

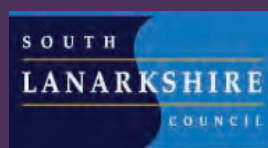
South Lanarkshire Local Development Plan Main Issues Report



October 2012



Supplementary Consultation on Additional Potential Development Sites



Community and
Enterprise Resources

Additional Potential Development Sites

Introduction

As part of the consultation and engagement process for preparation of the Main Issues Report (MIR), the Council invited interested parties to put forward sites they considered should be included in the LDP.

During the consultation period of the MIR in May/June 2012 a further 28 sites were brought forward for consideration. These sites have been assessed in the same way as the initial sites received and a full description of the assessment methodology is included in South Lanarkshire Local Development Plan Main Issues Report – Technical Report 2 Site Assessments.

Of these 28 sites it is proposed that four sites are dealt with as planning applications rather than as proposed alterations to the local development plan:

- ◆ CL/39/001 Symington Street Leadhills
- ◆ EK/72/001 Gilmourton
- ◆ EK/75/002 Crookedshields Road Nerston
- ◆ EK/77/011 Hills Road Strathaven

If you have any comments to make on these sites can you respond in writing by 9th November 2012 to:

Gordon Cameron
Planning and Building Standards
Headquarters Manager
Community and Enterprise Resources
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB

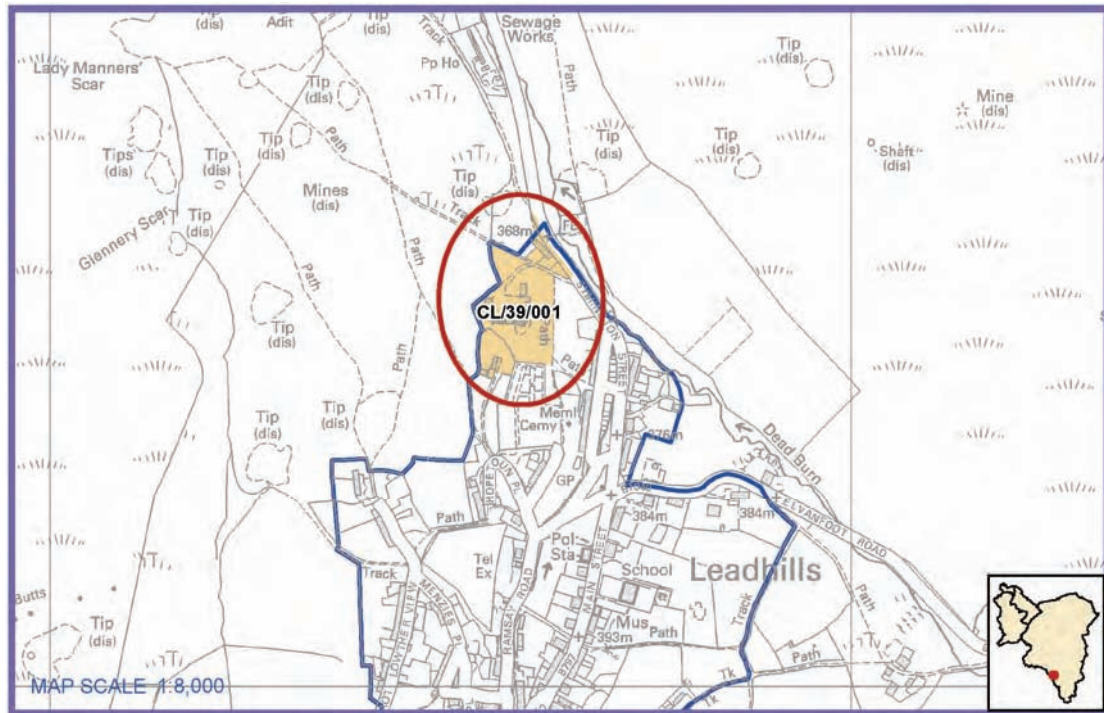
Or by email to

planning@southlanarkshire.gov.uk

For further information or to enquire about having this information supplied in an alternative format or language, please phone 01698 455934 or email: enterprise.hq@southlanarkshire.gov.uk

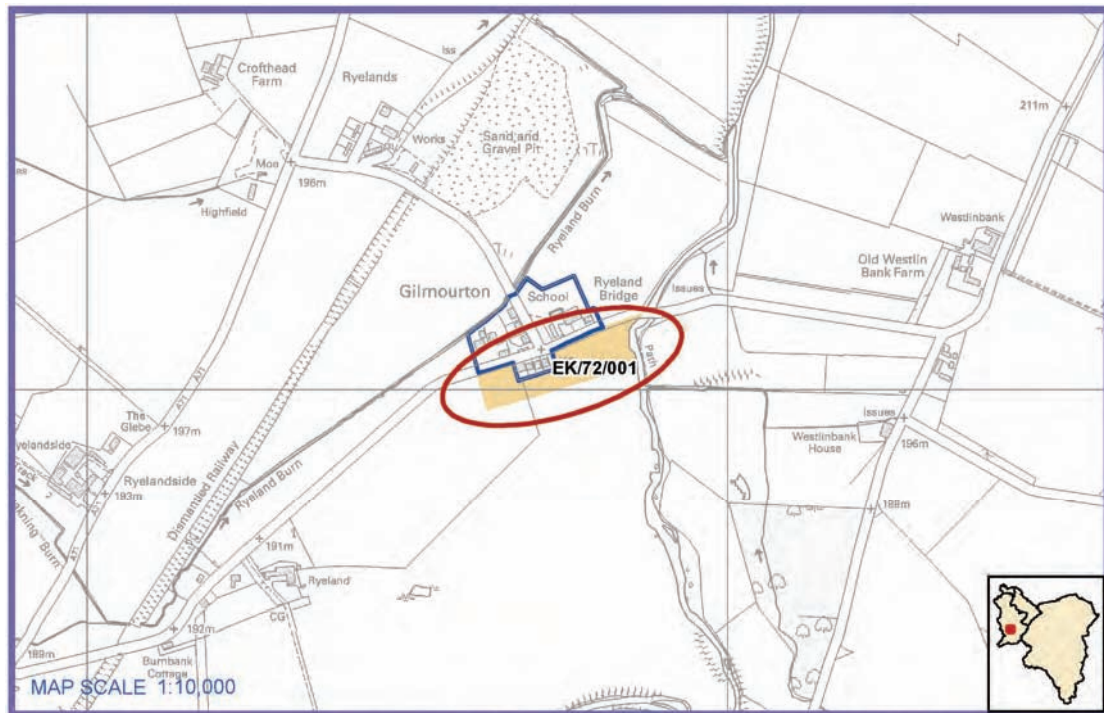
Sites that would be more appropriately considered through the submission and assessment of a planning application.

CLYDESDALE AREA CL/39/001 – Symington Street, Leadhills



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EAST KILBRIDE AREA EK/72/001 – Glimourton



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Individual Site Assessment Forms

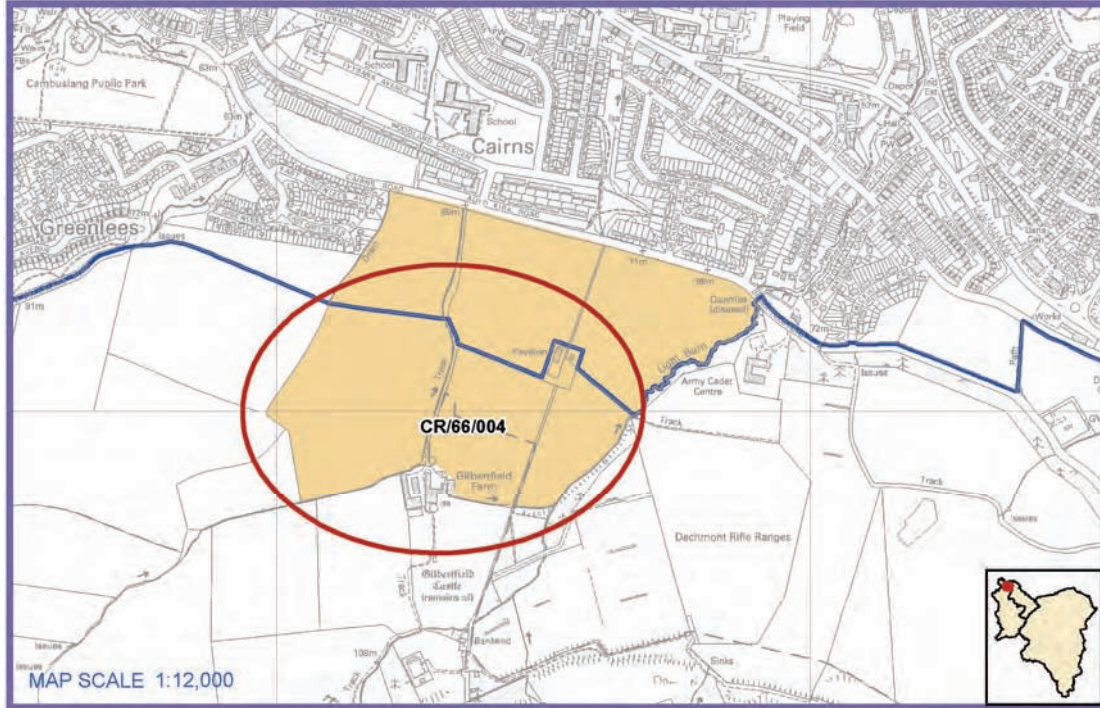
Abbreviations used on forms:

CA – Conservation Area
ILS - Industrial land Supply
LDP – Local Development Plan
RIA – Retail Impact Assessment
RoW - Right of Way
SAC – Special Area of Conservation
SEA – Strategic Environmental Assessment
SEPA – Scottish Environment Protection Agency
SLA – Special Landscape Area
SPA – Special Protection Area
SSSI – Site of Special Scientific Interest
SVDLS – Scottish Vacant and Derelict Land Survey
TA – Transport Assessment
WoSAS – West of Scotland Archaeological Service

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CAMBUSLANG/RUTHERGLEN AREA

CAMBUSLANG



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Background

Site reference	CR/66/004
address	Gilbertfield, Cambuslang
Site size Ha	33.64
Current use	Agriculture
Proposed use	Residential
No of units	TBC
Submitted to previous LP?	Northern Part of site – CRP005

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Would extend development into the adjoining countryside creating an intrusion that would be difficult to defend against further development.

Environmental factors

landscape	Urban fringe farmland
Natural heritage	Potential Habitat Network and protected species issues

Built heritage	Scheduled ancient monument and listed building located to south of site
Open space	Does not affect ENV1 or ENV2 sites
minerals	Coal mining legacy to west of site

SEA

Does the site accord with SEA?	Various SEA issues – major issue with air quality; also soils, water quality, historic environment and landscape
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Accessibility

Public access	Wider access network routes
Site access	Could connect to adjacent site
Road network	TA required
Public transport	Distance to bus stop more than 400m
Access to services	800m to local shops

Infrastructure

Water and sewerage	Potential water impact assessment required. Surface water drainage proposals to be confirmed, Buffer strip required around watercourses..
Flood risk	Flood Risk Assessment required. Watercourse within site.
Education	Capacity to be confirmed

Other Comments

Agricultural fields currently used for livestock grazing; northern part of the site lies within the Cambuslang settlement boundary and was included in the previous Local Plan as CRP005 – and is currently undeveloped. The eastern edge of the site is bounded by the Light burn and a belt of mature trees. To the south lies Gilbertfield Farm steading – the southern and western boundaries are post and wire fencing, however no defensible boundary exists.

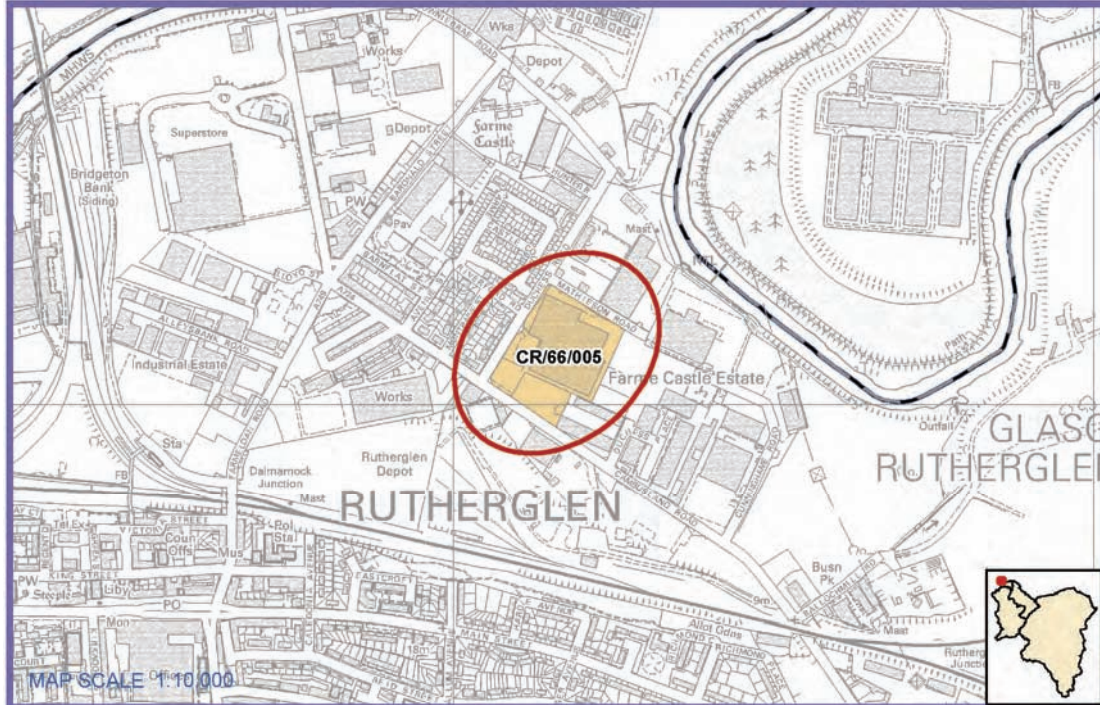
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CAMBUSLANG/RUTHERGLEN AREA

RUTHERGLEN



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Background

Site reference	CR/66/005
address	Duchess Road, Farme Cross, Rutherglen
Site size Ha	2.60
Current use	Distillers/Bonded Warehouse
Proposed use	Residential
No of units	TBC
Submitted to previous LP?	Yes

Locational factors

Location (within settlement/edge/isolated)	Within settlement
Brownfield/greenfield	Brownfield – within established industrial area
Settlement pattern/coalescence/ribbon development	Proposed residential area would be surrounded on three sides by an industrial area

Environmental factors

landscape	Urban
Natural heritage	No designated sites affected
Built heritage	Archaeological trigger map

Open space	No ENV1 or ENV 2 sites affected
minerals	No coal mining legacy

SEA

Does the site accord with SEA?	Various issues – Major issue with air quality. Also potential contamination, historic environment and material assets issues.
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Accessibility

Public access	No routes affected
Site access	Good footway links junction and visibility possible
Road network	TA required
Public transport	Good linkage to bus and rail
Access to services	Local services available nearby

Infrastructure

Water and sewerage	Combined waste water pipe crossing bottom edge of site. Surface water drainage proposals to be confirmed
Flood risk	Flood Risk Assessment required
Education	To be confirmed

Other Comments

<p>Site is the former Speyside Distillers bonded warehouses; bounded to the north by Mathieson Road, to the west by Duchess Road and the south by the A724 Cambuslang Road. To the east lies the Farme Castle Industrial Estate. The site is currently zoned as Industrial in the Local Plan. There is residential development along the other side of Duchess Road which currently forms a clear and uniform residential boundary. Developing the bonded warehouse site for residential use would leave a promontory site surrounded on three sides by industrial uses.</p>
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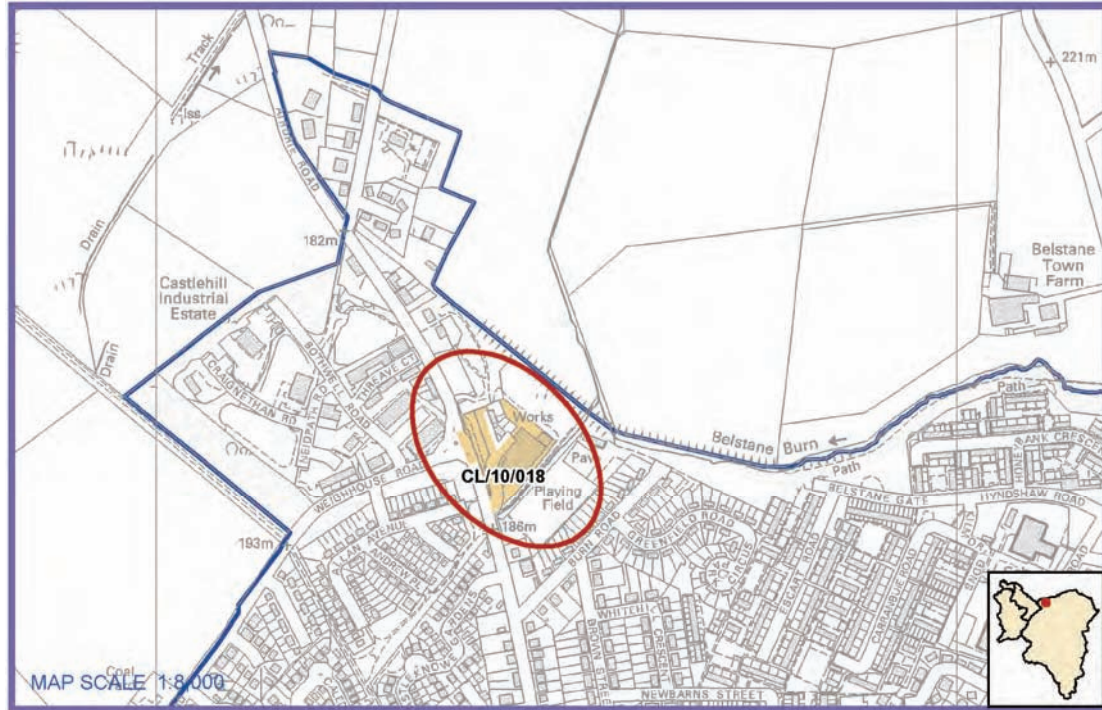
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CLYDESDALE AREA

SETTLEMENT CARLUKE



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Background

Site reference	CL/10/018
address	Airdrie Rd, Carluke
Site size Ha	0.82
Current use	Vacant site
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
Settlement pattern/coalescence/ribbon development	NA – within settlement

Environmental factors

landscape	Urban.
Natural heritage	No designated sites affected
Built heritage	No designated sites affected
Open space	Adjacent to ENV1 and ENV2 sites
minerals	Coal Authority Referral Area

SEA

Does the site accord with SEA?	Minor SEA issue - soils
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Accessibility

Public access	No routes affected
Site access	Difficult but achievable - TA required.
Road network	Direct access to classified road network
Public transport	Adjacent to bus stops. Carluke station 1500m.
Access to services	Local services available. High school 1500m

Infrastructure

Water and sewerage	Some waste water capacity up to 2018. Surface water drainage proposals to be confirmed.
Flood risk	Watercourse adjacent to the site, buffer strip required. Flood Risk Assessment required.
Education	To be confirmed

Other Comments

The proposed development is located on Airdrie Road, (A73), Carluke. The Site is currently in the Council's vacant and derelict land list and housing land supply. It is bounded to the north by open space/woodland; to the east by watercourse/ playing field and to the west by A 73, Airdrie Road. Planning application ref no: CL/07/0166 – Erection of Class 1 retail unit, road works, car parking and associated works was refused on 29 January 2008 on the grounds that the proposed development would undermine the vitality and viability of Carluke Town Centre. The above conclusion is still relevant at present. No change recommended to the site's status as designated in the current Local Plan.

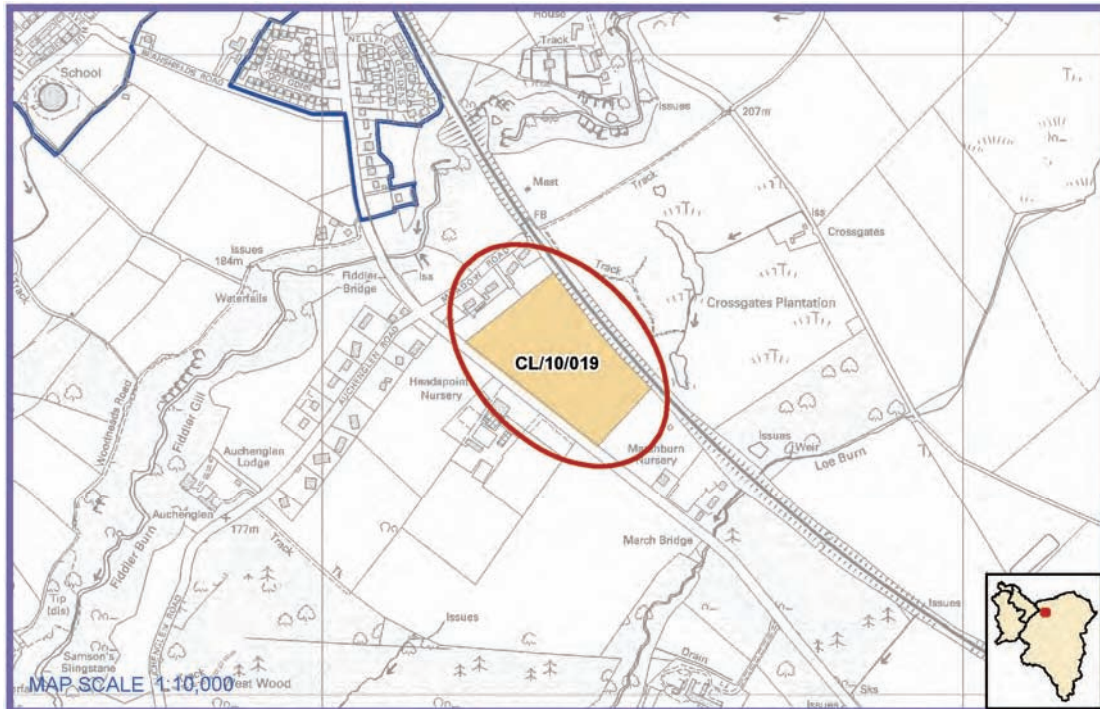
Outcome

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

ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM

CLYDESDALE AREA

SETTLEMENT BRAIDWOOD



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Background

Site reference	CL/10/019
address	Lanark Road, Braidwood
Site size Ha	3.68
Current use	agriculture
Proposed use	housing
No of units	TBC
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Isolated development
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Development in the countryside, does not relate to existing settlement boundary

Environmental factors

landscape	Rolling Farmland within Clyde Valley Special Landscape Area.
Natural heritage	Within 200m of Clyde Valley Woodlands SAC
Built heritage	No designated sites affected

Open space	Does not affect ENV1 or ENV2 sites
minerals	Not within referral area

SEA

Does the site accord with SEA?	Minor SEA issues – potential effects on community and health, biodiversity, air quality, and landscape
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Accessibility

Public access	No routes affected
Site access	Priority junction on A73 – may be junction spacing issues. TS may be required
Road network	Direct access to road network currently no footway links
Public transport	Nearest bus stop 200m Carlisle railway station 3000m
Access to services	Town centre shops and high school 3500m primary school 1500m but poor links no continuous footway.

Infrastructure

Water and sewerage	Some waste water capacity but likely to require upgrading. Small diameter water mains limited capacity to support growth. Surface water drainage proposals to be confirmed
Flood risk	No issues identified
Education	To be confirmed

Other Comments

<p>The proposed development site is bounded to the north by The Glasgow-Lanark/London Western Railway Line; to the east by open field; to the south by A73 Lanark Road/ Headpoint Nursery and to the west by rear garden boundary fences of residential properties. The proposed inclusion would lead to substantial residential development along the northern side of the A73 Road within part of Clyde Valley's Special Landscape Area. There is no strategic requirement for release of the site given the existing level of housing land supply in both Lower and Upper Braidwood settlement areas.</p>
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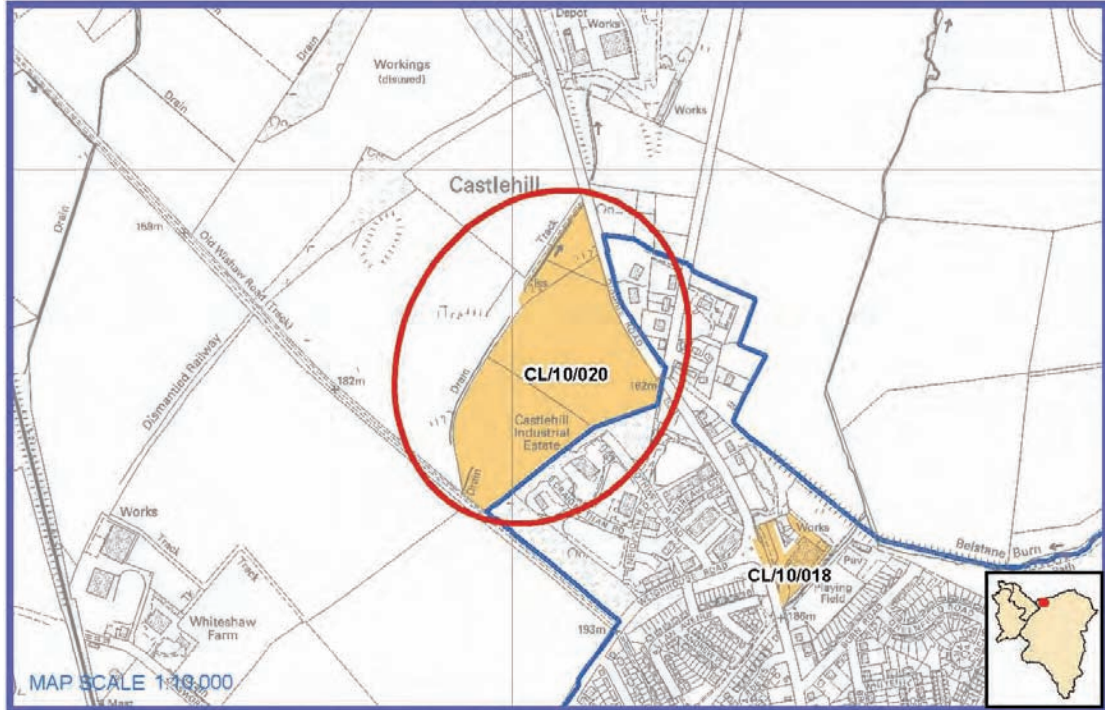
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CLYDESDALE AREA

SETTLEMENT CARLUKE



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Background

Site reference	CL/10/020
address	Castlehill Industrial Estate Extension, Carluke
Site size Ha	7.48ha
Current use	Agriculture
Proposed use	industrial
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	Extends settlement boundary into Green Belt

Environmental factors

landscape	Urban fringe farmland
Natural heritage	No designated sites affected
Built heritage	Archaeological trigger map.
Open space	No open space affected
minerals	Coal Authority Referral Area

SEA

Does the site accord with SEA?	Minor landscape and built heritage issues.
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Accessibility

Public access	RoW along western and north western boundaries
Site access	Access through existing industrial area..
Road network	Direct access to classified road network
Public transport	Within 200m of bus stops. Carluke station more than 1500m.
Access to services	Local services available.

Infrastructure

Water and sewerage	Some waste water capacity up to 2018. Surface water drainage proposals to be confirmed.
Flood risk	Watercourses adjacent to the site, buffer strip required. Flood Risk Assessment required.
Education	To be confirmed

Other Comments

The proposed development is to the rear of the Castlehill Industrial Estate Carluke. The Site is currently agricultural land. It is bounded to the north west by a track and field boundaries; to the east by Airdrie Road and to the south by the existing industrial area. Watercourse to the west. Woodland belt along the western and north western boundaries.

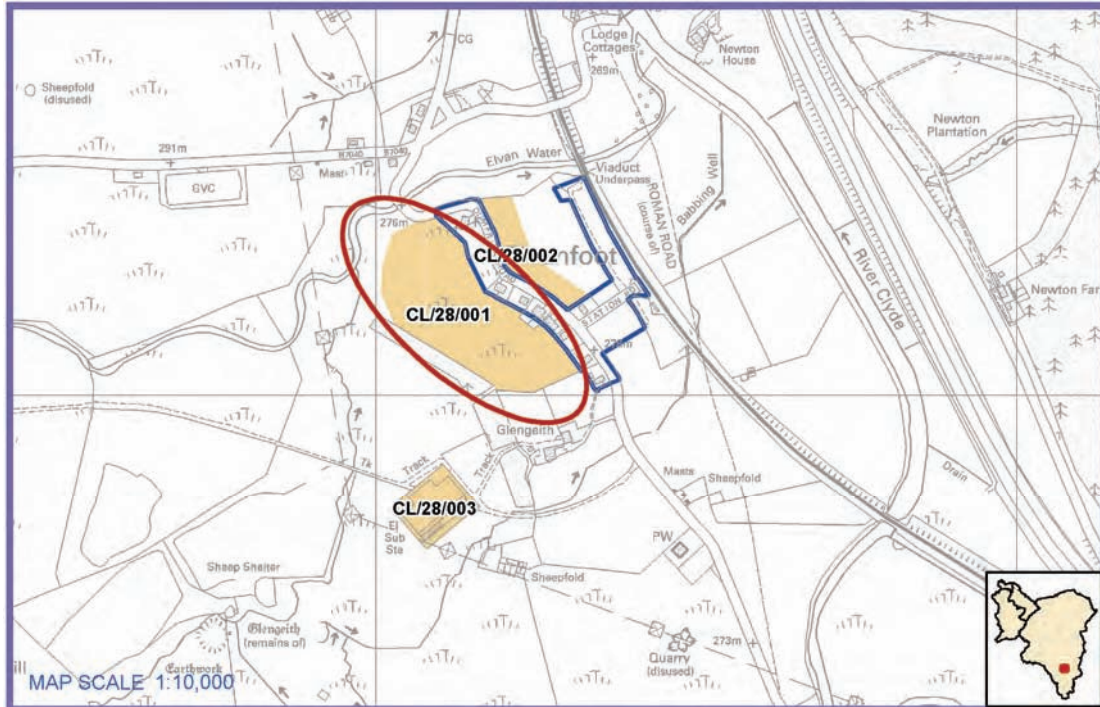
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CLYDESDALE AREA

SETTLEMENT: ELVANFOOT



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Background

Site reference	CL/28/001
address	West of Dumfries Road, Elvanfoot
Site size Ha	4.21
Current use	Rough grazing
Proposed use	housing
No of units	TBC
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Rural area on western edge of existing small settlement (Elvanfoot)
Brownfield/greenfield	Greenfield (moor land)
Settlement pattern/coalescence/ribbon development	Would extend built development into the adjoining rural area

Environmental factors

landscape	Broad Valley Upland.
Natural heritage	No designated sites affected but may be issue of deep peat soils
Built heritage	Within 160m of Scheduled Ancient Monument

Open space	No ENV1 or ENV2 sites affected
minerals	Not in referral area

SEA

Does the site accord with SEA?	Minor SEA issues – water environment, noise, historic environment, landscape
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Accessibility

Public access	No routes affected
Site access	Very limited site frontage onto A702, road alignment very poor – access likely to be sub-standard – topography difficult site higher than road
Road network	Direct access to A702 and close to M74 – no footway links
Public transport	No bus service other than ‘my bus rural’ railway station more than 30km
Access to services	Very remote from all services

Infrastructure

Water and sewerage	Small diameter mains limited capacity to support growth replacement may be required. Northern part of site within high pressure gas pipeline buffer. Surface water drainage proposals to be confirmed
Flood risk	Flood Risk Assessment required. Adjacent to 1:200 year floodplain
Education	To be confirmed

Other Comments

Site consists of gently sloping open moor land. Existing traditional dwellings adjoin site to the east, on Dumfries Road. An area of established woodland bounds the site to the south west. Vehicular access is likely to be difficult due to existing ground level changes evident to the north and due to the lack of a direct, existing or proposed access point to the site. No previous planning applications cover the site. Majority of the site is within a pipeline safety buffer zone. The overall scale of the submitted site appears excessive given the scale of the existing settlement at Elvanfoot.

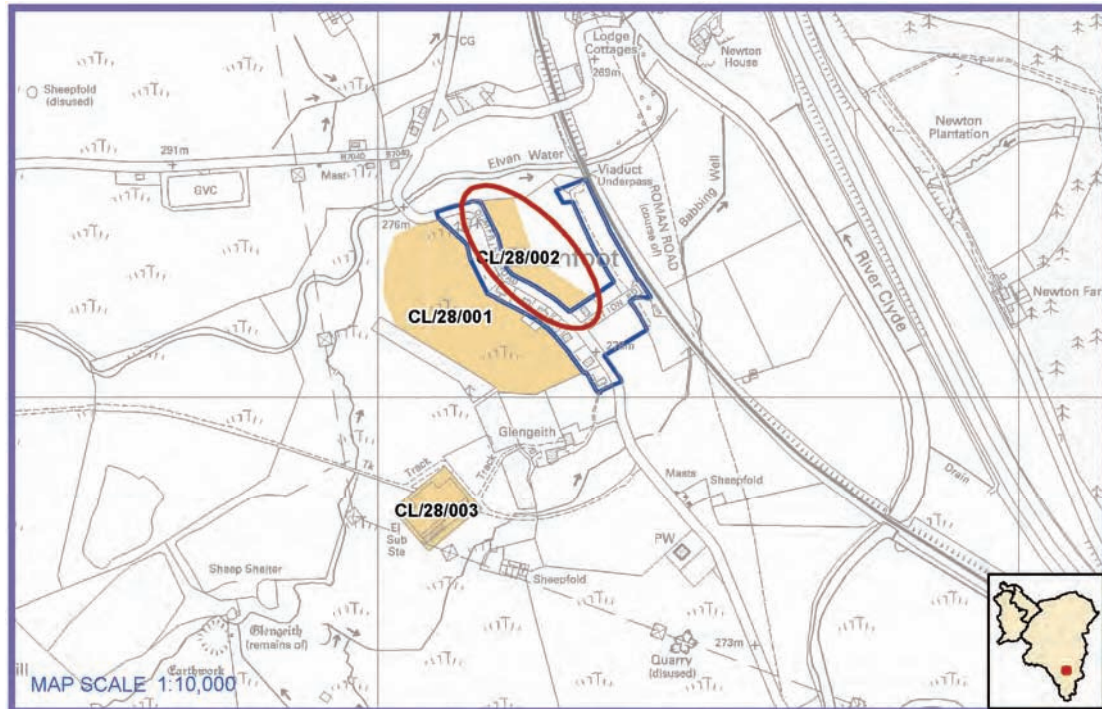
Outcome

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

ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM

CLYDESDALE AREA

SETTLEMENT: ELVANFOOT



Background

Site reference	CL/28/002
address	East of Dumfries Road, Elvanfoot
Site size Ha	0.90
Current use	Agriculture – rough grazing
Proposed use	housing
No of units	10
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	On edge of existing rural settlement.
Brownfield/greenfield	greenfield
Settlement pattern/coalescence/ribbon development	Existing linear settlement pattern, along Dumfries Road. Proposed site replicates this settlement pattern.

Environmental factors

landscape	Broad Valley Upland.
Natural heritage	No designated sites affected
Built heritage	No designated sites affected
Open space	ENV1 and ENV2 not affected

minerals	Not within referral area
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SEA

Does the site accord with SEA?	Minor SEA issues – water environment, noise/air quality and landscape
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Accessibility

Public access	No routes affected
Site access	Fronts public road network may require individual accesses to each plot
Road network	Direct access to A702 close to M74 motorway – no footway links
Public transport	No bus service other than 'my bus rural' railway station more than 30km
Access to services	Very remote from all services

Infrastructure

Water and sewerage	Small diameter mains limited capacity to support growth replacement may be required. Surface water drainage proposals to be confirmed.
Flood risk	Flood Risk Assessment required. Adjacent to 1:200 year flood plain.
Education	To be confirmed

Other Comments

Site consists of gently sloping open moor land, fronting onto Dumfries Road. Existing traditional dwellings adjoin the site to the west, across Dumfries Road. Similar open moor land adjoins the site to the east. A traditional stone boundary wall fronts the entire site. No previous planning applications cover the site. The limited scale of the submitted site appears appropriate, given the scale of the existing settlement at Elvanfoot. Inclusion of this site would also accord with recent Scottish Government guidance within the Scottish Planning Policy document.

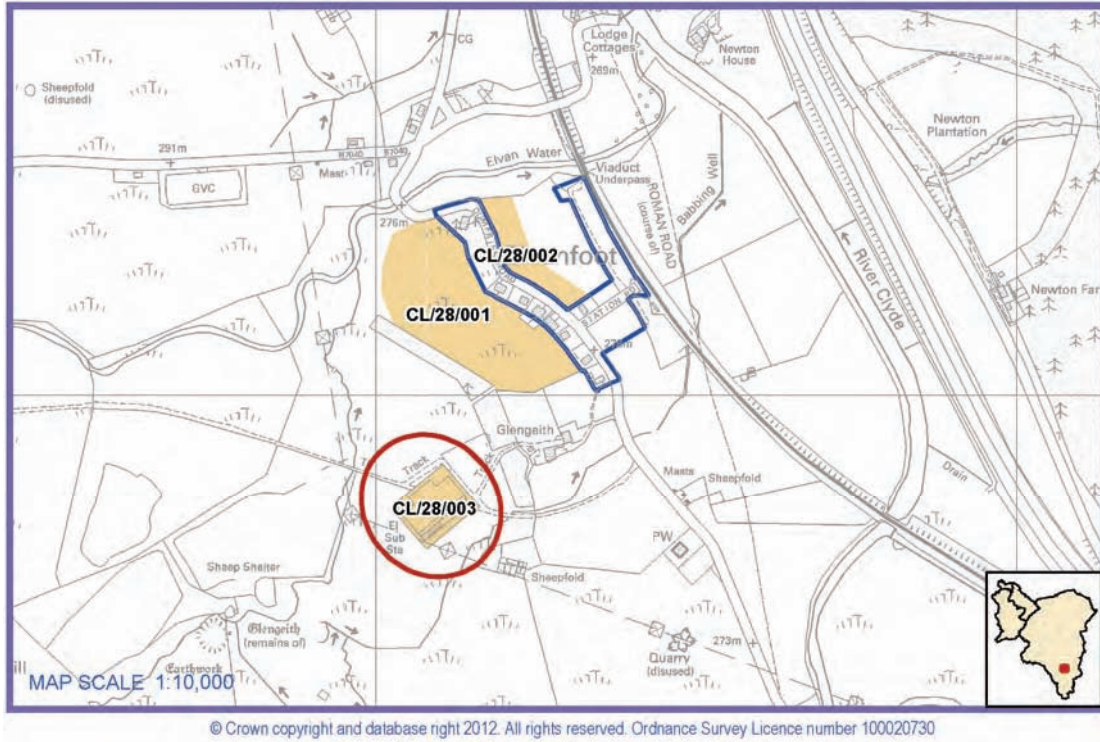
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CLYDESDALE AREA

SETTLEMENT: ELVANFOOT



Background

Site reference	CL/28/003
address	Former Sub station, Elvanfoot
Site size Ha	0.93
Current use	storage
Proposed use	industrial
No of units	N/A
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Isolated site, outwith any defined settlement
Brownfield/greenfield	Rural brownfield
Settlement pattern/coalescence/ribbon development	Would result in isolated built development within the rural area.

Environmental factors

landscape	Broad Valley Upland.
Natural heritage	No designated sites affected
Built heritage	Close to Scheduled Ancient Monument to the west (within 50 metres
Open space	No ENV1 or ENV2 sites affected

minerals	Not within referral area
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SEA

Does the site accord with SEA?	Minor SEA issues – built heritage and landscape
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Accessibility

Public access	Identified aspiration core path (CL5690) adjacent to site
Site access	No direct frontage with public road network – right of passage over tracks needs to be established
Road network	If access can be achieved can access A702 and close to M74 motorway – no footway links
Public transport	No bus service other than ‘my bus rural’ railway station more than 30km
Access to services	Very remote from all services

Infrastructure

Water and sewerage	Distribution water mains on or within the boundary of this site. Surface water drainage proposals to be confirmed
Flood risk	Flood Risk Assessment required
Education	To be confirmed

Other Comments

Site consists of a level area of concrete hardstanding and an adjoining Estate storage compound, with an associated brick built storage building contained within. Site was a former electricity substation compound and is isolated from any nearby buildings. Open moor land adjoins the site on all sides. Vehicular access exists from Dumfries Road, approximately 280 metres to the east. The site is within a pipeline safety buffer zone.

Planning application CL/09/0155 – Change of use of former electrical substation building to estate storage building and part retention of site compound as agricultural storage area - Granted 26/06/09.

Formal designation as an industrial site not considered necessary in this location.

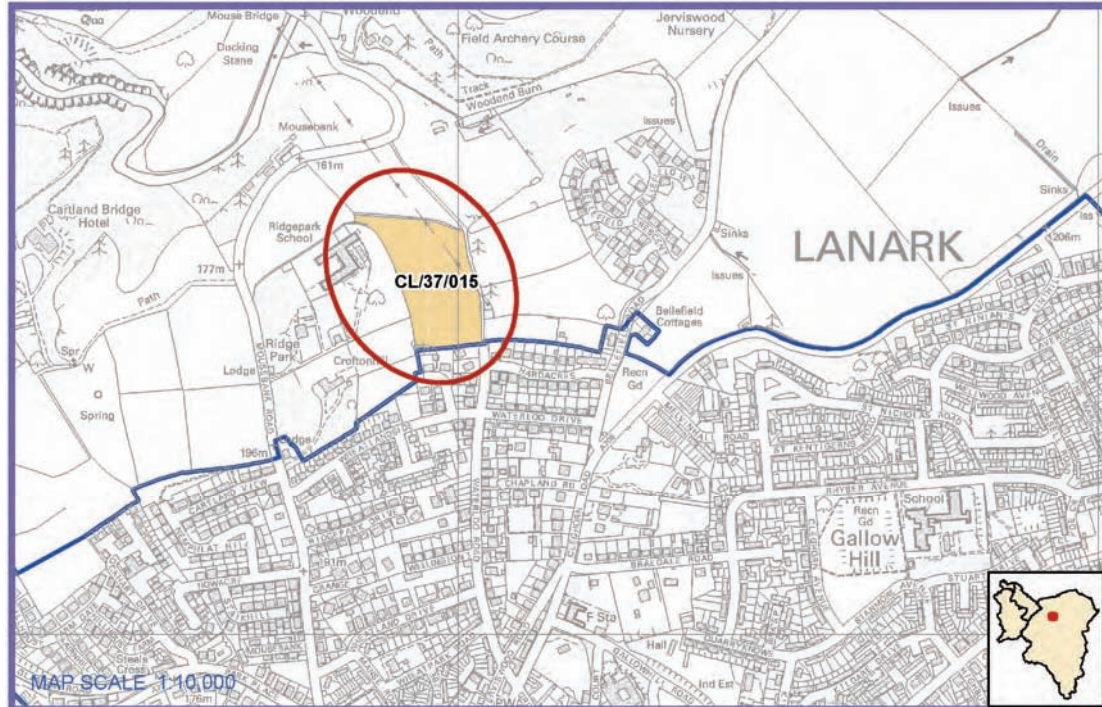
Outcome

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

ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM

CLYDESDALE AREA

LANARK



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Background

Site reference	CL/37/015
address	Scarlet Muir, Lanark
Site size Ha	2.37
Current use	Agricultural land
Proposed use	housing
No of units	tbc
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement development
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Extension of residential development into the countryside

Environmental factors

landscape	Rolling Farmland within Clyde Valley Special Landscape Area.
Natural heritage	Within 350m of Clyde Valley Woodlands SAC and SSSI. Clyde Valley Habitat Network area

Built heritage	No designated sites affected
Open space	Does not affect ENV1 or ENV2 sites
minerals	Not within referral area

SEA

Does the site accord with SEA?	Minor SEA issues – air quality and landscape
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Accessibility

Public access	Right of Way SL47 runs along eastern boundary
Site access	Very difficult need third party agreement to form acceptable access or upgrade of track
Road network	Links through residential area to A706 – possible capacity issues at A706/A73 (Hope St at Bloomgate) – discontinuous footways
Public transport	Bus stops within 400m Lanark railway 1300m
Access to services	Lanark town centre shops and schools all within 1000m

Infrastructure

Water and sewerage	Minimum flow and pressure test required. Lanark waste water treatment works may require investment to bring up to full capacity. Surface water drainage proposals to be confirmed.
Flood risk	Flood Risk Assessment required
Education	tbc

Other Comments

<p>The proposed development site is bounded to the north and west by open field/ barbed wire fence; to the east by Waterloo road and to the south by rear garden boundary fences that define that part of the settlement boundary. The proposed inclusion would lead to encroachment of residential development into the rural countryside and would not offer an opportunity to round off the settlement boundary at that part of the settlement edge.</p>

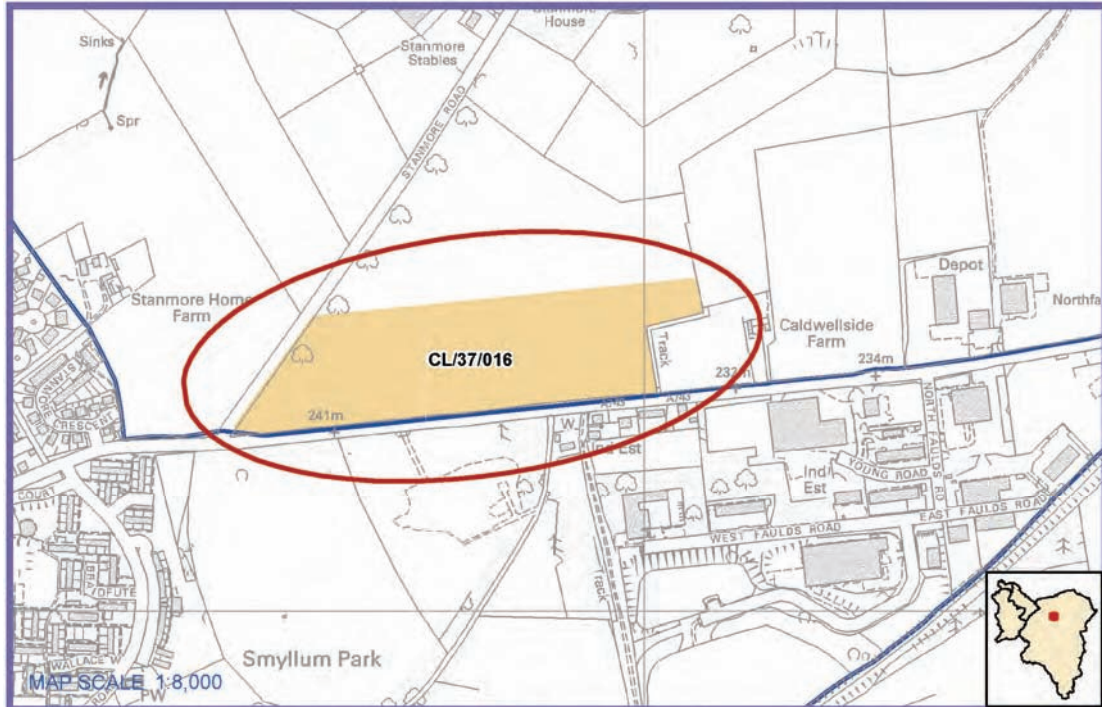
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

AREA CLYDESDALE

SETTLEMENT LANARK



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Background

Site reference	CL/37/016
address	Stanmore Road Lanark
Site size Ha	7.15
Current use	Agriculture
Proposed use	Mixed mostly retail
No of units	N/A
Submitted to previous LP?	No

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement development
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Would create a new ribbon of development within Accessible Rural Area

Environmental factors

landscape	Rolling Farmland within Clyde Valley Special Landscape Area.
Natural heritage	Within WoSAS Archaeological Trigger Area – Linear Monuments

Built heritage	No designated sites affected
Open space	Does not affect ENV1 or ENV2 sites
minerals	Not within referral sites area

SEA

Does the site accord with SEA?	Partly - issues with air quality, landscape that require mitigation
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Accessibility

Public access	No routes affected
Site access	TA required
Road network	Direct access to A743 possible but issues with junction spacing on local distributor road – footway required on frontage
Public transport	On bus route less than 400m to stops Lanark railway station 1300m
Access to services	Lanark town centre 1500m

Infrastructure

Water and sewerage	Lanark waste water treatment works may require investment at some point to re-establish full capacity. Surface water drainage proposals to be confirmed
Flood risk	Flood Risk Assessment required
Education	To be confirmed

Other Comments

<p>The proposed development site is bounded to the north and east by open field/ track and to the south and west by A743 Road and Stanmore Road. The topography of the site is generally undulating north south gently sloping open field which is being used for horse grazing. Site has consent for erection of 50 bed hotel, leisure centre and heritage centre. Although this consent is yet to be implemented, the proposed retail development on the same site would undermine the vitality and viability of Lanark Town Centre..</p>

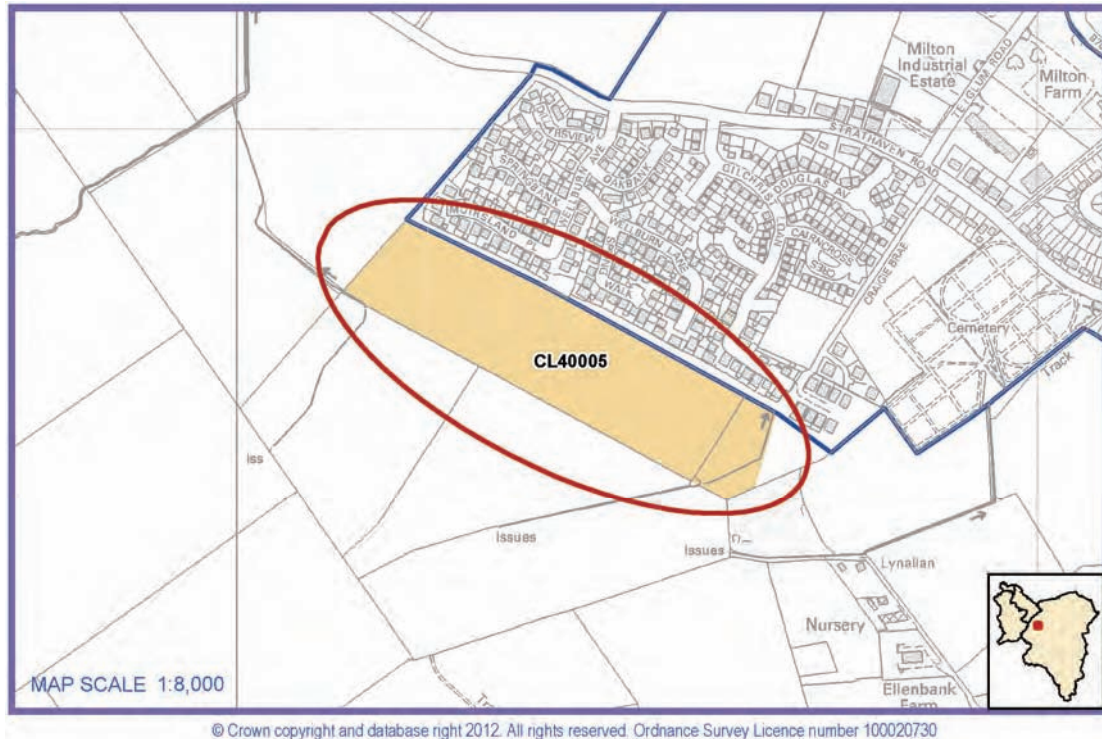
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CLYDESDALE AREA

SETTLEMENT LESMAHAGOW



Background

Site reference	CL/40/005
address	Clannochdyke Lesmahagow
Site size Ha	6.8 ha
Current use	Agriculture
Proposed use	Residential
No of units	TBC
Submitted to previous LP?	No

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement development
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Extension of residential development into the countryside

Environmental factors

landscape	Plateau Farmland within Accessible Rural Area
Natural heritage	No designated sites affected
Built heritage	No designated sites affected
Open space	Does not affect ENV 1 or ENV 2 sites

minerals	Not within referral area
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SEA

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

Public access	Rights of way close to site
Site access	No frontage to public road - possible access via third party land. Use of Craigie Brae to Strathaven Road not possible without significant upgrade which may not be possible. TA required
Road network	If site access can be achieved good linkage to B7078 and M74
Public transport	Majority of site more than 400m to bus stops. Railway station 9km
Access to services	Supermarket 600m village centre and schools 1500m

Infrastructure

Water and sewerage	Water impact assessment required. Surface water drainage proposals to be confirmed.
Flood risk	Flood risk assessment required. Watercourses within site – buffer strips required.
Education	To be confirmed

Other Comments

The proposed development site is bounded to the north by rear garden boundary fences/hedge of residential properties and to the south, east and west by open field/ barbed wire and stob fences. The site is land locked with no access point off a public road. The proposed inclusion would lead to residential expansion along the southern edge of that part the settlement which would not offer an opportunity to round off the settlement boundary at that part of the settlement edge. There is no strategic requirement for release of the site given the existing level of housing land supply within Lesmahagow area at present.

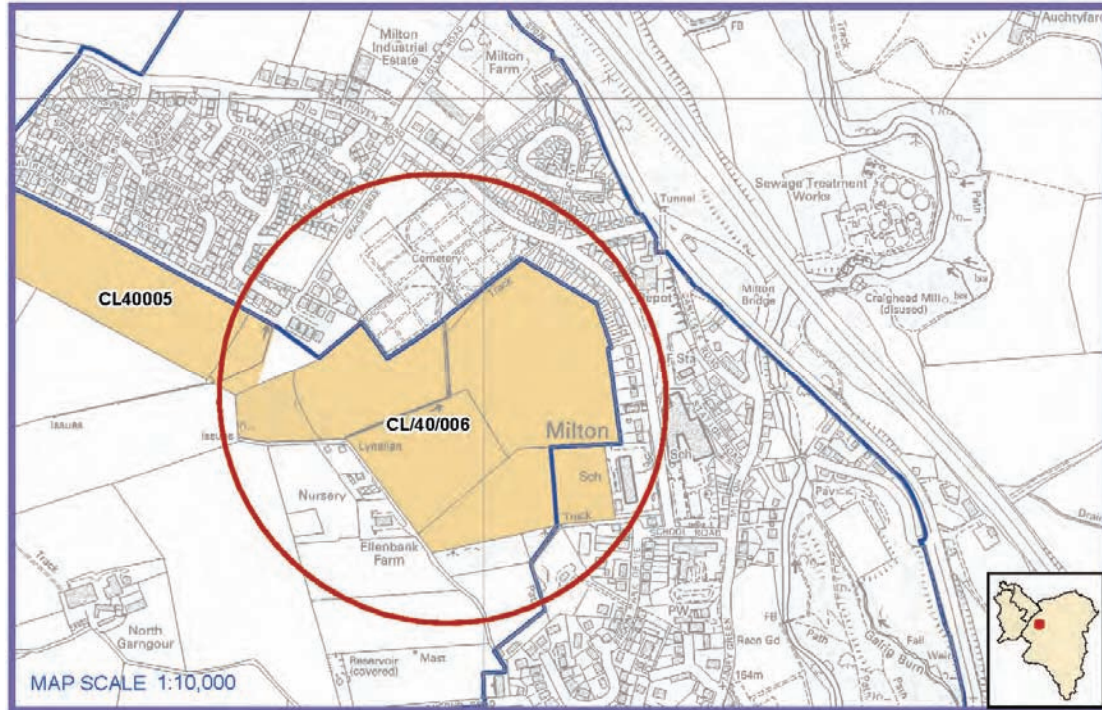
Outcome

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

ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM

CLYDESDALE AREA

SETTLEMENT LESMAHAGOW



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Background

Site reference	CL/40/006
address	Milton Farm
Site size Ha	15.9
Current use	Agricultural land.
Proposed use	Residential
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	Rounds off a section of the settlement boundary.

Environmental factors

landscape	The landscape consists of open greenfield land sloping upward from east to west, which is visually prominent from wider views to the east.
Natural heritage	Established woodland located on

	neighbouring land to the south of the site. A row of mature trees runs from west to east within the site
Built heritage	No designated sites affected
Open space	No public open space.
minerals	No coal mining legacy issues

SEA

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

Public access	A public access track is located along part of the southern boundary of the proposed site.
Site access	No frontage onto public road - more details required. Significant upgrades required which may not be achievable. TA required
Road network	Likely to be poor
Public transport	Majority of site more than 400m from bus stop. Railway station 9km
Access to services	Generally all within 1000m of centre of site

Infrastructure

Water and sewerage	Water impact assessment required. Surface water drainage proposals to be confirmed
Flood risk	Flood Risk Assessment required. Watercourses within site – buffer strips required.
Education	To be confirmed

Other Comments

<p>The site is visually prominent from views from the east, and it is not considered appropriate to develop the full extent of the site proposed as it would have detrimental impact on the quality and character of the landscape. A reduced area of land is proposed which would round off an area of the settlement boundary whilst retaining an area of undeveloped landscape which is located on higher and more prominent ground. The revised site area follows existing field boundaries, except along the northern western boundary where a settlement edge is proposed that follows the existing edge of settlement boundary to the north.</p>

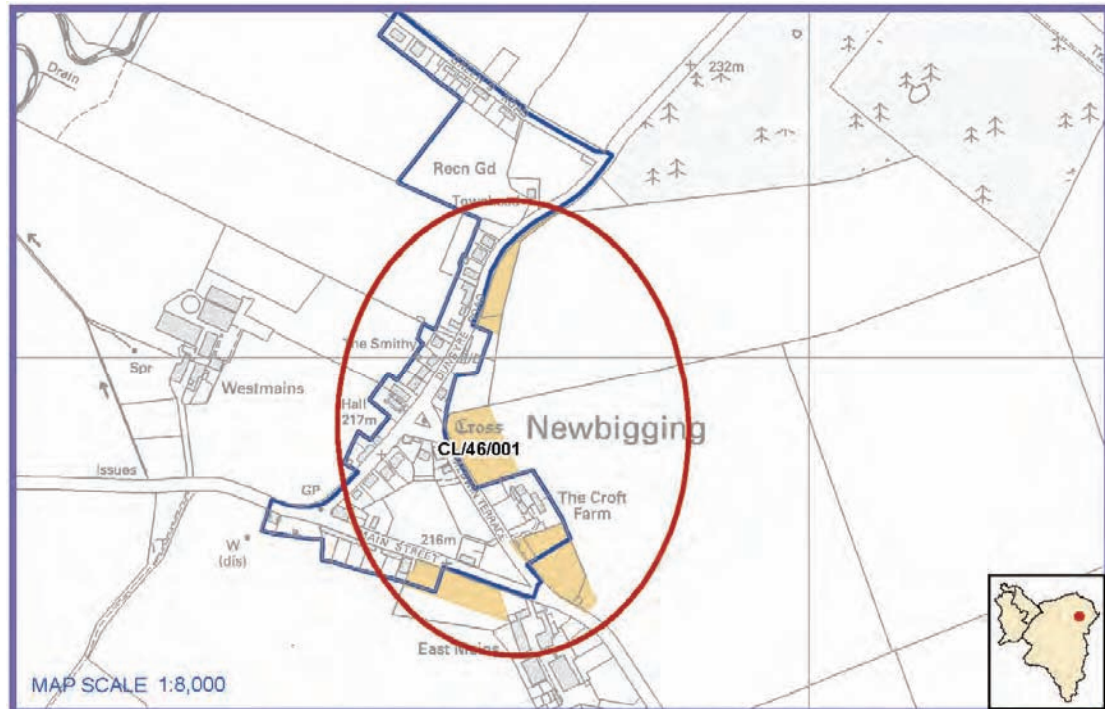
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CLYDESDALE AREA

SETTLEMENT NEWBIGGING



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Background

Site reference	CL/46/001
address	Newbigging
Site size Ha	2.03 ha
Current use	Agriculture
Proposed use	Residential
No of units	8
Submitted to previous LP?	Yes

Locational factors

Location (within settlement/edge/isolated)	Edge/partly within settlement boundary
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Would extend the built development into the rural however offers an opportunity to round off parts of Newbigging's settlement boundary

Environmental factors

landscape	Plateau Farmland and within part of Pentlands' Special Landscape Area. Site is also within the Accessible Rural area
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Natural heritage	West of Scotland Archaeology Service Archaeological Trigger Zone
Built heritage	N/A
Open space	Parts of site consists of garden ground and garden ground with poly tunnels
minerals	N/A

SEA

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

Public access	No routes affected
Site access	Individual drives/access
Road network	Good access to A721
Public transport	No bus service except 'my bus rural' railway at Carstairs 7km but limited service Lanark/Carluke railway 15km
Access to services	Limited shops and primary school 4km larger retail and secondary schools 13km and 8km

Infrastructure

Water and sewerage	Issues with current sewerage capacity and provision in the village. Impact on watercourses. Surface water drainage proposals to be confirmed – issue with private discharges impacting on watercourse
Flood risk	Flood risk assessment required.
Education	To be confirmed

Other Comments

<p>Site at the eastern and southern edge of the settlement consists of four parts. Part 1 along Dunsyre Road constitutes a triangularly shaped overgrown open field which is part of a live planning application site. Part 2 and 3 on the eastern edge form grazing/garden ground in part. Part 4 along the Main Street has a permanent water features used by wild birds. The general topography of the surrounding area is such that the site is liable to flooding/drainage problems. Inclusion of parts 1, 2 and 3 of the site would offer an opportunity to round off part of Newbigging's settlement boundary. Part 4 of the site appears to be undevelopable and should therefore be retained as a water source for wildlife.</p>

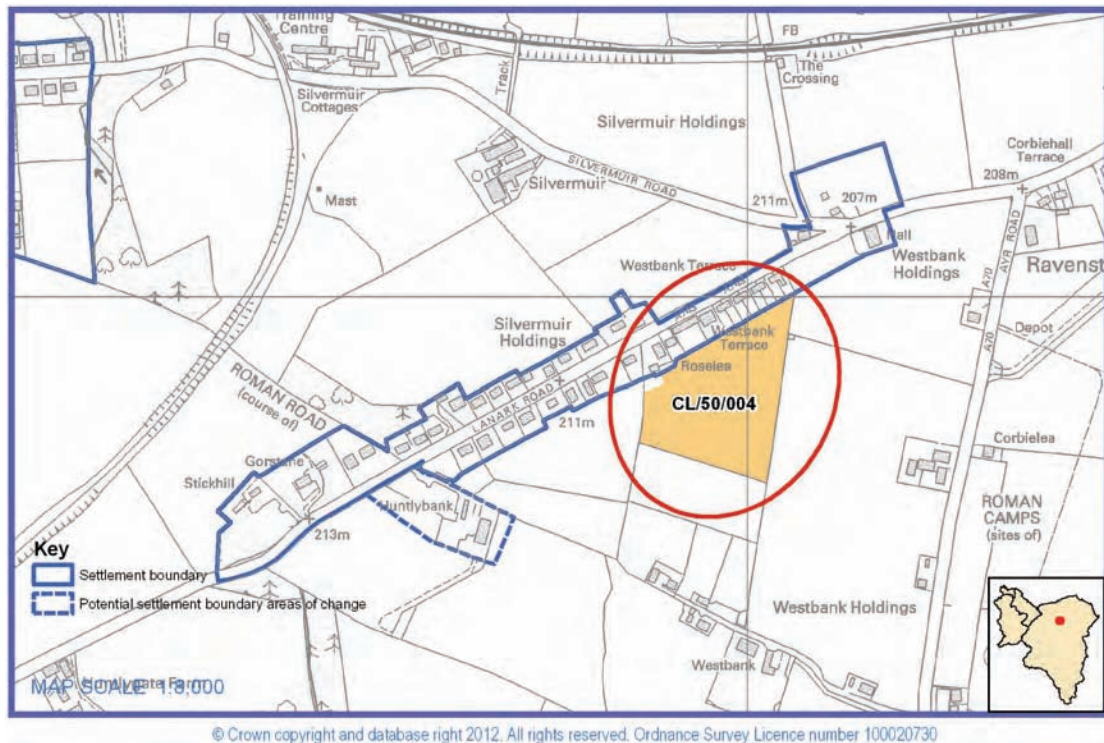
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CLYDESDALE AREA

SETTLEMENT RAVENSTRUTHER



Background

Site reference	CL/50/004
address	Westbank Holdings Ravenstruther
Site size Ha	2.64
Current use	Agriculture
Proposed use	Residential
No of units	TBC
Submitted to previous LP?	No

Locational factors

Location (within settlement/edge/isolated)	Development is at the edge outwith the settlement boundary.
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Extension of settlement boundary into the countryside

Environmental factors

landscape	Rolling Farmland within Accessible Rural Area
Natural heritage	Within Archaeological trigger Area
Built heritage	No Designated sites affected

Open space	Does not affect ENV 1 or ENV 2 sites
minerals	Not within referral area

SEA

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

Accessibility

Public access	No routes affected
Site access	Unclear where access would be taken
Road network	Good connections to classified network if site can be accessed
Public transport	Bus service on A743
Access to services	No local services in Ravenstruther

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Surface water drainage proposals to be confirmed.
Flood risk	No issues identified
Education	To be confirmed

Other Comments

The proposed development site is bounded to the north by rear garden boundary fences of residential properties and to the south, east and west by open field/ barbed wire and stob fences. The site is land locked with no access point off a public road. The proposed inclusion would lead to a substantial residential expansion along the southern edge of the settlement which would not help to provide a sustainable settlement boundary at that part of the settlement edge. There is no strategic requirement for release of the site given the existing level of housing land supply within the locality.

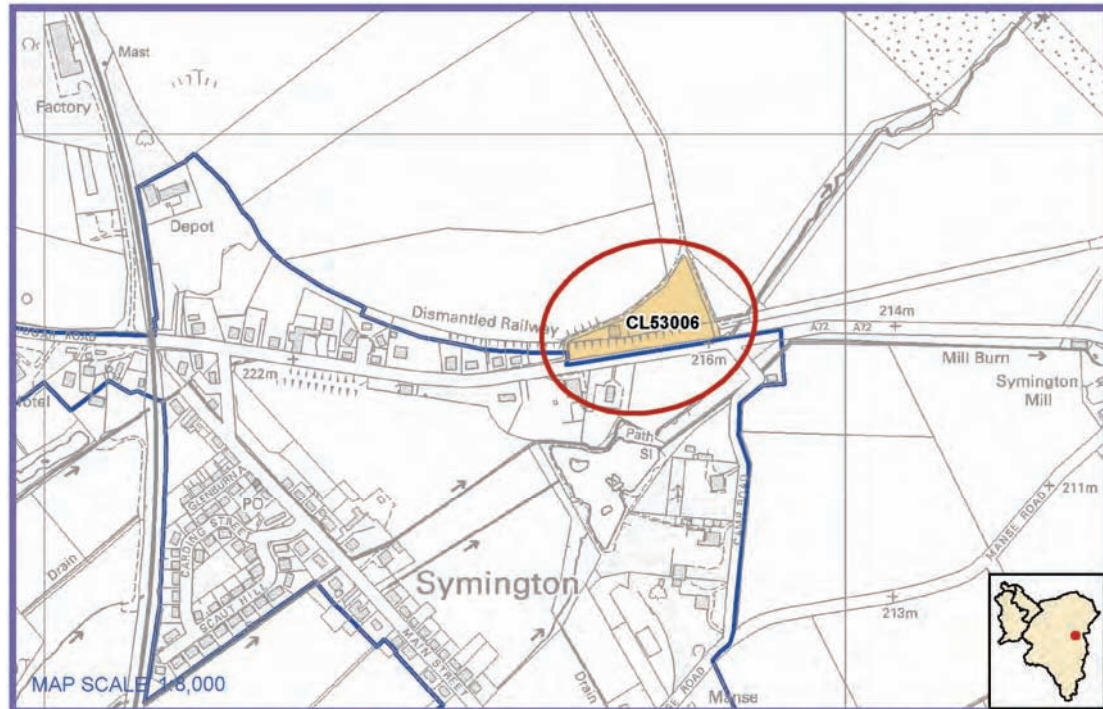
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CLYDESDALE AREA

SETTLEMENT: SYMINGTON



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Background

Site reference	CL/53/006
address	Biggar Road, Symington
Site size Ha	1.11
Current use	Agricultural land/disused railway line
Proposed use	housing
No of units	TBC
Submitted to previous LP?	yes

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	Mainly 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. Within SLA
Natural heritage	No designated sites affected
Built heritage	No designated sites affected

Open space	Does not affect public open space
minerals	Not within coal authority referral area.

SEA

Does the site accord with SEA?	Soils, Climate change and local landscape issues
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Accessibility

Public access	CL/4494 wider access network route / claimed RoW. Potential Symington to Biggar cycle route being developed by R&T service
Site access	Depending on scale individual access onto A72 If single priority junction issue with spacing
Road network	Access to A72 good connectivity to wider road network
Public transport	Bus stops 600m from centre of site railway station 14km
Access to services	Local shop and primary school but at 800m and 1400m with discontinuous footways larger retail and secondary school 5km

Infrastructure

Water and sewerage	Possible issues with current sewerage capacity. Surface water drainage proposals to be confirmed.
Flood risk	Flood risk assessment required. Watercourse adjacent to site.
Education	To be confirmed

Other Comments

<p>Site is a relatively level area of ground on the edge of the settlement of Symington. It comprises of vacant, former grazing ground, part of a former railway line and an associated railway bridge. A timber shed structure occupies part of the site. It is bounded by the A73 to the south, by open, agricultural fields to the north and east and by residential properties to the west. There have been a number of previous planning applications covering the western part of the site, all of which were refused.</p>
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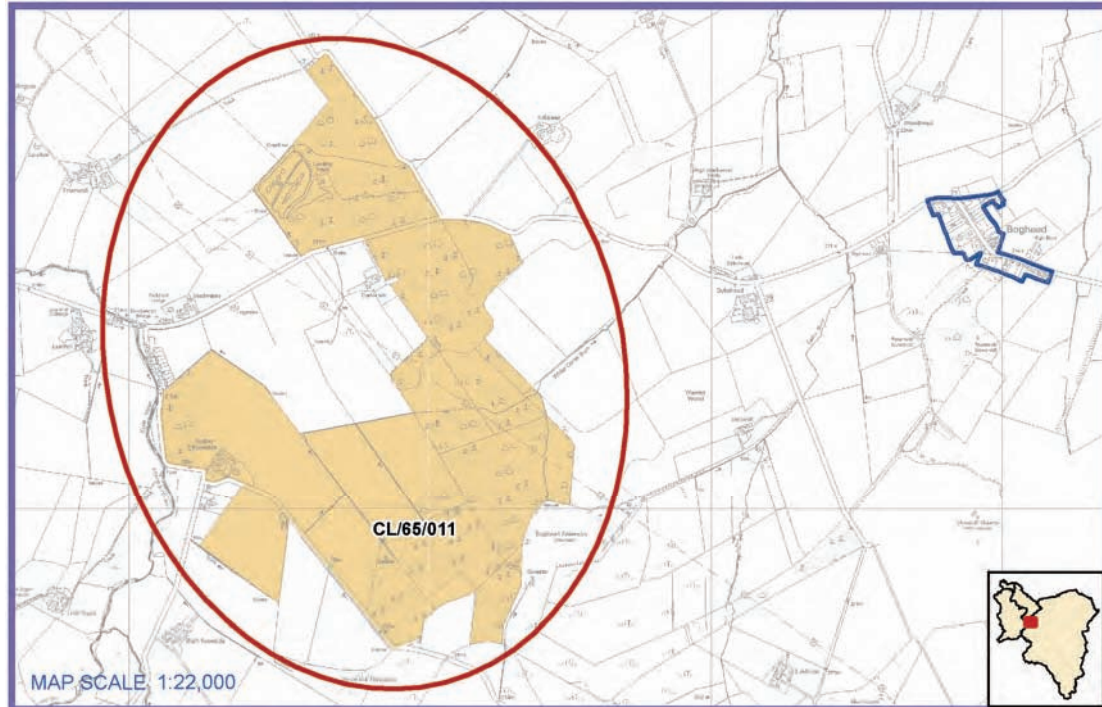
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

CLYDESDALE AREA

SETTLEMENT KYPESIDE



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Background

Site reference	CL/65/011
address	Kypeside, west of Boghead
Site size Ha	126
Current use	Underused agricultural land/ Woodland
Proposed use	Eco village and tourist related development
No of units	30 eco houses and 25 chalets
Submitted to previous LP?	no

Locational factors

Location (within settlement/edge/isolated)	Isolated Location
Brownfield/greenfield	greenfield
Settlement pattern/coalescence/ribbon development	Isolated development within the Accessible Rural area.

Environmental factors

landscape	Plateau Farmland.
Natural heritage	No designated sites affected but issues with loss of woodland habitat and potential impact on protected species
Built heritage	No designated sites affected. Small area

	within archaeological trigger map
Open space	No public open space affected
minerals	Not within referral area

SEA

Does the site accord with SEA?	Issues with biodiversity, soils, landscape and climate change
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Accessibility

Public access	No routes identified
Site access	Site access appears to be achievable
Road network	Access to network via B7086
Public transport	Remote location – limited public transport provision
Access to services	No local services.

Infrastructure

Water and sewerage	Insufficient existing distribution network. Site is dissected with trunk main that could have capacity but suitable clearance would have to be given around trunk main. Surface water drainage proposals to be confirmed.
Flood risk	Several watercourses run through this site – buffer strips required. Boghead Reservoir is on the active list of reservoirs. Associated drainage arrangements require to be confirmed. Flood Risk Assessment required
Education	To be confirmed

Other Comments

<p>The proposed development site comprises 3 parcels of land, two of which are located north and south of B7086 Strathaven Road and the third to the south of Brackenridge Road. The site currently has a number of buildings in close proximity to an outdoor activity centre which was used for various sporting activities to the north of B7086 are existing fishing lochans. The development site also consists of degraded brownfield land situated to the east and south of the existing buildings and woodland to the north east. Although part of the site has planning consents no significant progress has been achieved so far therefore further development would be difficult to justify in strategic development terms.</p>
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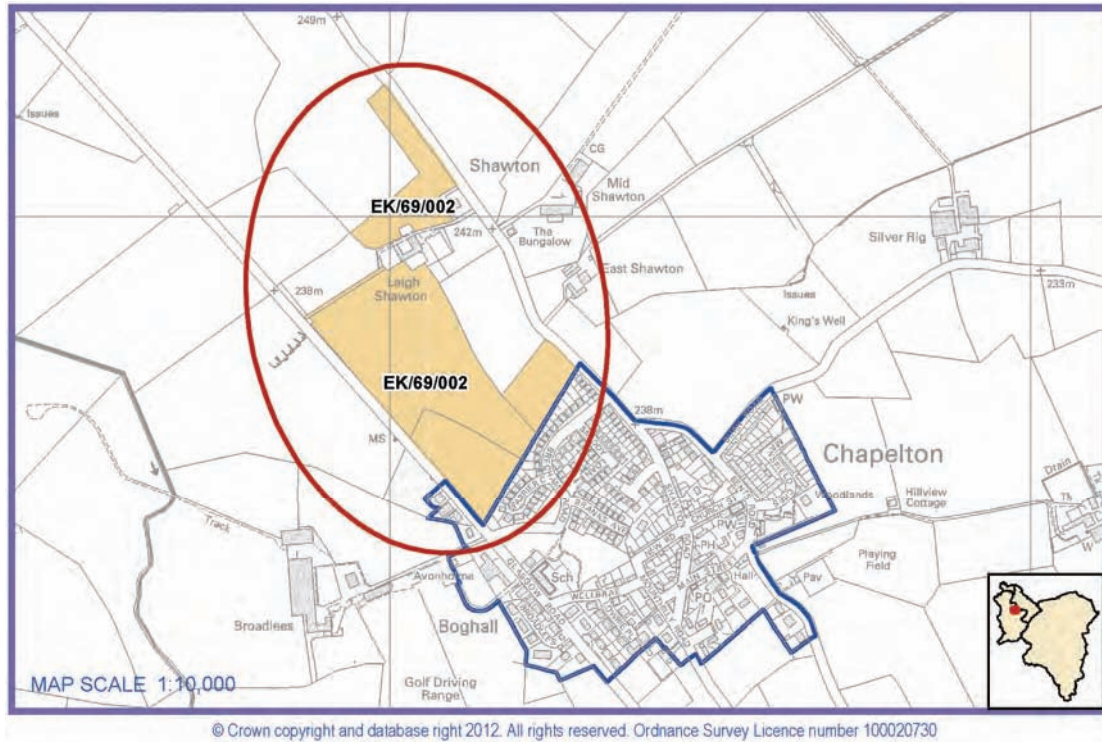
Outcome

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

ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM

EAST KILBRIDE AREA

CHAPELTON



Background

Site reference	EK/69/002
address	Shawton – North of Chapelton
Site size Ha	8.9
Current use	Agricultural Land
Proposed use	Housing
No of units	TBC
Submitted to previous LP?	No

Locational factors

Location (within settlement/edge/isolated)	Partly edge of settlement
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Would significantly extend built development into the adjoining countryside

Environmental factors

landscape	Plateau Farmland
Natural heritage	No designated sites affected. Possible foraging areas for badgers and bats (protected species)

Built heritage	Archaeological trigger site
Open space	Does not affect ENV1 or ENV2 sites
minerals	No coal mining legacy

SEA

Does the site accord with SEA?	No major SEA issues – minor built heritage and landscape issues
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Accessibility

Public access	No identified path network
Site access	North part – no footway narrow rural roads. South part footway link possible along A726
Road network	Junction spacing and visibility possible onto A726 but speed reduction required. Area to north access onto Shawton Rd.
Public transport	Part of site within 400m of bus stop may be able to have additional stops
Access to services	Small shop 700m from site – poor access to Chapelton

Infrastructure

Water and sewerage	Surface water drainage to be confirmed. Area adjacent to watercourse will not be available for development.
Flood risk	Flood Risk Assessment required. Watercourse adjacent to site
Education	To be confirmed

Other Comments

<p>Split site – agricultural fields currently used for livestock grazing; land is currently on either side of Laigh Shawton farm. Main site (7.33 ha) is bounded on one side by Glasgow Road (A726) and the settlement boundary of Chapelton and partly Shawton Road on the other. The southernmost part of the site closest to Farrier Crescent in Chapelton lies below the level of the adjacent A726 and is prone to serious flooding. The second site (1.54 ha) lies to the north of Laigh Shawton farm and Shawton House and is bounded by agricultural land to the west and by Shawton Road to the east.</p>
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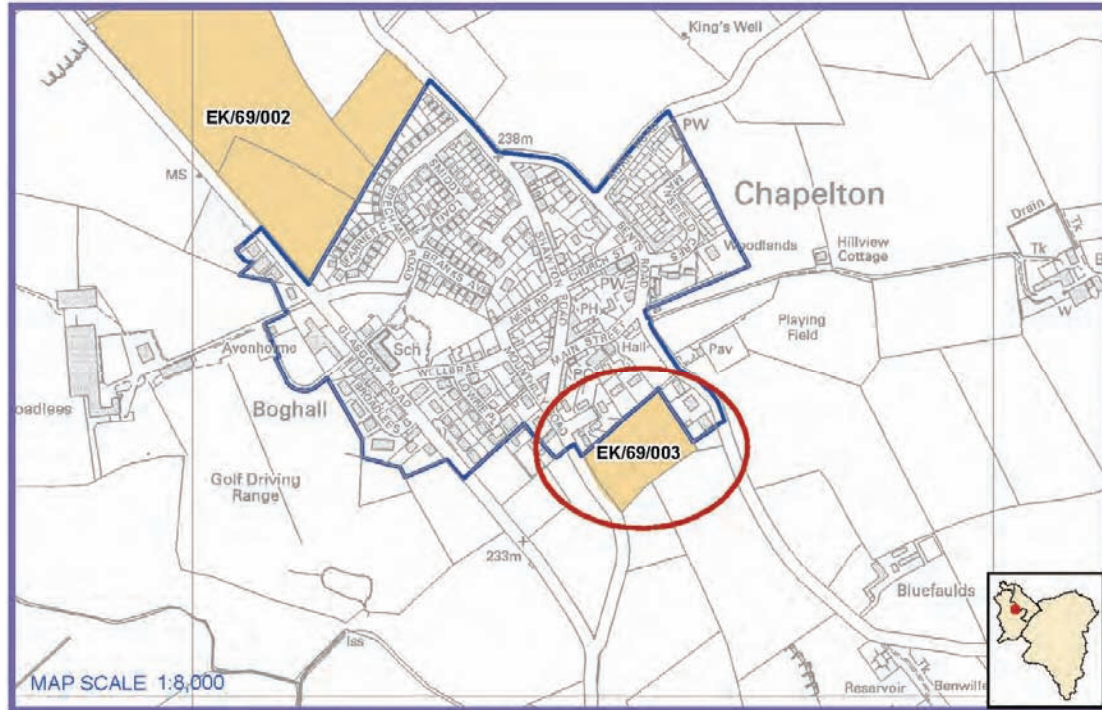
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

EAST KILBRIDE AREA

CHAPELTON



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Background

Site reference	EK/69/003
address	Mounthilly Road - Chapelton
Site size Ha	1.08
Current use	Agriculture
Proposed use	Housing
No of units	20
Submitted to previous LP?	Yes

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Would extend built development into adjoining countryside, but consider it would round off settlement

Environmental factors

landscape	Plateau Farmland. Mature boundary trees
Natural heritage	No designated sites affected. Possible foraging areas for badgers and bats

	(protected species)
Built heritage	No designations affected
Open space	No ENV1 or ENV2 sites affected
minerals	No coal mining legacy

SEA

Does the site accord with SEA?	Minor SEA issues
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Accessibility

Public access	No identified path network
Site access	Footway links possible
Road network	Access from Mounthilly Rd only junction spacing OK visibility may be a problem. Close to A726
Public transport	Bus stops within 400m
Access to services	Small shop 200m

Infrastructure

Water and sewerage	Surface water drainage to be confirmed
Flood risk	Flood Risk Assessment required
Education	To be confirmed

Other Comments

Agricultural field currently used for livestock grazing. Site is bounded to the north and east by the settlement boundary of Chapelton. The Bents Road boundary is formed by a substantial wall and mature trees. The southern boundary is a post and wire fence and the site is bounded to the west by Mounthilly Road. The site would round off the settlement boundary of the village; however no defensible boundary exists to the east so a suitable buffer would need to be created in order to make this a suitable residential site.

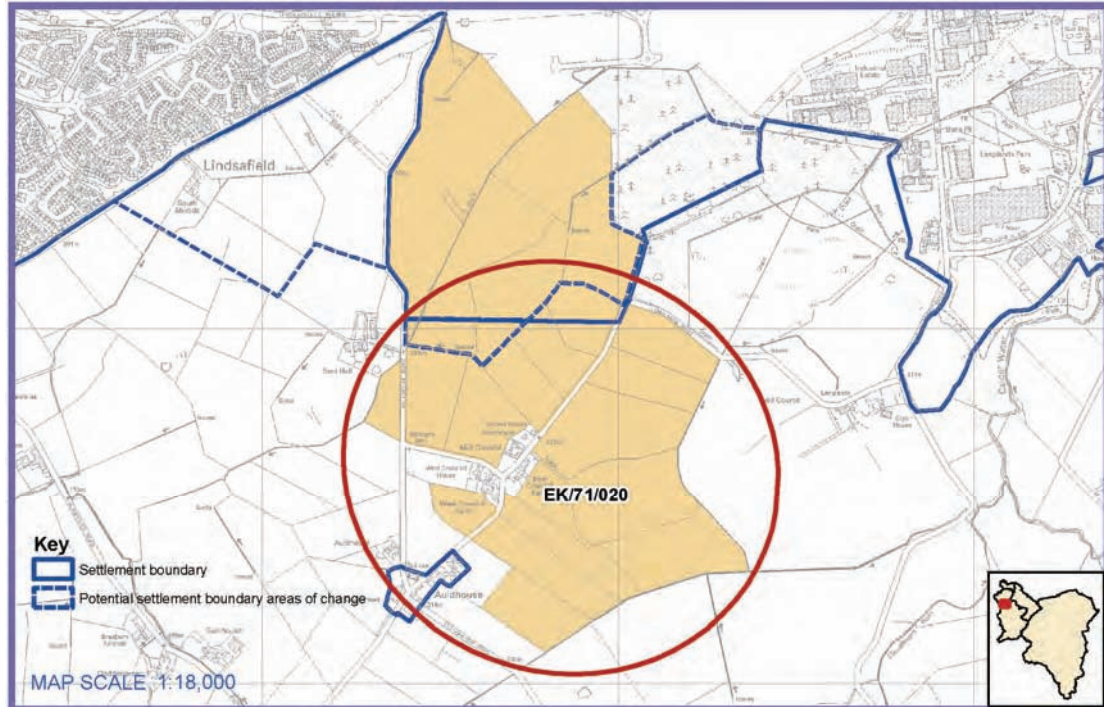
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

EAST KILBRIDE AREA

EAST KILBRIDE



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Background

Site reference	EK/71/020
address	Langlands West
Site size Ha	99.45
Current use	Mixed – Agricultural/Zoned ECON5
Proposed use	Extension to Development Framework site
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	Outwith existing settlement boundary. Would significantly extend built development into the Green Belt. Does not consolidate or round off settlement boundary.

Environmental factors

landscape	Urban fringe farmland
Natural heritage	Adjacent to Langland Moss LNR.

	Possible foraging areas for badgers / bats (protected species)
Built heritage	Archaeological trigger sites within area.
Open space	Need for green network development as part of master planning process
minerals	No coal mining legacy

SEA

Does the site accord with SEA?	No – major biodiversity and landscape issues
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Accessibility

Public access	No identified path network within site. Wider access network route(s) along boundary of site. Need for access network plan for site
Site access	Accessibility poor - TA required
Road network	Would require new distributor road. Over capacity issues creating pressure on Greenhills Road
Public transport	TA would ensure site served by public transport
Access to services	Poor – no services at present

Infrastructure

Water and sewerage	Langlands septic tank located to the south. Insufficient water infrastructure to support the development. Less than 10 units capacity for waste water. Surface water drainage to be confirmed
Flood risk	There are watercourses within this area. Buffer strips around watercourses would be required. Flood Risk Assessment required
Education	To be confirmed

Other Comments

<p>The west of the site is mainly bounded by Auldhouse Road and to the east variously by a woodland, Langlands golf course and open farmland between the village of Auldhouse and Park Farm. There are several TPO areas within the site that lie within the East Kilbride area. The site is extremely exposed and open and would create an unacceptable intrusion into the Green Belt.</p>

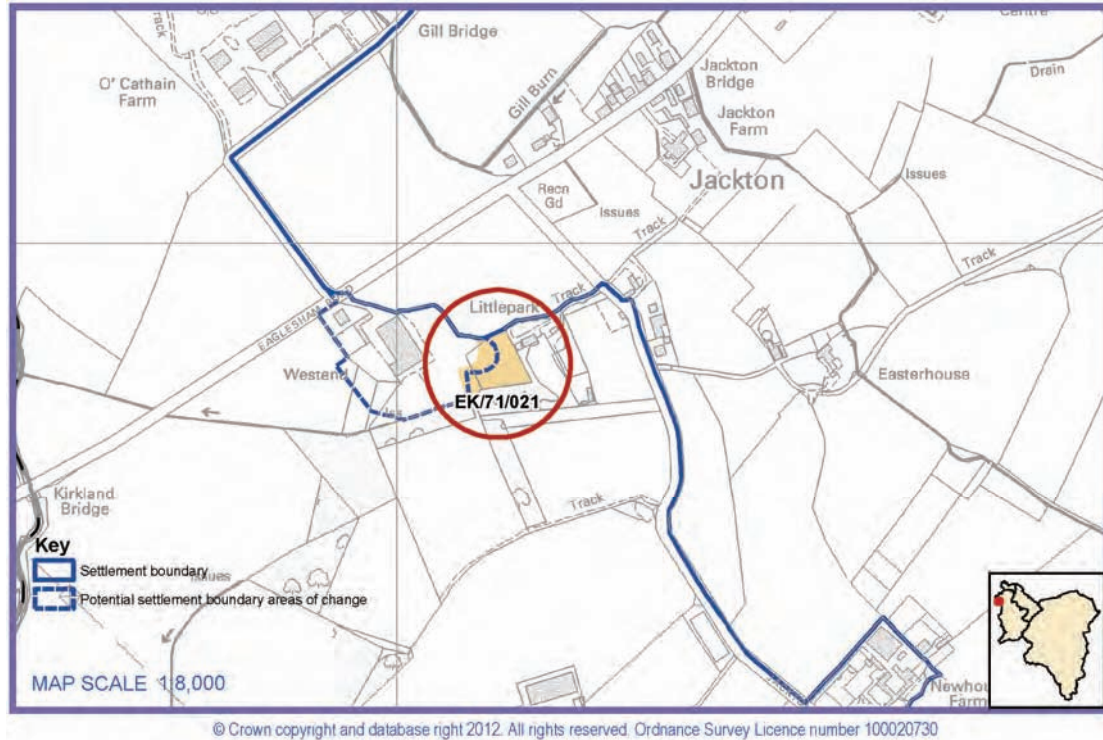
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

EAST KILBRIDE AREA

EAST KILBRIDE



Background

Site reference	EK/71/021
address	Westend Farm
Site size Ha	0.34
Current use	Agricultural
Proposed use	Residential
No of units	4
Submitted to previous LP?	No

Locational factors

Location (within settlement/edge/isolated)	Edge of settlement
Brownfield/greenfield	Greenfield
Settlement pattern/coalescence/ribbon development	Could be incorporated into settlement boundary

Environmental factors

landscape	Urban fringe farmland
Natural heritage	No designated sites affected
Built heritage	No designated sites affected
Open space	Does not affect ENV1 or ENV 2 site

minerals	No coal mining legacy
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SEA

Does the site accord with SEA?	No SEA issues identified
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Accessibility

Public access	No routes affected.
Site access	Could be accommodated with other proposals
Road network	No issues
Public transport	CGA will be introducing good public transport connections
Access to services	Local services will be available

Infrastructure

Water and sewerage	Upgrading works to be undertaken – completion date October/November. Surface water drainage to be confirmed
Flood risk	Flood Risk Assessment required Surface water discharges downstream of White Cart flood defences. Adjacent watercourse
Education	To be confirmed

Other Comments

Agricultural field currently used for livestock grazing. Bounded to the north by the East Kilbride settlement boundary and to the east by dwellings - this boundary has mature trees along its length. There is another belt of mature trees along the southern boundary and to the west lies West End farm – currently designated as RES2 in the adopted local plan. It is proposed to include the RES2 site at West End farm into the East Kilbride settlement boundary and it would be logical to include this site as well.

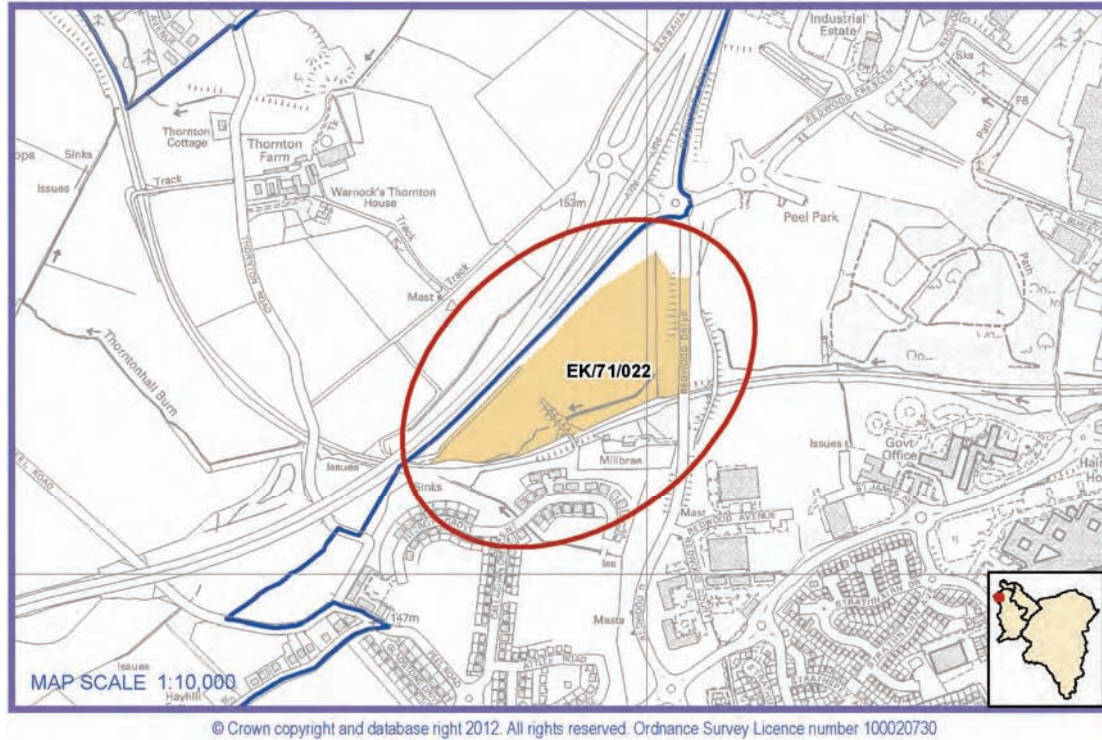
Outcome

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

ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM

EAST KILBRIDE AREA

EAST KILBRIDE



Background

Site reference	EK/71/022
address	Redwood Drive
Site size Ha	7.05
Current use	Vacant – ECON5 in SLLP
Proposed use	Mixed use incl. commercial, leisure and retail
No of units	TBC
Submitted to previous LP?	No

Locational factors

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

Environmental factors

landscape	Urban
Natural heritage	No designated sites affected
Built heritage	No designated sites affected
Open space	Does not affect any ENV1 or ENV2 sites
minerals	No coal mining legacy

SEA

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

Accessibility

Public access	No routes affected
Site access	Good walking links
Road network	Committed developments will reduce Redwood Dr capacity. TA required
Public transport	Not at present but will be provided with development at east of Redwood Dr
Access to services	Not applicable - not residential

Infrastructure

Water and sewerage	525mm combined waste water pipes crossing site. May be flow and pressure issues if high volume. Surface water drainage to be confirmed
Flood risk	Flood Risk Assessment required There are watercourses within this area. Buffer strip around watercourses would be required.
Education	To be confirmed

Other Comments

Currently an undeveloped industrial site within the East Kilbride settlement boundary zoned as ECON5 at the outer edge of a wider industrial area. Bounded to the south by a railway, the main Glasgow Southern Orbital trunk road to the north and west and by Redwood Drive to the east.
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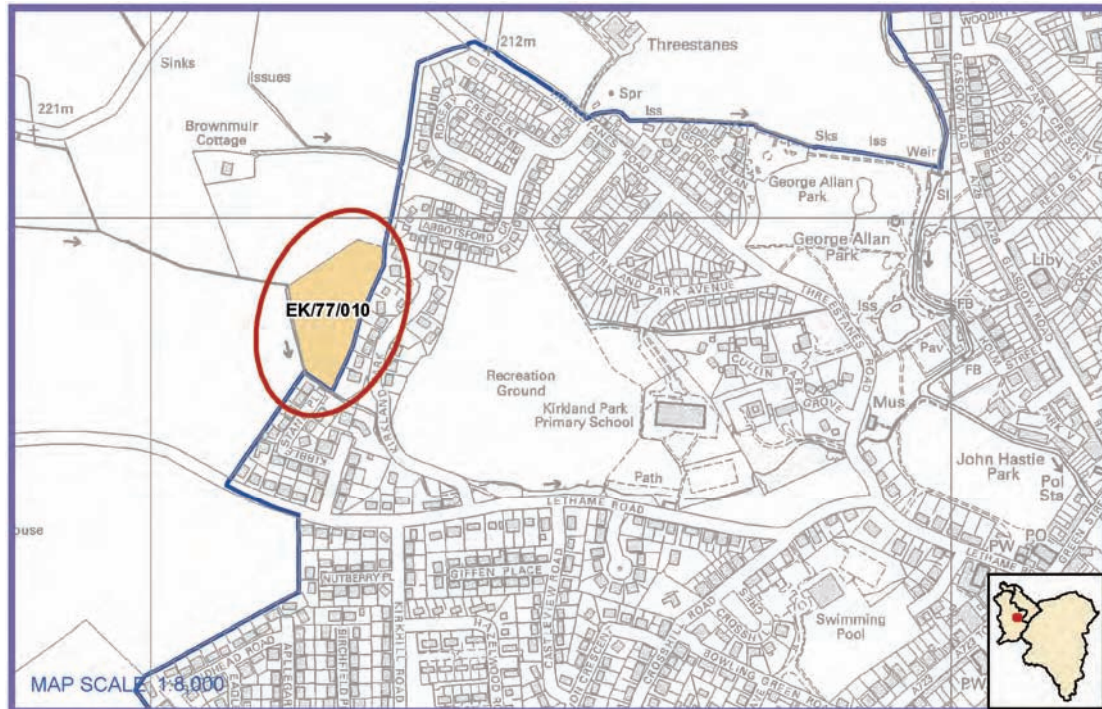
Outcome

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

ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM

EAST KILBRIDE AREA

STRATHAVEN



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Background

Site reference	EK/77/010
address	Kibblestane Place
Site size Ha	1.33
Current use	Agricultural
Proposed use	Residential
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 countryside

Environmental factors

landscape	Plateau Farmland
Natural heritage	No designated sites affected
Built heritage	No designated sites affected
Open space	Does not affect ENV1 or ENV2 sites
minerals	No coal mining legacy

SEA

Does the site accord with SEA?	Major SEA issue – landscape. Minor SEA issues – air quality and climate change.
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Accessibility

Public access	No routes affected
Site access	No access to site
Road network	No access to road network
Public transport	Bus stops more than 400m
Access to services	Town centre more than 400m

Infrastructure

Water and sewerage	No direct access to water main. Surface water drainage to be confirmed
Flood risk	Flood Risk Assessment required. Watercourse on site boundary – buffer strip required.
Education	To be confirmed

Other Comments

Agricultural field currently used for livestock grazing. Site is bounded to the east by a belt of mature trees forming the rear of Kirkland Park and being the current edge of settlement boundary. To the north and west the site is bound by post and wire fencing with a handful of mature trees but no clearly defensible boundary exists. To the south, the site is bounded by 21 Kibblestone where the intended access would be. At the access point the ground level drops considerably to a small burn, a height difference of approximately 3 metres.

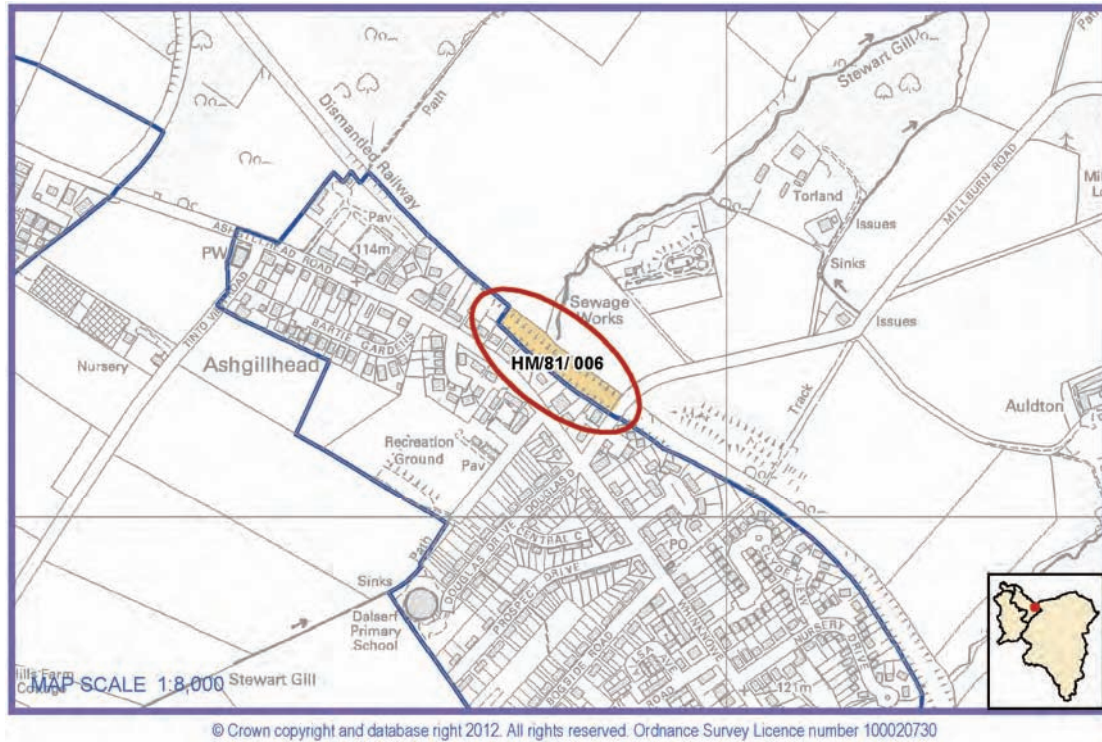
Outcome

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

**ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT –
ASSESSMENT FORM**

HAMILTON AREA

SETTLEMENT ASHGILL



Background

Site reference	HM/81/006
address	Millburn Road, Ashgill
Site size Ha	0.55
Current use	A section of a route of a former railway line
Proposed use	Include within settlement boundary
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	The site would breach a clearly defined settlement boundary that being the former dismantled railway line.

Environmental factors

landscape	Ashgill sits above the Clyde Valley. The former railway line embankment comprises structural woodland landscape which screens properties along this part
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	of the settlement edge and affords local enclosure. It would not be appropriate to encroach into this area.
Natural heritage	Potential impact on Woodland Habitat network / biodiversity
Built heritage	No issues
Open space	No designated open space sites
minerals	Not in referral area

SEA

Does the site accord with SEA?	Several SEA issues – potentially affects biodiversity, landscape, water, air quality and material assets.
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Accessibility

Public access	No routes affected
Site access	Unlikely to achieve appropriate access very limited frontage close to tight bend visibility issues
Road network	Reasonable linkage to A71
Public transport	Bus stop less than 400m railway station 3.5km
Access to services	Local shop and primary school larger retail outlets and secondary school 3.5km

Infrastructure

Water and sewerage	Surface water drainage proposals to be confirmed
Flood risk	Site is a disused railway line with an existing culvert. The condition of this to be confirmed. Flood Risk Assessment required.
Education	To be confirmed

Other Comments

The site lies to the north west of Millburn Road, Ashgill and forms part of a clearly defined settlement edge. It is the embankment of the former railway line and any development proposal would involve major levelling works. This would expose the settlement and have an adverse effect on the adjacent Special Landscape Area It is not suitable for development and it is recommended that potential linear routes such as former railway lines are safeguarded from development.

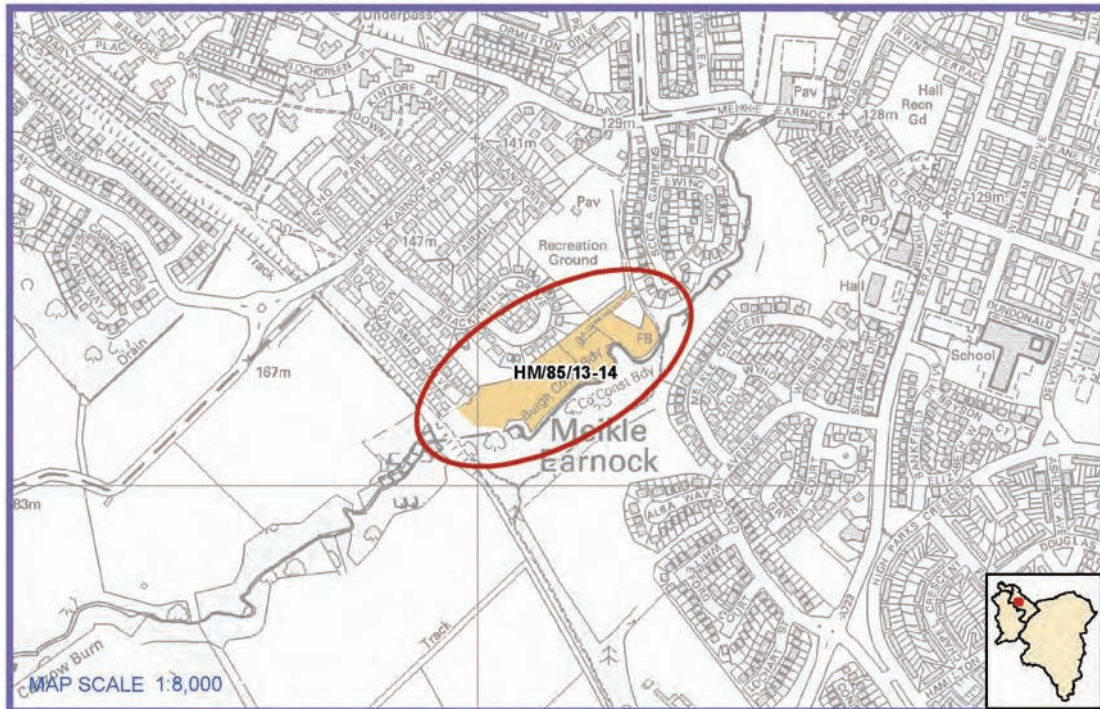
Outcome

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

ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM

HAMILTON AREA

SETTLEMENT HAMILTON



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Background

Site reference	HM/85/13-14
address	Brackenhill Hamilton
Site size Ha	1.48
Current use	Open space
Proposed use	housing
No of units	tbc
Submitted to previous LP?	Yes

Locational factors

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

Environmental factors

landscape	The site is identified as an important area of green space as well as forming part of a wider local network of green spaces within the urban area. This particular site also provides a key link from the local
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	green network into the wider surrounding strategic green network.
Natural heritage	Habitat network and Greenspace issues
Built heritage	No issues identified
Open space	ENV1 ENV2
minerals	Not within referral area

SEA

Does the site accord with SEA?	Various SEA issues – potential impact on biodiversity, soils, water environment and material assets.
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Accessibility

Public access	Some informal paths and potential for connection to core path network.
Site access	No frontage footpath not suitable Topography very difficult for access
Road network	No potential access identified
Public transport	Bus stop more than 400m
Access to services	Local services more than 400m

Infrastructure

Water and sewerage	Surface water drainage proposals to be confirmed
Flood risk	Flood Risk Assessment required. Watercourse on site – buffer strip required
Education	To be confirmed

Other Comments

<p>The site forms part of a series of river valley woodlands which are an important component of the local green network. There are several informal paths which run through the area. There appears to be no significant signs of anti-social behaviour. The area is also considered valuable both in terms of local amenity space as well as in providing a landscape context for the surrounding urban area.</p> <p>It is considered that the development of this site would be unacceptable due to impact on the connectivity, biodiversity value and amenity value of the local green network.</p>

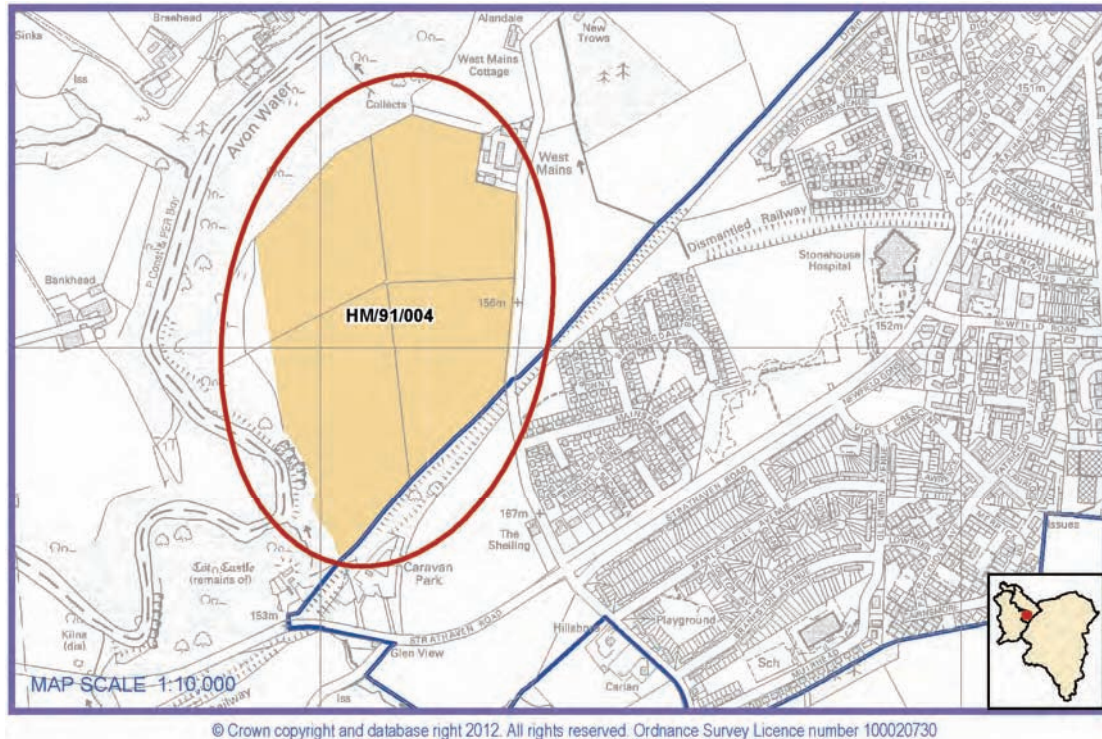
Outcome

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

ADDITIONAL SITES FOR CONSIDERATION FOR DEVELOPMENT – ASSESSMENT FORM

HAMILTON AREA

SETTLEMENT STONEHOUSE



Background

Site reference	HM/91/004
address	Manse Road NW Stonehouse
Site size Ha	19
Current use	Agricultural land
Proposed use	Mixed use including housing, employment, retail and community use.
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. Site is a significant intrusion into green belt.

Environmental factors

landscape	An open exposed site on a slope rising up from West Mains towards the dismantled railway line adjacent to the town of Stonehouse. The site is within
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	the SLA and is highly visible from across the Clyde Valley. Development of it would be highly imposing upon the integrity of the surrounding landscape and wider countryside setting.
Natural heritage	Adjacent to ancient woodlands of semi natural origin and local nature conservation site. Potential impact on protected species.
Built heritage	Archaeological trigger site within area
Open space	ENV1 and 2 sites not affected
minerals	Adjacent to referral area

SEA

Does the site accord with SEA?	Major SEA issues – impact on biodiversity, water environment and landscape.
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Accessibility

Public access	Affects core path and wider access network
Site access	Scale of development would determine form and number of accesses. TA required
Road network	Manse Rd would require upgrade - issues with A71 requiring upgrade. Once at A71 good connectivity
Public transport	Majority of site more than 400m from bus stops railway station 7km
Access to services	Village centre and shops 1800m primary school 1000m secondary school 7km

Infrastructure

Water and sewerage	Surface water drainage proposals to be confirmed
Flood risk	Flood Risk Assessment required
Education	To be confirmed

Other Comments

Site bears no relationship to existing settlement and would be a major intrusion into the wider countryside. Development would impact on the integrity of the special landscape area designation and on designated nature conservation sites. Not considered suitable for development.
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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

**South Lanarkshire
Local Development Plan**

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services
Montrose House, Montrose Crescent
Hamilton ML3 6LB
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