may be biodiversity issues associated with loss of woodland habitat

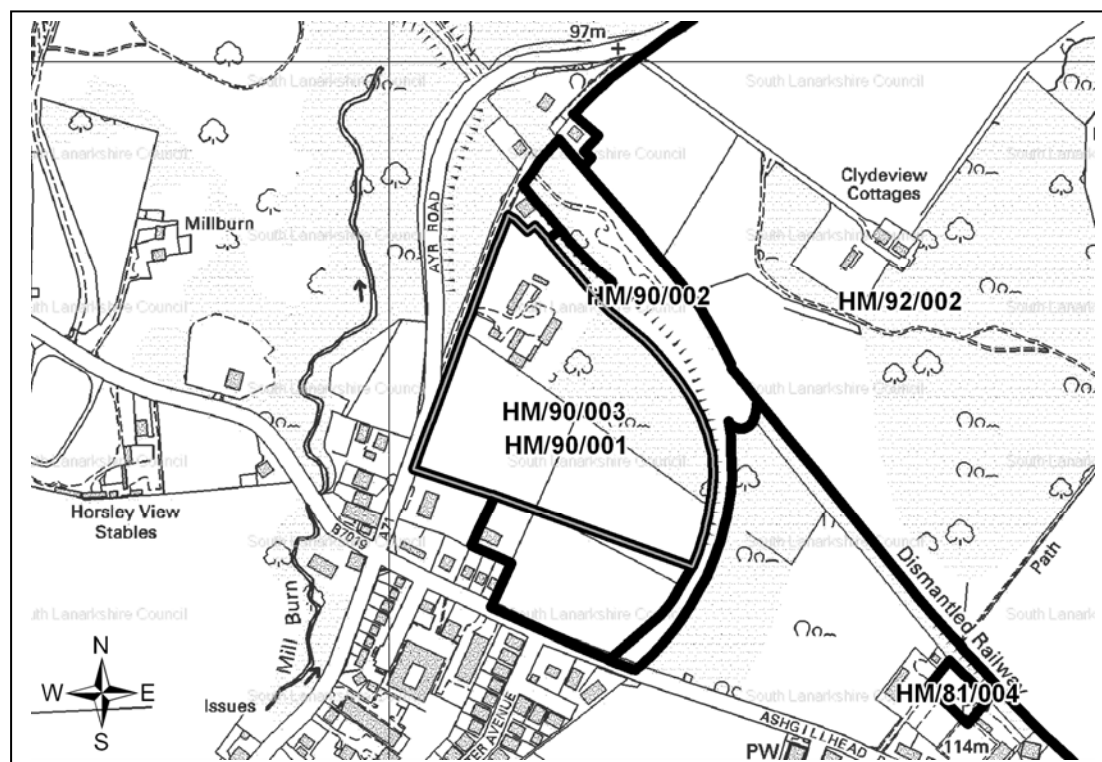
Outcome

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

Hamilton area

Shawsburn



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Background

Site reference	HM/90/003
address	Land at Ashgillhead (phase 2)
Site size Ha	5.7
Current use	Agriculture and industrial
Proposed use	housing
No of units	120
Submitted to previous LP?	Yes – HMP027

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield mixed	
Settlement pattern/coalescence/ribbon development	Not considered acceptable for rounding off settlement

Environmental factors

landscape	Incised River Valley Broad Valley Floor. Also within SLA
Natural heritage	No designations affected
Built heritage	N/A

Open space	N/A
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SEA

Does the site accord with SEA?	Partly – some mitigation required
--------------------------------	-----------------------------------

Accessibility

Public access	No access to core paths or RoW
Site access	Masterplan required for 3 sites Difficult access and achieving visibility
Road network	TA required signals need upgraded
Public transport	<400m to bus stop rail station 2.5km
Access to services	Town centre 2.5km school 1km

Infrastructure

Water and sewerage	Possible sewerage issues
Flood risk	SEPA low risk. Possible local issues. Flood Risk Assessment should address any issues.
Education	School capacities to be confirmed.

Other Comments

Houses north of the B7019 form an abrupt interface with the greenbelt. This would not be improved by moving the settlement boundary northward because it would release a large area of land which is within the SLA.
Possible historical/archaeological interest as the fields in this area reveal a run rig pattern which appears to be unique in the greenbelt
In combination with other Ashgillhead Rd sites there may be biodiversity issues associated with loss of woodland habitat.

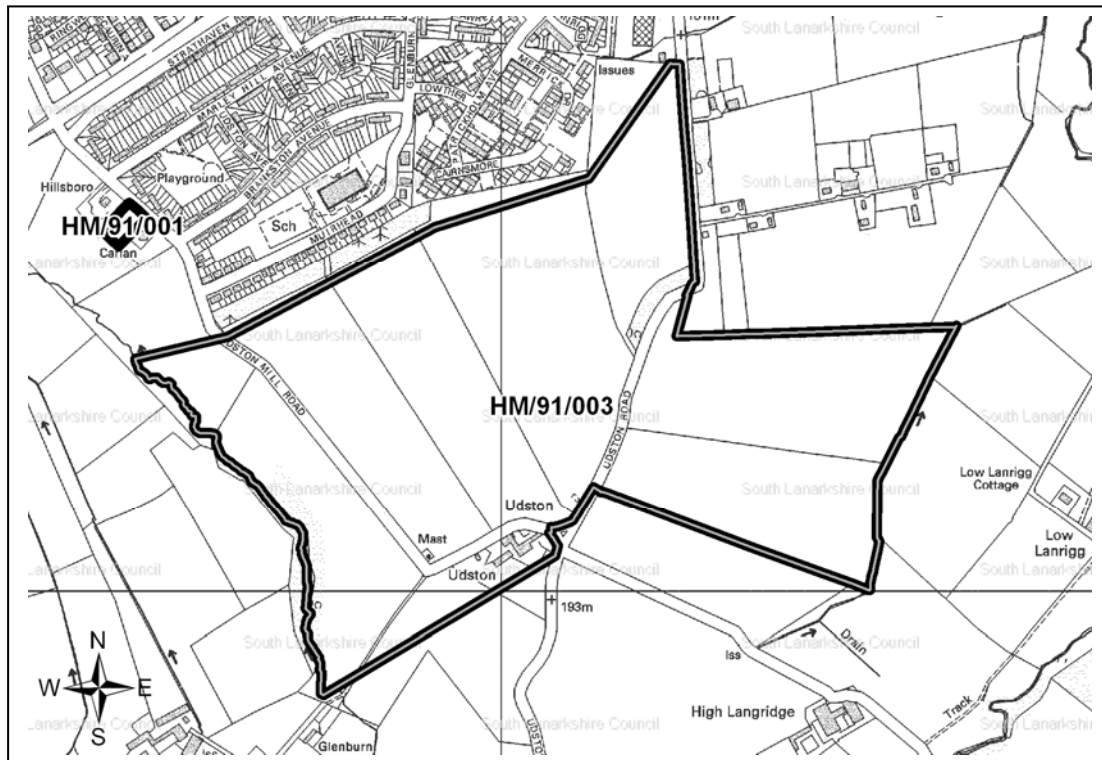
Outcome

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

Hamilton area

Stonehouse



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Background

Site reference	HM/91/003
address	Udston Farm, Stonehouse
Site size Ha	41.34
Current use	agricultural
Proposed use	Housing/retail/other
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	Not suitable for rounding off settlement

Environmental factors

landscape Plateau	Farmland
Natural heritage	No designations affected. Burn corridor on western boundary of site.
Built heritage	N/A

Open space	N/A
Minerals	Coal Authority referral area within site

SEA

Does the site accord with SEA?	Partly – some mitigation required
--------------------------------	-----------------------------------

Accessibility

Public access	core path HM/2526/1; Row SH62
Site access	Needs at least 2 accesses sub standard roads not suitable for development
Road network	Sub standard connections
Public transport	Part of site <400m rail station 7km
Access to services	Village centre 1.8km

Infrastructure

Water and sewerage	Water bodies on boundary of site. Possible sewerage issues
Flood risk	SEPA medium risk. Flood Risk Assessment required
Education	School capacities to be confirmed.

Other Comments

The steep slopes south of Stonehouse are part of its visible greenbelt. Development of the proposed scale on this ground would be out of character with the settlement and impair its landscape setting

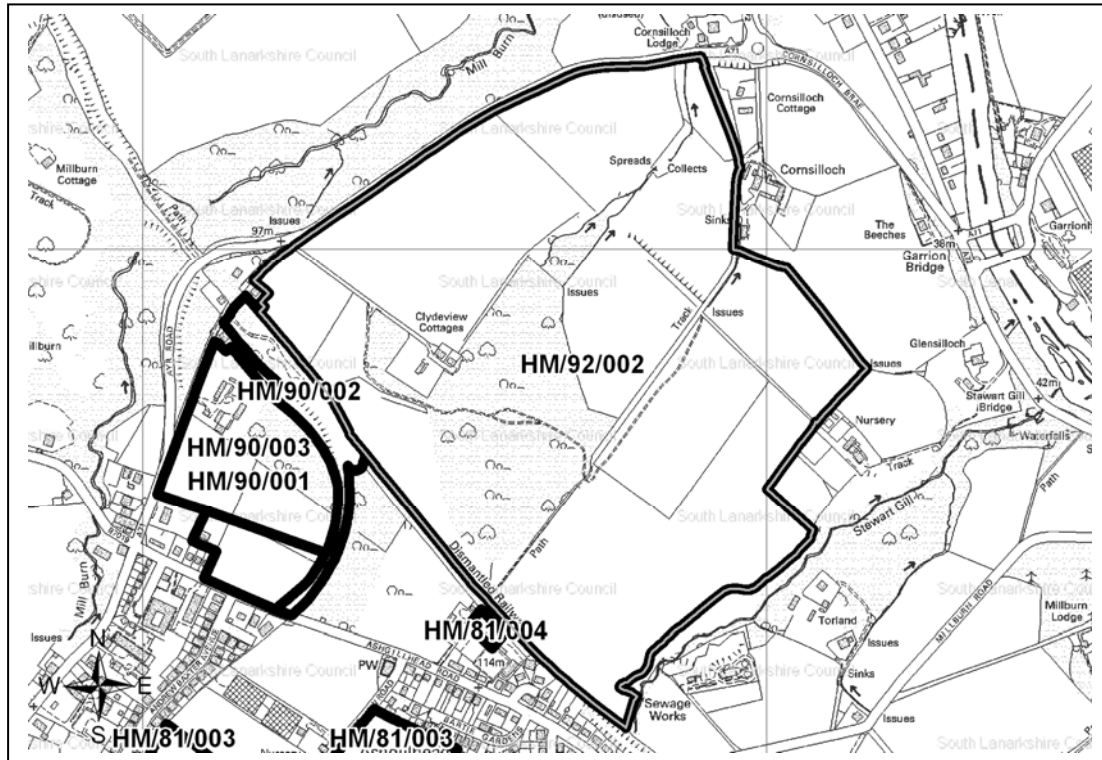
Outcome

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

Hamilton area

Larkhall



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Background

Site reference	HM/92/002
address Cornsilloch,	Larkhall
Site size Ha	58.58
Current use	Agriculture and bing
Proposed use	Golf course and housing
No of units	tbc
Submitted to previous LP?	yes

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield	Mixed (Bing is on SVDLS)
Settlement pattern/coalescence/ribbon development	Not suitable for rounding off

Environmental factors

landscape	Incised River Valley Broad Valley Floor
Natural heritage	Former bing may have biodiversity value. ancient woodland on SE boundary and NE boundary. Part of site may fall within Stewart Gill SSSI.

Built heritage	N/A
Open space	N/A
Minerals	Coal Authority referral area

SEA

Does the site accord with SEA?	Partly – requires mitigation
--------------------------------	------------------------------

Accessibility

Public access	Core Path HM/5815/1; HM2494/1; Row SH40
Site access	Not enough information on development requires visibility splays
Road network	TA required may be issues with roundabout at A71/72
Public transport	Additional stops required on bus route, rail station 2.5-3km
Access to services	Town centre 2.5 – 3km

Infrastructure

Water and sewerage	Water body within site
Flood risk	SEPA medium risk. Flood Risk Assessment should address any issues.
Education	School capacities to be confirmed.

Other Comments

It is considered that development of this site would be inappropriate due to the visual and landscape impact of the proposal. The houses north of the B7019 form an abrupt interface with the greenbelt. This would not be improved by moving the settlement boundary northward because it would release a large area of land which is within the SLA

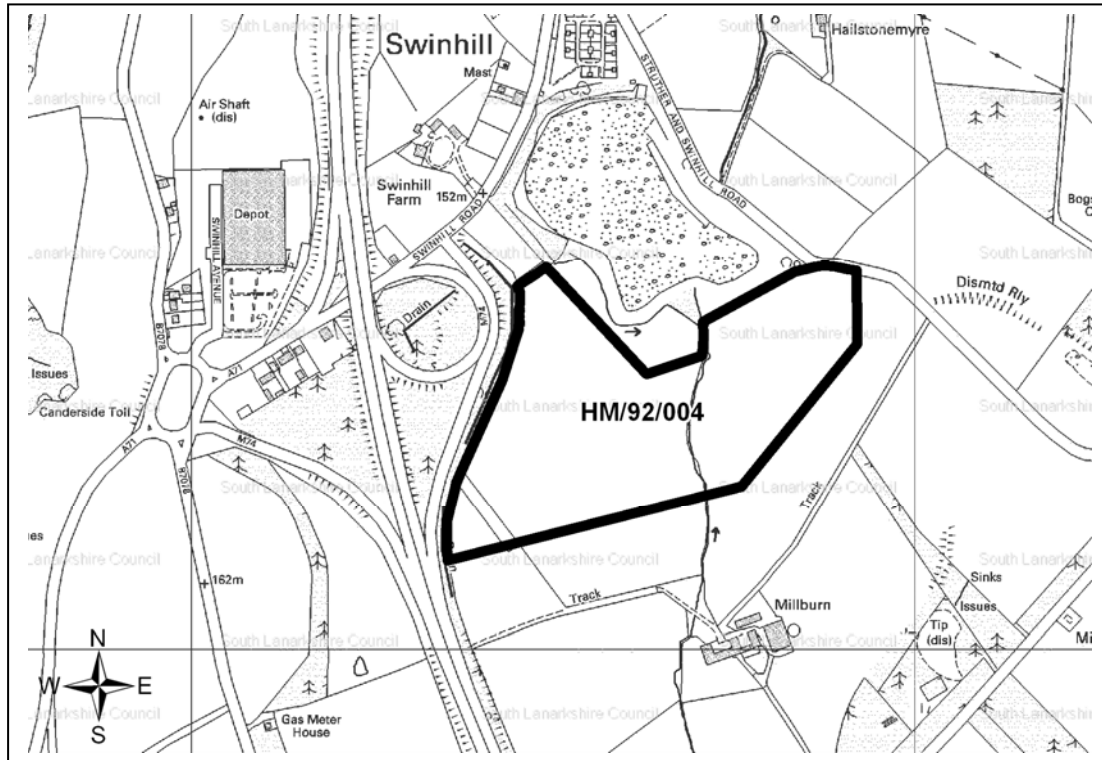
Outcome

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

Hamilton area

Greenbelt



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Background

Site reference	HM/92/004
address Millburn,	Larkhall
Site size Ha	12.95
Current use	agriculture
Proposed use	Housing/employment
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	Would not round off settlement boundary

Environmental factors

landscape	Plateau Farmland
Natural heritage	No designations affected
Built heritage	N/A
Open space	N/A

minerals	Within Coal Authority referral area
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SEA

Does the site accord with SEA?	Partly – mitigation required
--------------------------------	------------------------------

Accessibility

Public access	No access to core paths or RoW
Site access	Only access subject to a prohibition of driving order – requires upgrading very little frontage – not suitable
Road network	Sub standard connections but near M74
Public transport	Remote from all
Access to services	Remote from all

Infrastructure

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

Other Comments

Development in this area is relatively sparse in nature and the site is isolated from surrounding settlements. Development of the site would adversely affect the rural landscape character of the area and wider setting of the area. Inappropriate for development.

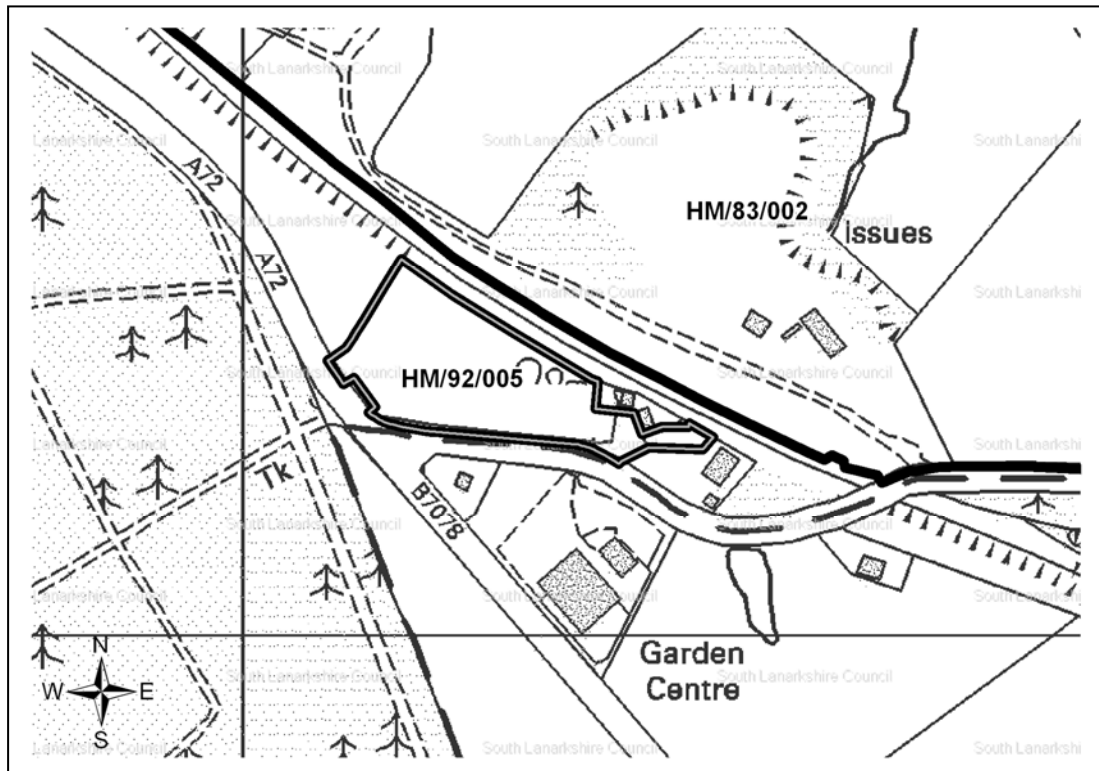
Outcome

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

Hamilton area

Greenbelt



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Background

Site reference	HM/92/005
address	Lanark Road, Ferniegair
Site size Ha	1.0
Current use	Open space
Proposed use	Housing
No of units	unknown
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	isolated
Brownfield/greenfield Greenbelt	
Settlement pattern/coalescence/ribbon development	Coalescence – Ferniegair/Larkhall

Environmental factors

landscape	Incised River Valley Broad Urban Floor. Special Landscape Area
Natural heritage	No designations affected
Built heritage	N/A

Open space	N/A
minerals N/A	

SEA

Does the site accord with SEA?	Partly – mitigation required
--------------------------------	------------------------------

Accessibility

Public access	No access to core paths or RoW
Site access	Visibility splays required junction issues
Road network	Straight onto A72 at difficult junction not suitable
Public transport	<400m from bus stop, rail station 800m
Access to services	2km to services

Infrastructure

Water and sewerage	Water bodies within site. Possible sewerage issues
Flood risk	SEPA low risk but possible local issues therefore Flood Risk Assessment required
Education	School capacities to be confirmed.

Other Comments

Development within this sensitive landscape would lead to the encroachment of development towards Larkhall and coalescence of both settlements. Development of the land may also have an adverse visual impact on the setting of the designated landscape of Chatelherault.

Outcome

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

**South Lanarkshire
Local Development Plan**

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services
Montrose House, Montrose Crescent
Hamilton ML3 6LB
www.southlanarkshire.gov.uk

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