

Community and Enterprise Resources



Planning and Building Standards Services

# South Lanarkshire Local development plan

Adopted 29th June 2015



**Key to Environmental layers**

- Special Area of Conservation
- Special Protection Area
- New Larak World Heritage Site buffer zone
- New Larak World Heritage Site
- Scheduled Ancient Monument
- Listed Building
- National Nature Reserve
- Site of Special Scientific Interest
- Gardens and Designed Landscapes

- Historic Building
- Special Landscape Area
- Conservation Area
- Local Nature Reserve
- Morgan Glen Local Nature Reserve
- Ancient Semi-Natural Woodland
- Long Established and Other Woodland
- Country Park
- Water Access Point
- Green Path (solid)
- Right of Way
- Green Path
- Built Area
- Prime Agricultural Land

- Green Belt
- Green Belt Outer Edge
- Road Area
- Settlement Boundary
- Motorway
- V Class Road
- Railway
- Railway Station
- Local Crossing
- Electric Vehicle Charging Point (AC/DC)
- Electric Vehicle Charging Point (DC)
- Road Scheme



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## Preface

### 1.0 Preface



The South Lanarkshire Local Development Plan sets out a framework for pursuing the continued growth and regeneration of South Lanarkshire by seeking sustainable development in an improved urban and rural environment. South Lanarkshire already has the benefit of good transport links, access to a major population base and markets, a wide range of housing, industrial, and commercial sites and access to recreational facilities. The Local Development Plan provides an opportunity to build on these advantages by encouraging the development of sites that will benefit our community and safeguard our environment, making South Lanarkshire a place in which people will want to live, work, visit and invest.

**Councillor Hugh Dunsmuir**  
Chair of Planning Committee

The South Lanarkshire Local Development Plan sets out the vision, objectives and strategy which will be used to guide future development proposals. This local development plan is aimed at generating economic growth and promoting South Lanarkshire as a place in which to live and do business. The plan promotes Community Growth Areas, Development Framework and Residential Masterplan sites. In addition the plan identifies a number of new sites which seek to provide a greater range and choice for housing to add flexibility to the land supply. Overall, the plan remains focused on the vision set in the Council Plan 'Connect' 'to improve the quality of life for everyone in South Lanarkshire'.

**Colin McDowall, Executive Director,**  
Community and Enterprise Resources





## Introduction



### 2.0 Introduction

#### Profile of South Lanarkshire

**2.1** With 314,850 residents (2013 mid year estimates) and 141,129 households (2013 National Records of Scotland estimate), the population of South Lanarkshire (SL) continues to grow. In terms of population, it is Scotland's fifth largest local authority - after Glasgow, Edinburgh, Fife and North

Lanarkshire. It covers an area of 1,772 km<sup>2</sup>, from Rutherglen and Cambuslang, on the boundary with Glasgow, to the Southern Uplands at Leadhills, east to Forth and Dolphinton and west to Thorntonhall and Drumclog. Within its boundaries there are 30 Conservation Areas, around 1,100 Listed Buildings and an extensive rural area which includes the Clyde and Avon Valleys and parts of the Southern Uplands and the Pentland Hills.

**2.2** The M74 running north to south through South Lanarkshire and the A725, A71, A70 and A702, all running east to west, provide effective road links between the towns, villages and communities. These are complemented by an extensive rail network, with services from Glasgow to Hamilton, East Kilbride, Rutherglen, Cambuslang and Lanark town centres, which are a focus of retail, leisure, commercial, civic, educational and health facilities.

**2.3** The construction of new houses has continued with over 3,300 built between 2009 and 2014. This has been complemented by private sector investment in new commercial and industrial development and by Council investment in community infrastructure. The latter includes the schools modernisation, roads and transportation and housing investment programmes. The schools modernisation programme alone has already delivered 17 new or refurbished secondary schools and will see 124 new or refurbished primary schools completed by 2018. In addition, new commercial and industrial investment has taken place in strategic industrial and business locations such as Hamilton International Technology Park (HITP) plus new retail developments in Strathaven, Larkhall, Lesmahagow and Carluke.

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**2.4** In common with other areas there have been significant job losses in South Lanarkshire in recent years. However, it is anticipated the number of jobs will grow by 7,100 by 2025. A focus for some of the investment needed to generate these jobs will be in Clyde Gateway, Hamilton International Technology Park and Peel Park, East Kilbride. Clyde Gateway is identified in the National Planning Framework 3 (NPF3).

**2.5** The Council recognises that it has to respond to the challenges presented by its ageing population, the growing number of households requiring accommodation, the need to stimulate economic activity and create employment. Whilst, at the same time, consider the impact of climate change and the need to protect and enhance the area's natural and built environment.

**2.6** The above provides the physical, economic and social context within which

a vision for the South Lanarkshire Local Development Plan (SLLDP) can be developed and realised. This vision is ambitious but soundly based on the opportunities and the benefits offered by South Lanarkshire and its communities including the voluntary sector; using these to address the forthcoming challenges and promote the area as a place in which to invest, live, visit and work.

### Policy context

**2.7** The Council has a statutory duty under the Planning etc. (Scotland) Act 2006 to prepare a local development plan. This must contain the planning policies which provide the basis for assessing and determining planning applications and which guide and shape future land use. The LDP is one tier in the hierarchy of plans that will set out planning policy for the Council.

**2.8** At the top level lies the Government's Economic Strategy, the National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP). NPF3 highlights the importance of place, and identifies where the national priorities for investment should take place to support the core aim in the Government's Economic Strategy for sustainable economic growth. SPP focuses on how development should be delivered if this aim is to be satisfied.

**2.9** The Glasgow and the Clyde Valley Strategic Development Plan (GCVSDP) 2012 provides the strategic context for development in the wider city-region. The GCVSDP is aimed at supporting economic competitiveness and social cohesion whilst acknowledging the need to adopt a sustainable environmental approach. The GCVSDP is in the process of being replaced by Clydeplan (SDP2).

**2.10** The Council Plan, 'Connect', sets out what the Council aims to achieve between 2012 to 2017. Its overarching vision is to 'improve the quality of life for everyone in South Lanarkshire'. The plan identifies a range of objectives aimed at working towards this vision.

**2.11** Several of these objectives are in the process of being, or have already been, addressed in a range of plans and strategies. This includes the Single Outcome Agreement, the Community Plan, the Local Transport Strategy (LTS), the Local Housing Strategy (LHS) and the Economic Strategy. These all provided context for the preparation of the SLLDP.

**2.12** The SLLDP has a specific role to play in supporting a number of 'Connect' objectives. In particular it should:





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- Support the local economy.
- Develop a sustainable Council.
- Improve the quality of the physical environment.
- Improve the road network.
- Improve the quality, access and availability of housing.

**2.13** The aim, vision, themes, objectives and spatial strategy of the SLLDP are based on and acknowledge the approach and direction taken in these supporting plans, policies and strategies. This legislative and policy context is included in Appendix 5.

**2.14** Under the terms of Section 22 of the Planning etc. (Scotland) Act 2006, Supplementary Guidance (SG) has been produced on a number of topics. Once approved by Scottish Ministers, statutory supplementary guidance forms part of the local development plan. Supplementary Guidance contains more detailed information and policies allowing the SLLDP to focus on key policies and proposals. The Council can also approve non-statutory supplementary guidance if required.

**2.15** Statutory Supplementary Guidance has been produced on

- Sustainable Development and Climate Change
- Green Belt and Rural Areas

- Development Management, Placemaking and Design
- Community Infrastructure Assessment
- Industrial and Commercial Development
- Town Centres and Retailing
- Affordable Housing and Housing Choice
- Green Network and Greenspace
- Natural and Historic Environment

**2.16** A further statutory supplementary guidance on Renewable Energy will be produced and approved by autumn 2015.

**2.17** Issues relating solely to minerals development are not contained within the SLLDP. These are contained in a separate Minerals Local Development Plan (MLDP) adopted in June 2012. Updating of this plan will commence in Autumn 2015.

### Technical studies

**2.18** Technical studies have been used to inform preparation of the SLLDP.

- **Strategic Environmental Assessment:** In May 2012, the Council prepared and submitted a Strategic Environmental Assessment (SEA) Environmental Report to the Scottish Government's SEA Gateway in accordance with the Environmental Assessment (Scotland) Act, 2005. This was submitted in support of the Main Issues Report

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and took account of the assessment findings regarding all sites received through the 'call for sites'. In May 2013 an Environment Report Annex was also submitted which reported on the findings of the subsequent assessment of LDP policies and sites which came forward after the first Environmental Report. The Environment Report Annex also set out how the advice and opinions of the statutory Consultation Authorities had been taken account of in the SEA process and in the Proposed South Lanarkshire LDP. Following examination, a final SEA Environmental Report was prepared to take account of modifications identified through the process. As required, a Post Adoption Statement will be prepared to explain how the adopted LDP has been influenced by the SEA process. This will be submitted to the SEA Gateway in the summer of 2015.

- **Habitats Regulations Appraisal:** A Habitats Regulations Appraisal (HRA) for the SLLDP was undertaken in compliance with the EC Habitats Directive (Council Directive 92/43/EEC) and the Conservation (Natural Habitats, &c.) Regulations 1994 as amended. The HRA Record concludes there will be no adverse effect on the integrity of any Natura 2000 sites as a result of the SLLDP.

- **Equalities Impact Assessment:** A full equalities impact assessment (EqIA) has been carried out. This concluded that there are no adverse impacts in terms of equalities legislation or on community relations.
- **South Lanarkshire Local Landscape Character Assessment (LCA):** This was approved by South Lanarkshire Council and updates the 1999 Glasgow and the Clyde Valley Regional LCA and provides greater detail on the local landscape character. This was used to inform the preparation of the document

entitled 'Validating Local Landscape Designations'.

- **Validating Local Landscape Designations:** This draws on the South Lanarkshire LCA to review the extensive local landscape designations in the SLLP as advocated by Scottish Natural Heritage and Historic Scotland in 'Guidance on Local Landscape Designations (2005)'. The designations have been updated to focus on the areas of highest landscape quality and value in South Lanarkshire. The document identifies six Special Landscape Areas (SLAs) in South





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Lanarkshire. This document was approved by South Lanarkshire Council and these designations remain relevant.

- **Spatial Framework and Landscape Capacity for Wind Turbines:** This was produced in 2010 and provides guidance on the capacity of local landscapes to accommodate wind turbines. The spatial framework has been superseded by SPP but the capacity assessment remains relevant. It should be read in conjunction with the 2010 reports 'Validating Local Landscape Designations' and 'South Lanarkshire Local Landscape Character Assessment'. Together, these three documents provide the basis for making a technical assessment of the sensitivity and capacity of the various landscape character types in South Lanarkshire to accommodate windfarm and turbine development. A capacity assessment in line with SPP shall be prepared in 2015 in conjunction with the Renewable Energy Supplementary Guidance and will be subject to public consultation. This will consolidate and replace the 2010 framework and landscape capacity report.

### How to use the plan

**2.19** Every part of South Lanarkshire is covered by a land use policy. Depending on the location and nature of a particular

proposal, applicants, stakeholders and other interested parties, should consider the South Lanarkshire Local Development Plan (SLLDP) and the MLDP. It should also be noted that more than one policy may apply to a particular area.

**2.20** In order to determine which policies or proposals are relevant the following steps should be taken:

- Identify the property or land on the proposals maps.
- Note the colour, lines or symbols and the policy or proposal reference which covers the land or property.
- Some policies are not site specific, for example, Community Infrastructure Assessment or Development Management; in this case the policy applies to all development proposals, as appropriate.

**2.21** Please note some policies overlay each other for example, prime agricultural land and special landscape area. If clarification is needed please consult the website at South Lanarkshire Council Planning Pages where an online version of the map will be available. Alternatively please contact Planning Headquarters on 01698455934.



## Vision and strategy



### 3.0 Vision and spatial strategy

**3.1** The SLLDP seeks to ensure that future development takes place in a sustainable way. At the same time, however, it must recognise the need for economic growth and regeneration. Together this must create well designed and located places and respect the distinctive and valued qualities of the area's natural and built environment.

**3.2** The Plan's overall strategic vision is:-

'To promote the continued growth and regeneration of South Lanarkshire by seeking sustainable economic and social development within a low carbon economy whilst protecting and enhancing the environment'.

**3.3** The SLLDP has to demonstrate how the Council can work towards achieving this

vision by identifying appropriate, detailed and specific land use related objectives. Four distinctive themes were identified around which the plan's objectives were structured and developed:

- Economy and Regeneration.
- People and Places.
- Environment.
- Infrastructure.

**3.4** This provided the basis for identifying four broad objectives which seek to:

- Encourage sustainable economic growth.
- Meet the communities needs.
- Enhance and safeguard the environment.
- Maximise the use of existing infrastructure.

**3.5** These have been used to develop the more specific and focused objectives described in Figure 3.1.

**3.6** If progress is to be made in achieving these objectives, the LDP has to encourage development in the right place, at the right time and of the right quality. Consequently, the spatial implications of these objectives and the development opportunities they generate together make up the spatial strategy for the plan. The individual components of the spatial strategy are described in Figure 3.1 along with the overall relationship between the plan's vision,



## Vision and strategy

themes, objectives and spatial strategy, set against a background of considering impacts on climate change. This sets the overall strategy of the SLLDP.

**3.7** In addition, the LDP must reflect the policy approach and direction taken in the GCVSDP. It identifies sites which can operate as Strategic Economic Investment Locations (SEILs) and a network of Strategic Town Centres which support a range of economic, civic and social functions. Encouraging and facilitating the role of the SEILs and the Town Centres will contribute towards meeting the vision and objectives of the SLLDP.

**3.8** The location and nature of the regeneration and growth priorities, in particular, the community growth areas and development framework sites continue to play a significant role in achieving the plan's vision and objectives.

**3.9** The SLLDP also identifies residential masterplan sites and green network priorities. The location and purpose of these is to achieve the vision and objectives of the SLLDP. Taken together, appropriate developments within the SEILs, town centres, masterplan sites, community growth areas and development framework sites accord with the plan's vision and contribute towards achieving its objectives. Therefore they represent a significant component of the

plan's spatial strategy and are included in the development priorities, (Table 3.1 and Appendix 3). The Council's commitment to the green network priorities is re-affirmed in Policy 14.

**3.10** The policies used to assess and determine if other development proposals would contribute towards achieving the plan's objectives and thus secure the preferred land use outcomes described in the spatial strategy, are set out under the relevant theme. Some of these policies cut across all the themes. In view of their wider, more strategic implications these are described in this section, dealing with the overall strategy and include:

- Spatial Strategy.
- Climate Change.
- Green Belt and Rural Area.
- Development Management and Placemaking.
- Community Infrastructure Assessment.
- General Urban Areas/Settlements.

### Policy 1 Spatial Strategy

The South Lanarkshire Local Development Plan will encourage sustainable economic growth and regeneration, protect and enhance the built and natural environment and move towards a low carbon economy. This will be achieved by;

- supporting regeneration activities and maximising regeneration and local economic benefits
- delivery of the development proposals identified in Table 3.1 and Appendix 3
- development that accords with and supports the policies and proposals in the development plan and supplementary guidance.



## Vision and strategy

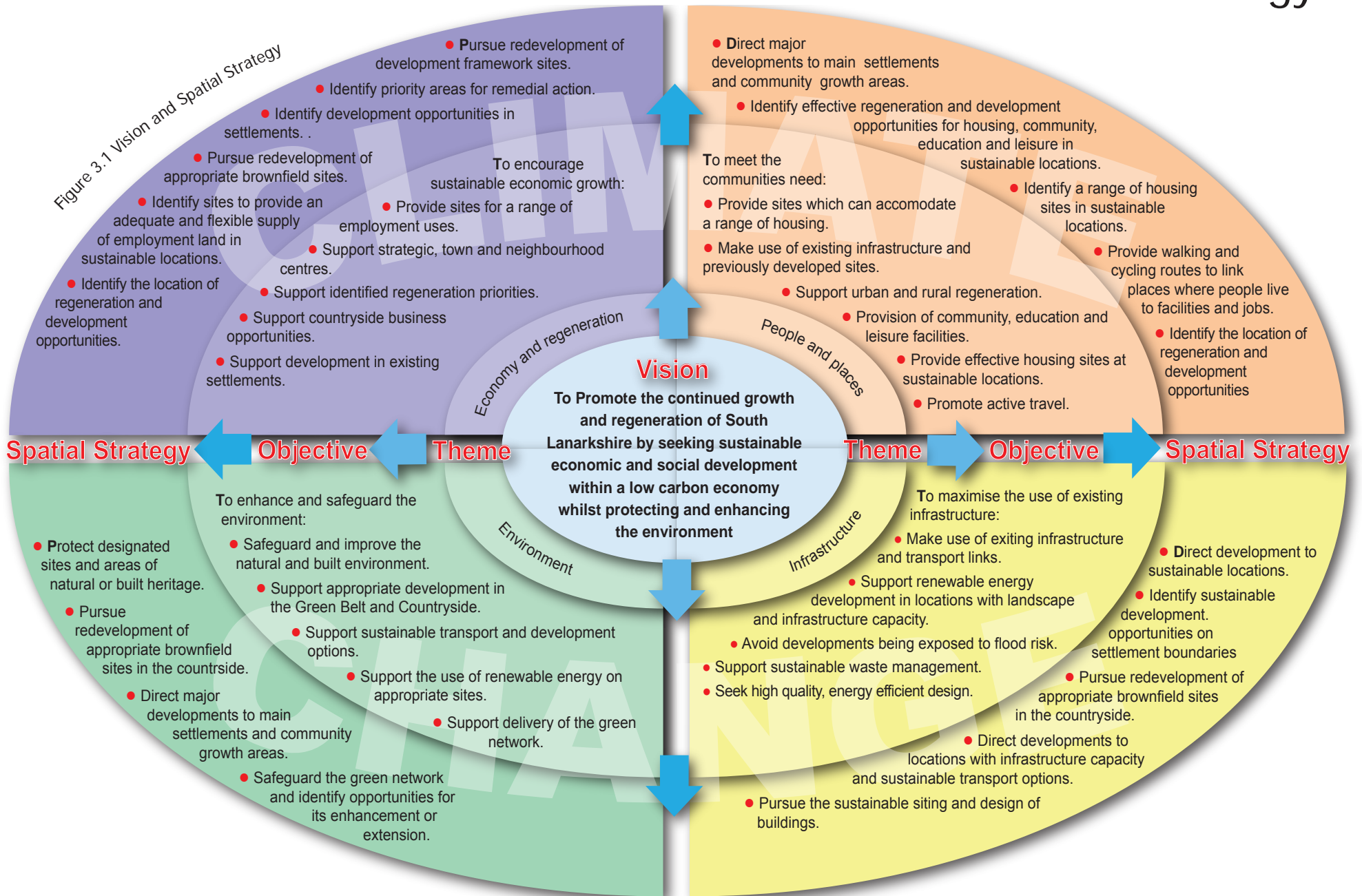
Table 3.1 : Spatial Strategy Development Priorities (full details contained in Appendix 3)

Category	Location
Strategic Economic Investment Locations (SEILs)	Clyde Gateway (Shawfield) Hamilton International Technology Park Peel Park North, East Kilbride Poneil Scottish Enterprise Technology Park, East Kilbride
Network of Strategic Centres	Hamilton East Kilbride Lanark
Community Growth Areas	<b>Hamilton Area:</b> Hamilton West, Ferniegair, Larkhall <b>East Kilbride Area:</b> East Kilbride <b>Cambuslang/Rutherglen Area:</b> Newton <b>Clydesdale Area:</b> Carluke
Development Framework Sites	Hamilton Area: Craighead, Blantyre, Bothwell Road, Uddingston, Former DAKS Factory, Carlisle Road, Larkhall East Kilbride Area: East Kilbride Town Centre, Former Rolls Royce Works, Mavor Avenue East, Langlands West Cambuslang/Rutherglen Area: Clyde Gateway Clydesdale Area: Market Road, Biggar, Wellburn Farm, Lesmahagow, Bellfield, Coalburn
Residential Masterplan Sites	Hamilton Area: Bellshill Road South, Uddingston, Bothwellbank Farm, Bothwell, Shott Farm, Blantyre East Kilbride Area: Strathaven West, Westpark, Strathaven, Peel Road, Thorntonhall Cambuslang/Rutherglen Area: Gilbertfield, Cambuslang, Lightburn Road, Cambuslang Clydesdale Area: Edinburgh Road, Biggar, Upper Braidwood, Braidwood House, Birkwood Hospital Lesmahagow, James Street, Carluke, Manse Road, Forth, Angus Terrace, Douglas.
Primary Schools Modernisation Programme	Primary schools across South Lanarkshire. An updated programme is available on the Council's website following the links through Education Resources to the Schools Modernisation Programme.





# Vision and strategy



## Vision and strategy

### Climate change

**3.11** A key theme running through the SLLDP is the need to address the land use issues arising from the impact of climate change. In particular the SLLDP aims to address climate change issues outlined in the Council's Sustainable Development Strategy and the Carbon Management Plan and to comply with the need to reduce carbon dioxide emissions from new buildings. These aims, where appropriate, translate into policies and proposals which:

- Ensure development is sustainably located to make best use of public transport and the established social and economic infrastructure and has no significant adverse impacts on the environment.
- Makes new buildings as carbon neutral as possible.
- Safeguards and enhances green networks.
- Reduces waste.
- Reduces South Lanarkshire's reliance on fossil fuels.
- Supports the use of renewable, low and zero carbon energy generating technologies.

**3.12** The SLLDP also reflects the need to support development that will help to meet the Scottish Government's target of generating the equivalent of 100% of

Scotland's electricity demand from renewable resources and the equivalent of 11% of heat demand from renewable sources by 2020. The policy consequences for the Council of these requirements are dealt with in the section on Renewable Energy and in Supplementary Guidance.

**3.13** Consequently, the plan across its vision, themes, objectives and spatial strategy recognises the need for the location and design of new developments to respond and adapt to meet the challenges of climate change whilst having regard to the need to pursue growth and regeneration.

### Policy 2 Climate change

Proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change by;

- i. being sustainably located;
- ii. maximising the reuse of vacant and derelict land;
- iii. utilising renewable energy sources;
- iv. being designed to be as carbon neutral as possible;
- v. using, where appropriate, low and zero carbon energy generating technologies, that reduce predicted carbon dioxide emissions to meet current building standards within new buildings;
- vi. avoiding areas of medium to high flood risk;
- vii. having no significant adverse impacts on the water and soils environment, air quality, biodiversity (including Natura 2000 sites and protected species) and green networks;
- viii. ensuring new development includes opportunities for active travel routes and provisions for public transport and for the creation and enhancement of green networks,
- ix. providing electric vehicle recharging infrastructure in new developments to encourage the adoption of low carbon vehicles; and
- x. minimising waste.

Development proposals must also accord with other relevant policies and proposals in the development plan and other appropriate supplementary guidance.



## Vision and strategy



### Green Belt and rural area

**3.14** The Green Belt is a national, strategic and local resource. Within South Lanarkshire the Green Belt encloses the urban settlements of Cambuslang, Rutherglen, East Kilbride, Strathaven, Hamilton, Bothwell, Uddingston, Blantyre, Larkhall, Stonehouse and Carluke. This area is well served by a range of services and has high levels of road and rail connectivity. Consequently, there is continued pressure for development,

particularly on the edges of the established urban centres. The settlement boundaries have been reviewed to take account of new, consented development or to allow for the limited release of sites, identified through the local development plan process, whose development can contribute towards economic growth. Sites have been selected with due regard to identifying locations that are sustainable and have a limited impact on the environment.

**3.15** Beyond the Green Belt the remainder of South Lanarkshire is more rural with a dispersed settlement pattern. Pressure for housing development remains high, particularly where there are reasonable road connections via the A702 or on locations that are accessible to the M74. The focus of this plan is on supporting existing communities by directing development towards them and ensuring that the identity of these small settlements is not lost. Consideration may also be given to limited settlement expansion, of an appropriate scale, which supports and encourages prosperous and sustainable communities within the rural area.

**3.16** The aim of the SLLDP is to control development in the Green Belt and rural area and ensure there is no significant and adverse impact on the environment or on local services and infrastructure.



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### Policy 3 Green Belt and rural area

The Green Belt and the rural area functions primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Development which does not require to locate in the countryside will be expected to be accommodated within the settlements identified on the proposals map, other than in the following circumstances;

- i. Where it is demonstrated that there is a specific locational requirement and established need for a proposal.
- ii. The proposal involves the redevelopment of derelict or redundant land and buildings where significant environmental improvement can be shown.
- iii. The proposal is for conversion of traditional buildings and those of a local vernacular.
- iv. The proposal is for limited development within clearly identifiable infill, gap sites and existing building groups.
- v. The proposal is for extension of existing premises or uses providing it is of a suitable scale and design. Any new built form should be ancillary to the main use.

In the Rural Area limited expansion of an existing settlement may be appropriate where the proposal is proportionate to the scale and built form of the settlement, it is supportive of the sustainability of the settlement and a defensible settlement boundary is maintained.

In both the Green Belt and rural area isolated and sporadic development will not be supported.

Development proposals must also accord with other relevant policies and proposals in the development plan and other appropriate supplementary guidance. Appropriate uses in the Green Belt and rural area are contained within supplementary guidance.

### Development management and placemaking

**3.17** The development management process has a key role in encouraging the creation of attractive, sustainable places that are socially and economically successful. The Council expects developers to respond to this challenge and contribute towards improving the quality of our towns, buildings and spaces. The LDP and its associated Supplementary Guidance sets out the approach the Council will expect developers to adopt when planning and designing new developments. This approach is based on the policies contained in the National Planning Framework 3, Scottish Planning Policy, Creating Places, Designing Streets and the Glasgow and the Clyde Valley Strategic Development Plan.

**3.18** The Plan and the associated guidance clearly sets out how the Council will assess and determine planning applications and is aimed at providing applicants with the certainty they need when they are preparing plans for new developments. This can reduce the risk to developers during the design process and encourage them to support innovative and imaginative design solutions.

**3.19** At a detailed level, supplementary guidance on Development Management, Placemaking and Design (DMPDSG) provides





## Vision and strategy



information on the criteria used when the types of planning application made by a homeowner, such as extensions, are being considered. It provides information on the criteria used to assess proposals for hot-food shops, advertisement hoardings, working from home, mobile snack vans, tourist related developments, Gypsies/ Travellers and Occupational Travellers sites and the electronic communications network. It also provides specific requirements for development within urban areas, residential development guidance and guidance on design and access.

### Placemaking

**3.20** The Council expects the design and layout of new developments to create buildings and places which respect their surroundings, establish a sense of place and identity, contribute positively towards the existing character of an area, are easy to get to and move around in, particularly for pedestrians, and incorporate the principles of sustainable development.

**3.21** In addition the siting, design and layout of developments, including community growth areas, development framework sites and residential masterplan sites, should accord with the principles of placemaking. This requires them to

demonstrate an understanding of landscape setting and context, reinforce the character and settlement patterns of local areas, contribute to a sense of place and have an understanding of local building traditions and materials. Guidance on design, including successful placemaking is provided in the Development Management, Placemaking and Design Supplementary Guidance.

**3.22** The outcome should be the creation of valued and appreciated places people can identify with, which can integrate the activities and services used by their community and where people will want to live, work, visit and enjoy. This will help communities fulfil their economic and social potential.

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### Policy 4 Development management and placemaking

All development proposals will require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community and where appropriate, should include measures to enhance the environment as well as address the six qualities of placemaking (as detailed in Appendix 1 of the DMPDSG).

When assessing development proposals, the Council will ensure that:

- i. there is no significant adverse impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or amenity;
- ii. there is no significant adverse impact on landscape character, built heritage, habitats or species including Natura 2000 sites, biodiversity and Protected Species nor on amenity as a result of light, noise, odours, dust or particulates;
- iii. the proposed development is accessible for all, provides suitable access and parking, encourages active travel and has no adverse implications for public safety;
- iv. the proposal includes appropriate integrated and accessible infrastructure, open space, green infrastructure and landscape provision;
- v. sustainability issues are addressed through energy efficient design, layout, site orientation and building practices;
- vi. the development does not result in any significant adverse impact on the water environment as required by the Water Framework Directive and related regulations and as appropriate, mitigation to minimise any adverse effects is provided; and
- vii. there are no significant adverse effects on air quality (particularly in and around Air Quality Management Areas), or on water or soil quality and, as appropriate, mitigation to minimise any adverse effects is provided; and
- viii. risks to new development from unstable land resulting from past mining activities are fully assessed and, where necessary, mitigated prior to development.

Development proposals must also accord with other relevant policies and proposals in the development plan and with appropriate supplementary guidance.

### Community infrastructure assessment

**3.23** Community infrastructure assessment is required to recognise and address the impact a development may have on a specific area, for example, on the road network, educational provision, recreational areas and community facilities. Contributions from developers will be sought to address the direct consequences or impacts of a proposed development. They are not intended to resolve existing deficiencies in infrastructure.

**3.24** Taking account of the economic circumstances and the constraints on funding and resources the Council takes a reasonable and proportionate approach to the level of contribution expected and the timing of providing the funding. In doing so, it will aim to strike a balance between setting contributions at a level that addresses projected impact and ensuring that the development remains viable but in turn delivers economic and social benefits. Where there is a need for new infrastructure in areas where there may be combined developments, such as Community Growth Areas, pooled contributions may be appropriate.



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### Policy 5 Community infrastructure assessment

Where development proposals would require capital or other works or facilities to enable the development to proceed, financial contributions towards their implementation will be required. These contributions will be appropriately assessed and developers will be required to ensure transparency in the financial viability of a development. In each case contributions must:

- i. serve a planning purpose;
- ii. be necessary to make the proposed development acceptable in planning terms;
- iii. be directly related to the proposed development;
- iv. be fairly and reasonably related in scale and kind to the proposed development and
- v. be reasonable in all other aspects.

The Council will either seek the direct provision of such works or facilities by developers, or, in appropriate cases, a financial contribution from the developer to fund off site provision either by third parties or by the Council itself. Where contributions are required these should be secured through planning condition or a legal agreement before permission is issued. Lump sum payments for capital works will normally be made when the work is carried out but consideration will be given to the use of endowments, phased payments, or other mechanisms, provided clear timeframes are agreed.

Development proposals must also accord with other relevant policies and proposals in the development plan and with appropriate supplementary guidance.

### General urban areas/settlements

**3.25** The LDP seeks to protect and enhance the quality of life of South Lanarkshire's residents within its main urban areas and small settlements. To achieve this, the character and amenity of these areas has to be safeguarded. The majority of the built up areas of South Lanarkshire are not subject to specific policies and proposals identifying development opportunities. It is nonetheless important that these areas are safeguarded and enhanced and the amenity enjoyed by their residents is protected.

**3.26** This policy will apply to all those areas, within the recognised settlement boundaries, where no specific policies or proposals apply. Further policy detail is provided in the Development Management, Placemaking and Design Supplementary Guidance.

### Policy 6 General urban area/settlements

Within the urban areas and settlements identified on the proposals map, residential developments and those of an ancillary nature such as guest houses, children's nurseries, medical facilities, community uses, small scale retail or workshop units may be acceptable, provided they do not have a significant adverse affect on the amenity and character of the area. Developments, particularly 'bad neighbour' uses which by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety will not be permitted if they are detrimental to the amenity of residents.

Each proposal will be judged on its own merits with particular consideration given to the impact on the amenity of the area, proposed servicing and parking arrangements and where appropriate, an assessment of the contribution of the proposal to meet an identified local need.

Development proposals must also accord with other relevant policies and proposals in the development plan and appropriate supplementary guidance.

## Economy and regeneration



### 4.0 Economy and regeneration

#### Employment

**4.1** Promoting sustainable economic growth is a key objective of the SLLDP. Providing and identifying a range and choice of sites suitable for economic development can make a significant contribution towards meeting this

objective. The SDP identifies a number of strategic economic investment locations, targeted at key growth sectors which require to be promoted or safeguarded in the LDP. These locations include development opportunities at Clyde Gateway and Poniel and safeguarded sites at Hamilton International Technology Park (HITP), Scottish Enterprise Technology Park (SETP) and Peel Park North.

**4.2** There are also a number of Development Framework sites identified in the SLLDP which contain opportunities for employment related development. Additionally, there are a wide range of other industrial estates and business locations in South Lanarkshire. These range from large modern estates to low amenity local yardspaces. All these areas have a role in providing local employment opportunities and the majority continue to function well as locations for industrial and business use. These are retained as 'core' industrial and business areas. In some areas there has been an increase in vacancy rates and pressure for non-industrial/business uses. These are identified as 'other employment land use areas' where a more flexible approach to non-industrial proposals will be taken. The criteria for assessment of development proposals in these locations are set out in supplementary guidance.

**4.3** There is also a need to maintain a supply of marketable sites for industry and business across South Lanarkshire which range in size and amenity, to meet a variety of requirements. A review of such sites was undertaken in accordance with SPP and this is kept up to date through the annual audit process. The Industrial and Commercial Development Supplementary



## Economy and regeneration

Guidance contains further information on the marketable industrial land supply.

**4.4** In Lanark and Carluke there is a local shortage of marketable land which the Council proposes to address by extending the existing industrial estates at Caldwellside, Lanark and Castlehill, Carluke. These extensions will be 'core' industrial and business areas.

**4.5** The office/service sector is an important part of the South Lanarkshire economy. In general, class 4 offices shall be supported in industrial and business locations and class 2 offices in town and neighbourhood centres. The locational considerations and criteria relevant to the assessment of office proposals are set out in supplementary guidance.

**4.6** South Lanarkshire's location on the edge of the central belt, major north-south and east-west transport links and the high quality historic and natural environment gives the area a large potential tourist market, especially for short breaks and day visitors. South Lanarkshire also offers a wide variety of tourist and visitor attractions that contribute to the local economy by providing employment and generating expenditure on goods and services. In particular New Lanark, one of only five world heritage sites in Scotland, is a major attraction for tourists, including international visitors. The Lanarkshire Tourism Action Plan to 2015 aims to provide a strategic focus for tourism provision in Lanarkshire.

**4.7** The SLLDP seeks to encourage sustainable tourism developments in appropriate locations that conserve the quality of the natural and historic heritage of the area on which many of the tourist attractions and activities are based. There is a need to promote existing tourist attractions and protect these from inappropriate development activity. Further guidance relating to tourist developments is included in the Development Management, Placemaking and Design Supplementary Guidance.

**4.8** The Council is a member of the Clyde and Avon Valley Landscape Partnership (CAVLP) which includes several public bodies and charitable organisations. It aims to work with communities and landowners to identify and develop projects which not only conserve the natural and built heritage of the area but also provide the community with a range of volunteering and learning opportunities.

**4.9** The SLLDP encourages sustainable economic growth and regeneration through these different sectors. This will be delivered through the development of appropriately located sites and the implementation of projects, supported by the Plan's policies that will develop the area's tourism potential and the management and interpretation of its natural, built and cultural resources.



## Economy and regeneration

### Policy 7 Employment

The Council will support sustainable economic growth and regeneration by encouraging the development of business in South Lanarkshire through the identification of employment land use areas. The categories of employment land use areas and appropriate uses are set out in Table 4.1 and shown on the proposals maps.

A range and choice of marketable sites for employment uses across South Lanarkshire will be maintained. The Council will monitor this through the annual land audit process.

Class 4 office developments shall be supported in employment land use areas and class 2 offices in town and neighbourhood centres.

Detailed criteria for the assessment of proposals within the employment land use areas, for all industrial/business proposals outwith these areas and appropriate locations for office developments, are set out in supplementary guidance.

The provision of good quality visitor attractions and accommodation will be supported based on the sustainable management and interpretation of the area's natural, built and cultural resources.

Development proposals must also accord with other relevant policies and proposals in the development plan and appropriate supplementary guidance.

Table 4.1 Schedule of Employment Land Categories

Proposed designation	Role and characteristics	Policy approach
Strategic Economic Investment Locations (SEILs)	<ul style="list-style-type: none"> <li>Strategically important locations identified in the Strategic Development Plan.</li> <li>Clyde Gateway (Shawfield) (business and financial services/ distribution and logistics)</li> <li>Poniel (Clydesdale) (distribution and logistics)</li> <li>Hamilton International Technology Park (business and financial services/life sciences/ creative and digital industries)</li> <li>Scottish Enterprise Technology Park (East Kilbride) (life sciences/ creative and digital industries/ green technologies)</li> <li>Peel Park North (East Kilbride) (life sciences/creative and digital industries)</li> </ul>	Promote development of the key sectors identified in SDP (See Appendix 3 Development Priorities). Presumption against non industrial/business developments and change of use.
Development Framework Sites	Large mixed use sites where employment uses will be integrated with other land uses	Requirements for each Development Framework Site are set out in Appendix 3 Development Priorities.
Core industrial and business areas	Established industrial and business areas which range from modern attractive business parks to local yardspace areas. These are shown on the proposals maps and listed in supplementary guidance.	These areas are retained for industrial /business use (class 4/5/6) and any exceptions must meet the criteria in SG.
Other employment land use areas	Areas designated for industrial use but where there is an increasing element of non industrial use. These are shown on the proposals maps and listed in supplementary guidance.	A flexible approach to development in these areas with non industrial uses (except residential/retail) considered provided these meet certain criteria in SG.



# Economy and regeneration

## Strategic and town centres

**4.10** Shopping patterns are changing and this has an impact on the role and function of town centres. There is a need to ensure that town centres are fit to support the economic and social aspirations of their communities. The Scottish Government responded by undertaking and publishing a Scottish Town Centre Review in 2013. This has informed the policy direction outlined in SPP. The Town Centres and Retailing SG provides further guidance on the network of centres and takes account of the findings of the Scottish Town Centre Review.

**4.11** The individual centres in South Lanarkshire support a diverse range and scale of economic and social roles and functions. These include shops, offices, entertainment, civic, education, health and leisure activities. Collectively, they make up a network of centres ranging from strategic and town centres to neighbourhood centres. These are listed in Tables 4.2 and 4.4.



Table 4.2 Strategic and Town Centres

Category	Centres
Strategic centres:	East Kilbride Hamilton Lanark
Town centres	Blantyre Biggar Cambuslang Carluke Larkhall Rutherglen Strathaven

**4.12** Strategic centres are facing major challenges adapting to the economic downturn, the rise of large out-of-centre superstores, the changing format of stores and the increasing use of online shopping.

This results in an increasing proportion of vacancies and a reduction in the quality and choice of goods and services. The SDP has identified the roles and function of each centre, the challenges they face and the actions needed to ensure these centres can continue to play their part in providing communities with sustainable access to the services and goods they need (as shown on Table 4.3). The Council acknowledge this and will:

- Safeguard and protect the strategic centres.
- Adapt to the changing needs of occupiers and advances in technology.
- Support appropriate marketing and promotional initiatives to help sustain the centres and improve footfall.

Table 4.3 Network of Strategic Centres Roles and Functions; Managing Change

Centre	Dominant Roles and Function	Challenges	Action
East Kilbride	Town centre with retail, civic and community, leisure, employment and business	Competition from other centres	Build on existing catchments and public transport linkages. Review and assessment to improve retail quality/provision
Hamilton	Town centre with retail, leisure, civic, community, employment and business use	Competition from retail locations	Promote further urban realm and improve quality of the retail on offer
Lanark	Town centre with civic and community, tourism and culture	Limited rural catchment and accessibility	Enhance role as a market town, improve accessibility

## Economy and regeneration

**4.13** As with the strategic centres a similar pattern is emerging in the Council's other Town Centres in response to changing shopping patterns. A key planning issue will be to ensure they continue to provide shopping facilities that meet consumer expectations of choice and quality and which are accessible by good public transport networks.

### Policy 8 Strategic and town centres

Within the Strategic and Town Centres listed in Table 4.2 the Council will allow a mixture of uses compatible with their role as commercial and community focal points. This will include shops, offices, leisure, community, civic, health, residential and other appropriate uses which support the network of centres.

The Council will undertake 'Health Checks' for each of the Strategic and Town Centres and this work will be subject to stakeholder consultation.

Development proposals must also accord with other relevant policies and proposals in the development plan and appropriate supplementary guidance.

### Neighbourhood centres

**4.14** Within smaller towns, villages and neighbourhoods there is typically a small group of shops including grocers, newsagents, chemists, bakers and other services which serve the local community. These centres may also have hot food shops, betting offices and hairdressers. These provide a day-to-day service and are particularly important to less mobile people in communities. It is important to preserve the retail function of these centres. In particular, the Council would be concerned if convenience (food) shopping were to disappear from these smaller centres. Table 4.4 lists the neighbourhood centres.



Table 4.4 Neighbourhood Centres

Area	Neighbourhood Centre
Cambuslang/ Rutherglen Area	Burnside, Fernhill, Halfway, King's Park
Hamilton Area	Almada St, Bothwell, Burnbank, High Blantyre, Hillhouse, Low Waters, Stonehouse, Uddingston
East Kilbride Area	Calderwood, East Kilbride Village, Greenhills, Lindsayfield, Stewartfield, St James Centre, St Leonards, The Murray, Westwood
Clydesdale Area	Blackwood/Kirkmuirhill, Carnwath, Coalburn, Crossford, Douglas, Forth, Law, Lesmahagow

**4.15** The Council also recognises that not all centres have the same profile and there may be instances where a centre has a higher proportion of retail to non-retail uses and vice-versa. The Council expects that centres will continue to have a role to play in the provision of retail uses for the community they serve. Consequently, when assessing development proposals regard will be given to the impact the proposal has on the role and function of the centre.



# Economy and regeneration

**Policy 9 Neighbourhood centres**

Any proposals for changes of use within neighbourhood centres will be assessed with regard to the need to have an appropriate mix of uses. A retail element should be retained to serve the needs of the local community.

Development proposals must also accord with other relevant policies and proposals in the development plan and appropriate supplementary guidance.

## Out of centre retail and commercial locations

**4.16** In addition to the strategic, town and neighbourhood centres there has been demand for other retail and commercial floorspace outwith these centres. The location of out-of-centre retail and commercial developments, both operational and consented, are shown on the proposals map and listed in Table 4.5. In some cases the location is restricted to commercial uses only.



Table 4.5 Out-of-Centre Retail/Commercial Locations

Out-of-Centre Retail/Commercial locations	Area	Use
Operating	<p><b>Cambuslang/Rutherglen Area:</b>                      Bridge Street                      Dalmarnock Road</p> <p><b>East Kilbride Area:</b>                      Auction Market, Strathaven                      Howard Avenue                      Kingsway East                      Kingsgate Retail Park                      Linwood Avenue/College Milton                      Mavor Avenue                      Stroud Road/Kelvin Road</p> <p><b>Hamilton:</b>                      Cherryhill, Larkhall                      Hamilton Retail Park                      Whistleberry Retail Park</p> <p><b>Clydesdale:</b>                      Loch Park Carluke                      Teiglum Rd Lesmahagow</p>	<p><b>Use:</b>                      Retail                      Retail</p> <p>Retail                      Retail                      Commercial                      Retail                      Retail                      Retail                      Commercial</p> <p>Retail                      Retail                      Retail</p> <p>Retail                      Retail</p>
Consented	<p><b>East Kilbride Area:</b>                      Peel Park/Redwood Crescent</p> <p><b>Clydesdale:</b>                      Stanmore Road, Lanark</p>	<p>Retail</p> <p>Commercial</p>

## New retail/commercial proposals

**4.17** There is continued interest in retail and commercial development. The retail development market is changing with a move towards a focus on convenience goods. As a consequence the format of proposed stores is reducing in size from a supermarket format (approximately 9,000m<sup>2</sup> gross and above) to smaller convenience stores ranging from

approximately 5,000m<sup>2</sup> to 1,000m<sup>2</sup> gross. Proposals of this nature can often look to out-of-centre locations. However, an alternative such as this will only be considered once strategic and other town centre locations, edge of strategic and edge of other town centre locations, and other commercial centre locations have been assessed through the sequential approach outlined in Policy 10. Policy 10 also requires that developers must

## Economy and regeneration

### Policy 10 New retail/commercial proposals

Any proposals for retail or commercial development will be assessed against the following criteria and must:

- i. follow the sequential approach as set out in SPP;
- ii. not undermine the vitality and viability of the strategic and town centres and/or neighbourhood centres;
- iii. be supported by the area's catchment population;
- iv. complement regeneration strategies for the area;
- v. promote sustainable development;
- vi. take account of development location and accessibility;
- vii. minimise environmental and traffic impact;
- viii. have no significant adverse impact on natural and/or built heritage resources, including Natura 2000 sites and Protected Species
- ix. promote quality design and accessibility for all;
- x. take account of drainage and service infrastructure implications.

Major development proposals over 2,500m<sup>2</sup> (gross) comparison floorspace; 1,000m<sup>2</sup> (gross) convenience should be accompanied by a retail assessment.

This assessment should include a quantitative assessment of retail impact and capacity, and the qualitative impacts of the proposal. The cumulative effect of recently implemented or consented retail developments in nearby locations should also be taken into account. In particular locations, for example neighbourhood centres, a retail assessment may also be required for developments less than 1,000m<sup>2</sup>(gross) floorspace.

Development proposals must also accord with other relevant policies and proposals in the development plan and appropriate supplementary guidance.

assess the impact of the proposal on the vitality and viability on the strategic and town centres and neighbourhood centres and demonstrate there will be no unacceptable cumulative impacts. New retail/commercial development proposals require to be supported by the catchment area's population and should be in locations that reduce the need to travel by private vehicle and be accessible by walking/cycling routes and public transport.

### Economic development and regeneration

**4.18** There have been many successes over the last few years in promoting social inclusion and rebuilding local communities. However, significant challenges remain in ensuring that everyone in South Lanarkshire has the opportunity to benefit from the employment opportunities generated by the area's economic investment locations, development sites and the existing industrial and commercial centres. The 2012 Scottish Index of Multiple Deprivation (SIMD) identifies 53 datazones within South Lanarkshire (13.3%) that are included within the most deprived 15% of datazones in Scotland. South Lanarkshire has the fifth largest number of





## Economy and regeneration

'employment deprived' (26,880) and the fifth largest number of 'income deprived' people in Scotland (43,760). Areas within Rutherglen/Cambuslang, Blantyre/North Hamilton, Larkhall, Stonehouse and the Douglas Valley remain a continuing concern.

**4.19** Much more needs to be done to tackle the needs of South Lanarkshire's most deprived communities and it is only through long term, sustained and focused action that the complex and inter-related root causes of poverty can be addressed. This can be done by providing appropriate and readily accessible job opportunities for the people who live here. In response to these challenges, the Council's regeneration programmes, particularly those that aim to improve the employability of people out of work, continue to have a focus on the areas covered by the worst 15% datazones. For example, approximately 40% of clients supported by the Council's jobs access activities come from these datazones.



**4.20** The Council has a long and successful history of investment in employment and employability services for local people. It is keen to derive community benefits by way of training and employment opportunities linked to additional new investment and it works pro-actively with business to provide a wide range of support that directly assists employers with recruitment and training. This can include customised training programmes delivered in partnership with other public sector agencies and designed to meet the specific requirements of recruiting companies.

**4.21** South Lanarkshire has approximately 8,000 businesses. The majority of these are small, employing fewer than 50 employees (over 90%) and the remaining 10% of businesses employ between 50 and 1,000 people. The businesses are reasonably spread throughout the Council area with a higher concentration approximately 40%, in the East Kilbride area. The Council's Business Support programmes are well established and provide grants and loans to local businesses where they need financial assistance with a project to make it happen. These are aimed at projects where the company will increase/safeguard jobs and turnover/profitability in the local economy. A programme aimed at engaging with local businesses to develop their tendering awareness and skills is also in operation to ensure they can capitalise

on supply chain and public spending opportunities where they arise.

**4.22** Within this context the Council, through policies and proposals in the SLLDP, will seek to support its wider economic and regeneration activities and those arising from the Single Outcome Agreement and Community Planning. This will be achieved by supporting developments that will generate sustainable economic activity and create employment opportunities. Where appropriate, the Council will encourage and work with developers to access the local supply chain and explore the means to create local targeted employment opportunities, thereby maximising the local economic benefits from a development.

### Policy 11 Economic development and regeneration

The Council will support activities that maximise economic development and regeneration particularly through implementation of the policies in this plan and the proposals listed in Appendix 3. Priority will be given to development proposals that deliver physical and community regeneration and positively contribute to the local economy.

## People and places



### 5.0 Housing land

**5.1** The development of housing is a key part of the economy and can be used as an indicator of an area's prosperity and attractiveness. Providing new housing of the right type at the right price can encourage people to locate or stay in the area. It is also a key land use that, if poorly located, designed and delivered, can have an adverse impact on the environment and people's lives.

**5.2** A range of housing types, at different prices, tenures and locations are needed to cater for the increasing number and variety of households, maintain the viability of communities, and support the operation of local labour markets and the wider economy. This is particularly relevant when providing housing for first time buyers and encouraging young families to settle and remain in a specific location.

**5.3** The SLLDP has identified a range of sites dispersed throughout South Lanarkshire aimed at increasing the choice and availability of housing. This includes the more strategic community growth areas, development framework sites and residential masterplan sites. These sites play a role in achieving the Plan's vision.

**5.4** SPP states that a Housing Need and Demand Assessment (HNDA) should be carried out to provide an evidence base for defining housing supply targets and allocating land in LDP's. Part of the evidence prepared for the SDP was an HNDA which set the context and requirements for housing land allocation in LDPs. These requirements are outlined in Schedule 7 and 11A of the SDP. Schedule 7 estimates that between 2009 and 2020 South Lanarkshire should complete 15,800 units with a further 2,500 between 2020 and 2025. This gives a total estimated requirement of 18,300 private sector new build units to 2025. Schedule 11A considers the indicative all-tenure requirement from 2008/2009 to 2020 and from 2020 to 2025. This suggests that South Lanarkshire is required to meet an indicative target of 29,100 units by 2020 and a further 3,800 by 2025 giving an overall requirement of 32,900. This is not a new build requirement but a combination of new build and restructuring of existing stock. This HNDA is now being updated and will form part of the emerging



## People and places

Clydeplan (formerly the Glasgow and the Clyde Valley Strategic Development Plan).

**5.5** Taking account of the above, the Council reassessed its land supply and proposed changes which acknowledge the current effectiveness of sites and the likely timescales for development. This considered a number of factors including infrastructure availability, developer interest and marketability. The Council recognises that in some areas sites in sustainable locations can contribute towards the sustainable development of communities and generate economic activity.

**5.6** The Council will also expect the siting, design and layout of housing developments, to accord with the principles of placemaking. Clear guidance on design is provided in the Supplementary Guidance on Development Management, Placemaking and Design.

**5.7** Taking all these factors into account, the SLLDP has a clear aim relating to housing, to ensure that a continuous five year effective supply of residential land, in appropriate locations, is available and that new developments display a sense of place and identity. Where possible, the Council will also assist housebuilders to bring forward sites previously considered non-effective or where development is not progressing as anticipated during the period of this plan.

### Policy 12 Housing land

There will be a minimum five year effective supply of private sector housing land at all times during the lifetime of the plan, based on the SDP housing requirement. This will be monitored and updated annually. The Council will support development on the sites included in the Housing Land Audit and identified on the proposals map.

If the Housing Land Audit identifies a shortfall in effective land the council will support development proposals which are effective for, in order of preference:

- Urban capacity sites
- Additional brownfield sites
- Sustainable greenfield sites

Account will be taken of other local development plan policies and of any adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal.

Development proposals must also take account of other relevant policies and proposals in the development plan and with appropriate supplementary guidance.

### Affordable housing and housing choice

**5.8** Housing is a basic need and having somewhere to live that is safe and warm provides a firm basis for other aspects of life. A key priority in 'Connect' the Council Plan 2012-2017 is to improve the quality, access and availability of housing. This can be done in a variety of ways including the provision of affordable housing and choice of housing type and location.

**5.9** Affordable housing is defined in SPP as 'housing of a reasonable quality that is affordable to people on modest incomes'. Typically it is housing available at below market prices that meets the needs of those unable to afford to buy or rent on the open market. The HNDA and the SDP identify a likely requirement of 85,000 units of affordable housing between 2008 and 2025 with 14,600 (17%) of these houses located in South Lanarkshire.

**5.10** In setting an overall housing supply target, the Council in its Local Housing Strategy, considered a wide range of factors, including the availability of public subsidy and the contribution to be made by making best use of the existing affordable housing stock. For affordable housing, the LHS concludes that the overall supply target should be, as a minimum, 180 to 200 units per annum.

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The Affordable Housing and Housing Choice Policy has been produced to enable the implementation of these requirements and this policy applies across all four Housing Market Areas (HMAs) in South Lanarkshire. These are Cambuslang/ Rutherglen, East Kilbride, Hamilton and Clydesdale. These HMAs are relatively self contained areas within which most people move house when their needs or circumstances change.

**5.11** The Council has produced supplementary guidance on affordable housing and housing choice. This provides details on the levels of contribution the Council will expect, either financially or through the provision of serviced land, in order to meet its affordable housing needs. To facilitate the delivery of social rented housing, in circumstances where contributions are required as part of the Community Infrastructure Assessment for a development, which includes the provision of social rented housing land, the social rented housing provider will be exempt from making contributions, with the balance being made up from the remaining part of the development.

**5.12** In addition to affordable housing, the Council expects developers to provide a diverse and attractive mix of house types and sizes. This should include different tenure

mixes to ensure that a full range of housing types are provided in order to meet a range of housing need and demand.

### Policy 13 Affordable housing and housing choice

The Council will expect developers to contribute to meeting affordable housing needs across South Lanarkshire by providing, on sites of 20 units or more, up to 25% of the site's capacity as serviced land for the provision of affordable housing, where there is a proven need. If on-site provision is not a viable option the Council will consider off-site provision in the same Housing Market Area.

The provision of a commuted sum will only be acceptable if on or off site provision cannot be provided in the locale or there are no funding commitments from the Scottish Government. The Council will require developers to make a contribution to fund social rented affordable housing on alternative locations within the same Housing Market Area.

In addition, developers must provide a range of house size and types to give greater choice in meeting the needs of the local community whilst recognising the demands of the wider housing market area.

Development proposals must also take account of other relevant policies and proposals in the development plan and with appropriate supplementary guidance.





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## Places

**5.13** The Council will also expect the siting, design and layout of all housing developments, to accord with the principles of placemaking. Clear guidance on design, including successful place making, is provided in the Supplementary Guidance on Development Management, Placemaking and Design.

**5.14** The guidance, together with the Development Management and Placemaking policy in this plan, emphasise that the Council expects new housing developments to have a distinct identity, create safe and pleasant places that are easy to move around and to be welcoming, adaptable and resource efficient. This will require housing proposals to demonstrate an understanding of their context and how it can be improved or acknowledged by building developments which respect the local character, provide valued and appreciated open space and create a distinctive identity. The aim being to create a desirable environment in which people will want to live and which provides the social, economic and environmental benefits they need. This will require proposals to pay particular regard to the terms of the Development Management and Placemaking policy contained in this plan and the associated SG.

**5.15** New housing developments can also generate a need for associated infrastructure. This can include social, recreational or educational facilities as well as improvements to road, water or sewerage infrastructure. Ensuring that housing developments have the right kind of supporting infrastructure is an important part of creating places that can meet the needs of the community and operate sustainably. Consequently, proposals will also have to accord with the terms of the Community Infrastructure Assessment policy contained in this plan and the associated SG.





## Environment



### 6.0 Green network and greenspace

**6.1** The Green Network is a series of high quality connected greenspace which delivers a range of multiple benefits. This includes contributing towards placemaking, mitigating greenhouse gases through carbon storage, supporting biodiversity, enhancing health and quality of life, providing flood storage and areas for leisure activity. Strategically,

South Lanarkshire lies within both the Central Scotland Green Network area and the GCV Green Network Partnership area. In addition, the Clyde Gateway has been identified as a strategic priority for delivery of the green network. This is reflected in the development framework requirements for Clyde Gateway. (Appendix 3)

**6.2** At the local level there is a well established green network within the larger urban centres. This is complemented

by a rural network of access routes, watercourses, wildlife corridors, parks and country parks which provide strategic linkages from the urban green network to the wider countryside. Extension and enhancement of the green network will be supported. Opportunities for creating new links to the network will also be considered when determining applications for new developments and in partnership with other public sector agencies. The role of the green network in promoting active travel will also be considered.

**6.3** Greenspace and other open space including sports pitches, are a major component of the green network. The SLLDP identifies priority greenspace sites which will be protected from development. Green network and greenspace policy seeks to protect existing resources from loss or fragmentation due to development but also recognises there are opportunities to extend and enhance the network and provide new links. There are also numerous small areas of greenspace in residential areas which enhance local amenity and provide accessible spaces for residents. Development proposals for these areas are assessed through specific criteria contained in the Development Management, Placemaking and Design Supplementary Guidance.



## Environment

### Policy 14 Green network and greenspace

Any development proposals should safeguard the local green network, identified on the proposals map, and identify opportunities for enhancement and/or extension which can contribute towards:

- i. placemaking,
- ii. mitigating greenhouse gases,
- iii. supporting biodiversity,
- iv. enhancing health and quality of life,
- v. providing water management including flood storage, and buffer strips,
- vi. providing areas for leisure activity, and
- vii. promoting active travel.

The protection and enhancement of the green network will be a core component of any masterplan, development framework site or community growth area.

The loss of any areas of priority greenspace, identified on the proposals map, will not be supported. Partial loss will only be considered where it can be demonstrated that:

- The retention or enhancement, including positive management of the areas to be retained can be best achieved by the redevelopment of part of the site which would not affect its function.
- There is no significant adverse impact on the landscape character and amenity of the site and surrounding area.
- There is no significant adverse impact on natural and/or built heritage resources, including Natura 2000 sites and Protected Species.
- Compensatory provision of at least equal quality and accessibility is provided locally.

Any development proposals which may impact on greenspace and green networks must also accord with other relevant policies and proposals in the development plan and with appropriate supplementary guidance.

### Natural and historic environment

**6.4** Protecting and enhancing the natural and historic environment is a key objective of the LDP. South Lanarkshire contains a diverse range of resources including internationally and nationally designated sites, protected species, listed buildings, conservation areas and numerous locally important designations. In addition, SPP directs Planning Authorities to take into account the wider environment and take a strategic approach to natural heritage, including recognition of its role in tackling climate change.



## Environment

**6.5** Policy 15 identifies a hierarchy of natural and historic designations where different degrees of protection will be required. The hierarchy is summarised in Table 6.1 and is explained in more detail in supplementary guidance on the Natural and Historic Environment. This sets out detailed policies which apply to these designations and other environmental resources and also outlines good practice guidance for developers.

**6.6** Many of the designations also form part of the green network which connects greenspace in and around settlements. This is separately addressed in Policy 14 Green Networks and Greenspace.

**6.7** The extensive rural area of South Lanarkshire also offers opportunities to create new woodlands and forestry in line with the Glasgow and Clyde Valley Forest and Woodland Strategy. Similarly, through the Council's participation in the Clyde and Avon Valley Landscape Partnership, there will be an opportunity to take forward projects which will conserve and enhance the unique landscape and cultural heritage of the Clyde and Avon Valleys. In addition, access rights are an important issue and, where relevant, they will be considered when determining planning applications.

### Policy 15 Natural and historic environment

The Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment. In addition, where specific designations are affected, as listed in Table 6.1 - Natural and Historic Environment Designations and as shown on the proposals map, the following applies:

#### Category 1, 2 and 3 sites

The Council will seek to protect important natural and historic sites and features, as listed in Table 6.1 and shown on the proposals map, from adverse impacts resulting from development, including cumulative impacts.

In Category 1 areas:

i) Development which could affect Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) (Natura 2000 sites) will only be permitted where an appropriate assessment of the proposal demonstrates that it will not adversely affect the integrity of the site following the implementation of any mitigation measures. Proposals where it cannot be ascertained that it would not adversely affect the integrity of the site will only be permitted where there are no alternative solutions and there are imperative reasons of overriding public interest.

ii) The Council will seek to protect and preserve the Outstanding Universal Value of New Lanark World Heritage Site. Development proposals affecting the world heritage site and its setting will be assessed against the detailed criteria set out in supplementary guidance. Development proposals within the buffer zone will be assessed for their potential impact on the site's outstanding universal value.

In Category 2 areas, development will be permitted where the objectives of the designation and the overall integrity of the area can be shown not to be compromised following the implementation of any mitigation measures. Any significant adverse effects must be clearly outweighed by social or economic benefits of national importance.



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In Category 3 areas, development which would affect these areas following the implementation of any mitigation measures will only be permitted where there is no significant adverse impact on the protected resource.

Where possible, any development proposals which affect natural and historic designations should include measures to enhance the conservation value of the site affected.

**Protected species**

Development which will have an adverse effect on protected species following the implementation of any mitigation measures will not be permitted unless it can be justified in accordance with the relevant protected species legislation.

Development proposals must also take account of other relevant policies and proposals in the development plan and appropriate supplementary guidance.

Pink Footed Goose © rspb-images.com



Below : Table 6.1 Hierarchy of Natural and Historic Environment Designations

Note: Designations with a \* are not shown on the proposals map

Category	Designation
Category 1 (International)	Special Protection Areas Special Areas of Conservation World Heritage Site and its setting, and its buffer zone
Category 2 (National)	Scheduled Monuments and their setting Category A Listed Buildings and their setting National Nature Reserves Sites of Special Scientific Interest Inventory of Gardens and Designed Landscapes Inventory of Historic Battlefields Prime Agricultural Land (Categories 1,2 and 3.1) The Water Environment * Ancient Semi-natural Woodland (categories 1a and 2a on SNH Ancient Woodlands Inventory)

Category	Designation
Category 3 (Local)	Special Landscape Areas Category B and C Listed Buildings and their setting Other archaeological sites and monuments * Conservation Areas Local Nature Reserves Tree Preservation Orders * Other long established woodlands and woodlands of high conservation value Peatlands * Country Parks Core Paths, Core Water Routes (Paths) and water access/ egress points, and Rights of Way Quiet Areas

# Infrastructure



## 7.0 Infrastructure

### Travel and transport

**7.1** SPP emphasises how the link between transport and land use has a strong influence on sustainable economic growth. It also highlights that the Local Transport Strategy and SLLDP should be complementary and ensure consistency between the appropriate authorities involved in transportation. In

this regard SLLDP conforms to the South Lanarkshire LTS 2013-2023 which, in turn, takes account of the Regional Transport Strategy prepared by the Strathclyde Partnership for Transport.

**7.2** The Scottish Government's Infrastructure Investment Plan details that the M8, M73, M74 Motorway Improvements project is programmed within this plan period. This will specifically result in

improvements to the Raith interchange in South Lanarkshire, together with widening and junction improvements along much of the M74 between Raith and Maryville.

**7.3** Table 7.1 summarises new road schemes contained in the Local Transport Strategy. SLC will have responsibility for the delivery of these, with the exception of Raith Interchange (Transport Scotland) and Stonehouse (Private Developer).

**7.4** Any proposals for new development must ensure that appropriate sustainable transport options are available. A longer term objective is to promote a change from private to public modes of transport. This can be achieved by encouraging public transport, providing walking and cycling routes which encourage active travel, linking the places where people live to town centres, community and recreational facilities and sustainably locating major employment hubs and educational establishments.

**7.5** This might not always be possible in rural areas and the SLLDP will aim to address this by reducing, where possible, the need to travel. This can be done, for example, by encouraging small businesses to locate in rural settlements to give employment opportunities to the local community.



# Infrastructure

Table 7.1 Road Schemes

Location	Project
Raith Interchange	M8/M73/M74 Improvements
Stonehouse	Relief Road
Stewartfield Way, East Kilbride	Enhancement
A726/Greenhill Road East Kilbride	Widening
Downiebrae Road, Rutherglen	Upgrade
Cathkin	Relief Road
Lanark	Town Centre Circulatory System

## Policy 16 Travel and Transport

New development proposals must consider, and where appropriate, mitigate the resulting impacts of traffic growth, particularly development related traffic, and have regard to the need to reduce the effects of greenhouse gas emissions and at the same time, support and facilitate economic recovery, regeneration and sustainable growth.

Development of walking, cycling and public transport networks which provide a viable and attractive alternative to car travel, thus reducing the effects of transport on the environment, will be supported. In addition, existing and proposed walking and cycling routes will be safeguarded, including former railway lines which can provide walking, cycling and horse riding opportunities.

Development proposals must also accord with other relevant policies and proposals in the development plan and with appropriate supplementary guidance. In particular proposals must conform to the Local Transport Strategy, Core Path Plan and the Council Guidelines for Development Roads.

## Water environment and flooding

**7.6** The water environment is made up of groundwater, surface water and watercourses and also includes the associated riparian zone. It also includes the catchments of watercourses and wetland networks. Developments should not have a significant adverse impact on any part of the water environment. SEPA is the regulatory authority responsible for ensuring that water quantity and quality is protected and maintained. The water environment has an important role to play in biodiversity and supports a variety of wildlife, including protected species, birds, aquatic species and biota. It also supports recreational and leisure uses, and tourism.

**7.7** Under the Water Framework Directive (WFD), South Lanarkshire Council is identified as a responsible authority for river basin management planning. A key factor in the SLLDP will be protecting and enhancing the water environment and preventing development from taking place within the floodplain or where it will have an impact on its function. SPP sets out the measures authorities are expected to take to tackle the issues of flooding and drainage in their development plans, particularly when dealing with developments which will impact on the functional floodplain or water environment generally.



## Infrastructure

**7.8** The SDP supports the protection and enhancement of the water environment and the reduction of flood risk through the delivery of the Metropolitan Glasgow Strategic Drainage Plan, the extension of the Glasgow and Clyde Valley Green Network, the use of

sustainable urban drainage systems (SUDS) and the safeguarding of the storage capacity of the functional floodplain. Further details on the Water Environment and Flooding is included in supplementary guidance.

### Policy 17 Water environment and flooding

Any development proposals which will have a significant adverse impact on the water environment will not be permitted. This includes engineering works such as culverting. In determining proposals consideration shall be given to water levels, flows, quality, features, flood risk and biodiversity within the water environment. The use of buffer and no development zones will be introduced to protect the riparian zone. These measures have been identified as having a key role to play in ensuring that protection and improvement of the water environment in accordance with the Water Framework Directive (WFD) and the underling aims of the River Basins Management Plans (RBMPs).

The avoidance principle of flood risk management as set out in SPP must be met. Within areas identified as functional floodplain the Council will not support any development proposals except where a specific location is essential for operational reasons and appropriate mitigation measures can be taken that meet the principles of flood risk management.

Sites where flood risk may be an issue (due to the breaching of watercourses, surface water and run off and impact of the proposal on groundwater) shall be the subject of a local flood risk management assessment. Any development where the flood risk cannot be appropriately managed to prevent a significant adverse increase in the risk of flooding, either on the site or elsewhere, will not be permitted.

The plan will take a precautionary approach to managing flood risk by considering flooding from all sources and working towards sustainable flood management.

Development proposals must also accord with other relevant policies and proposals in the development plan and with supplementary guidance.





# Infrastructure

## Waste

**7.9** The Scottish Government's Zero Waste Plan (2010) set out a vision for reducing waste and treating it as a resource. In particular, before considering waste disposal, authorities must identify ways of reducing, reusing, recycling and recovering waste. This includes recycling demolition material as secondary aggregates, reusing 'green' waste and converting it to compost and recycling as much household waste as possible through the introduction of glass, paper and plastic bins for households (source segregation).

**7.10** Waste can be used to recover energy, which has an important role in meeting renewable energy targets. However, this should not be at the expense of measures to reduce, reuse and recycle waste. As a part of the improved management of waste under Zero Waste Plan, there will be a reduced reliance on landfill.

**7.11** SPP requires LDPs to identify appropriate locations for required waste management facilities. This includes thermal treatment plants, waste recycling and processing operations, and composting and anaerobic digestion plants which can contribute towards the move away from landfill. However, at this stage it is not known what implications this may have in land use terms. As a result a criteria based approach

has been adopted to consider future waste related planning applications.

**7.12** There will still be a requirement to accommodate residual waste through landfill. In 2012 there was one consented landfill site to the south of East Kilbride at Rigmuir and one site approved for disposal of inert waste at Carscallan, Quarter. There is also an operational landfill site at Cathkin. However, an application to renew the permission for this site has been refused by the Council. Associated enforcement action sets out specific actions and a timetable for their implementation. Consent has been granted by the Council for a thermal waste processing facility at Dovesdale, Stonehouse. None of the pre-commencement conditions have been discharged to date and it does not benefit from a SEPA licence. On the basis of the foregoing the Council has taken the view not to show or safeguard either Cathkin or Dovesdale sites on the proposals map until these matters are resolved.

**7.13** The 2014 SPP states that the planning system should support the provision of a network of infrastructure to allow Scotland's waste and secondary resources to be managed in one of the nearest appropriate installations, by means of the most appropriate methods and technologies. It also explains: that while a significant

shortfall of waste management infrastructure exists, emphasis should be placed on need over proximity; that the achievement of a sustainable strategy may involve waste crossing planning boundaries; that, as the national network of installations becomes more fully developed, there will be scope for giving greater weight to proximity; that regard should be had to the annual update of required capacity for waste mindful of the need to achieve the all-Scotland operational capacity; and that this should not be regarded as a cap. All proposals for waste management facilities should show how they contribute towards delivering both the national annual waste management capacity required and an adequate and integrated network of waste management facilities.



## Infrastructure

**7.14** Integral to this policy operating successfully is the need to ensure that new developments are designed to include appropriate provision for the recycling, storage and collection of waste materials. The Council expects new commercial, business, industrial and residential developments to incorporate the requirements of the Zero Waste Plan into their design and layout by minimising the generation of waste during their construction and operational phase.



### Policy 18 Waste

The Council will ensure that existing and new waste management facilities for the treatment and disposal of municipal and commercial waste, including waste transfer stations and recycling centres, shall be safeguarded for waste management use. Any development on or adjacent to these sites which would adversely affect, or be adversely affected by the operation of the facility will not be considered favourably.

Any proposals for waste management facilities such as landfill, waste recycling and processing operations, composting or anaerobic digestion plants and thermal treatment plants must accord with the criteria set out in supplementary guidance.

Planning applications for waste management operations shall be assessed against the following criteria:

- i. The contribution a proposal makes towards delivering both the national annual waste management capacity required to meet the targets set out in the Zero Waste Plan, and an integrated and adequate network of waste management facilities (Note: the capacity required is set out in the waste capacity tables referred to in the key documents listed at page 42 of the 2014 SPP);
- ii. The impact on the local communities and other sensitive land uses is considered acceptable;
- iii. The development will have no significant impact on any natural or built heritage features including the green belt, agricultural land, landscape and landscape character, habitats and species (including Natura 2000 sites and protected species);
- iv. The development will have no significant impact in terms of local environmental effects including noise, dust, vibration, odour, air quality, attraction of vermin or birds, litter, potential for the pollution of surface water or ground water contamination.
- v. The site design will include appropriate lighting, nets for waste and pest control and will have suitable access, landscaping and screening to minimise visual impact;
- vi. The hours of operation and the length of time of the proposed operation.
- vii. Traffic volumes and the effects on the road network and road safety;
- viii. There should not be a proliferation of sites in a locality that may be detrimental by virtue of cumulative impact;
- ix. Suitability of the restoration and aftercare proposals for the site.



# Infrastructure

In general, waste management facilities, recycling centres and transfer stations will be directed to employment land (including industrial, and storage and distribution sites) and/or existing waste management sites unless other material considerations indicate otherwise.

Any applications for energy from waste facilities shall be located where there are opportunities to connect with heat/power grids and users.

Development proposals must also accord with other relevant policies and proposals in the development plan and with appropriate supplementary guidance.

## Renewable energy

**7.15** Scottish Government Policy seeks to generate the equivalent of 100% of Scotland's gross annual electricity consumption, and meet 30% of overall energy demand and 11% of heat demand, from renewable sources by 2020. The 2014 SPP requires planning authorities to support the development of a diverse range of renewable energy technologies at appropriate locations, and requires that an area's full potential for electricity and heat from renewable sources is achieved in line with national climate change targets, giving due regard to relevant environmental, community, and cumulative impact considerations.

**7.16** In South Lanarkshire, onshore wind is the most significant renewable energy sector. There has been significant pressure for wind energy development in South

Lanarkshire in recent years. The Council, in line with Government policy, has taken a positive approach to accommodating such development. As a result there are now 492 operating or consented turbines in wind farms of four and more turbines in South Lanarkshire, with around 1275MW of generating capacity. This could potentially meet the electricity needs of around 675,000



homes. There are a further 277 turbines in single, pairs or three turbine developments operating or with planning consent (Figures as at March 2015).

**7.17** The Council's supplementary guidance on wind energy was published and consulted on in May 2013. It was based on a spatial framework and landscape study prepared by the council in 2010, and updated in 2013. The supplementary guidance followed the structure of the spatial framework for onshore wind farms set out in the now superseded 2010 SPP. The revised 2014 SPP sets out a different approach to a spatial framework based on three groups – (1) areas where wind farms will not be acceptable, (2) areas of significant protection where wind farms may be appropriate in some circumstances, and (3) areas beyond groups (1) and (2) where wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria. The areas where cumulative impact limits further development, the area of significant protection, and the green belt are no longer to be included in the spatial framework, but the Muirkirk and North Lowther Special Protection Area, the New Lanark World Heritage Site, and community separation distances are to be included as group (2) areas, along with other national and international designations, and nationally important

## Infrastructure

mapped environmental interests. The 2014 SPP indicates that the spatial framework is to be complemented by a more detailed and exacting development management process where the merits of an individual proposal will be carefully considered against the full range of environmental, community, and cumulative impacts. Taking into account the approach of the 2014 SPP, the supplementary guidance will cover not just onshore wind developments, but all renewable energy infrastructure developments. Policy 19 Renewable Energy sets out the overall approach to the assessment of proposed renewable energy infrastructure developments. It also deals with the preparation of updated supplementary guidance.

**7.18** The Council has a well established and approved mechanism for the collection and distribution of community benefit related to renewable energy development. The Council's Renewable Energy Fund (REF) currently administers community benefit schemes for a number of wind farms within South Lanarkshire. The Council will encourage operators of wind turbines/ wind farms and other renewable energy infrastructure developments within South Lanarkshire to contribute to the Council's REF or another similar mechanism as appropriate. Contributions are based upon

a minimum £2,500 per megawatt based on installed capacity, as approved by the Council on 1st December 2010. The REF will be reviewed as appropriate during the life of the LDP, with a view to considering how grant assistance could facilitate employment and investment in local communities. In accordance with Scottish Government guidance, such contributions are not treated



as material considerations in the assessment and determination of planning applications. Further guidance on contributions for renewable energy development is set out in supplementary guidance.

### Policy 19 Renewable Energy

Applications for renewable energy infrastructure developments will be supported subject to an assessment against the principles set out in the 2014 SPP, in particular, the considerations set out at paragraph 169 and additionally, for onshore wind developments, the terms of Table 1: Spatial Frameworks.

The Council will produce statutory supplementary guidance which accords with the 2014 SPP, and which contains the spatial framework for onshore wind energy, and sets policy considerations against which all proposals for renewable energy infrastructure developments will be assessed.

Development proposals must also accord with other relevant policies and proposals in the development plan and with supplementary guidance.



## Policies and guidance

Policy	Principal* Supplementary Guidance (* principal SG for that topic - other SGs may also be relevant)	Additional Guidance
Policy 1 Spatial strategy		South Lanarkshire Economic Strategy South Lanarkshire Contaminated Land Strategy South Lanarkshire Leisure and Culture Strategy Glasgow and the Clyde Valley Strategic Development Plan Scottish Government Online Guidance Planning Advice Notes Scottish Planning Policy
Policy 2 Climate change	Supplementary Guidance No 1 Sustainable Development and Climate Change	South Lanarkshire Sustainable Development Strategy South Lanarkshire Air Quality Strategy South Lanarkshire Carbon Management Plan Scottish Government Guidance on Climate Change SEPA Publications SNH Publications on Climate Change Guidance on Environment
Policy 3 Green Belt and rural area	Supplementary Guidance No 2 Green Belt and Rural Area	South Lanarkshire Rural Strategy Scottish Government Guidance on Environment
Policy 4 Development management and placemaking	Supplementary Guidance No 3 Development Management, Placemaking and Design	Designing Streets SNH Guidance on Development Management
Policy 5 Community infrastructure assessment	Supplementary Guidance No 4 Community Infrastructure Assessment	Scottish Government Guidance on the Economy
Policy 6 General urban area/ settlements	Supplementary Guidance No 3 Development Management, Placemaking and Design	Designing Streets South Lanarkshire Residential Development Guide
Policy No 7 Employment	Supplementary Guidance No 5 Industrial and Commercial Development	Economy Technical Report/Annual Industrial Land Audit South Lanarkshire Economic Strategy Scottish Government Guidance on the Economy
Policy No 8 Strategic and town centres	Supplementary Guidance No 6 Town Centres and Retailing	South Lanarkshire Economy Technical Report Scottish Government Guidance on the Economy

# Policies and guidance

Policy	Principal* Supplementary Guidance (* principal SG for that topic - other SGs may also be relevant)	Additional Guidance
Policy 9 Neighbourhood centres	Supplementary Guidance No 6 Town Centres and Retailing	South Lanarkshire Economy Technical Report Scottish Government Guidance on the Economy
Policy 10 New retail/commercial proposals	Supplementary Guidance No 6 Town Centres and Retailing	South Lanarkshire Economy Technical Report Scottish Government Guidance on the Economy
Policy 11 Economic development and regeneration	Supplementary Guidance No 5 Industrial and Commercial Development	Economy Technical Report Scottish Government Guidance on the Economy
Policy 12 Housing land		South Lanarkshire Housing Technical Report/Annual Housing Land Audit South Lanarkshire Local Housing Strategy South Lanarkshire Strategic Housing Investment Plan Housing Need and Demand Assessment Scottish Government Guidance on the Built Environment
Policy 13 Affordable housing and housing choice	Supplementary Guidance No 7 Affordable Housing and Housing Choice	South Lanarkshire Local Housing Strategy South Lanarkshire Strategic Housing Investment Plan Housing Need and Demand Assessment Scottish Government Guidance on the Built Environment
Policy 14 Green network and greenspace	Supplementary Guidance No 8 Green Network and Green Space	South Lanarkshire Greenspace Strategy South Lanarkshire Sports Pitch Strategy South Lanarkshire Core Path Plan South Lanarkshire Leisure and Culture Strategy SNH Guidance GCV Green Network
Policy 15 Natural and historic environment	Supplementary Guidance No 9 Natural and Historic Environment	Local Biodiversity Action Plan SNH Guidance Scottish Government Guidance on Arts, Culture & Sport



## Policies and guidance

Policy	Principal* Supplementary Guidance (* principal SG for that topic - other SGs may also be relevant)	Additional Guidance
Policy 16 Travel and transport		South Lanarkshire Guidelines for Development Roads South Lanarkshire Local Transport Strategy South Lanarkshire Core Path Plan Guidance on Transport Regional Transport Strategy
Policy 17 Water environment and flooding	Supplementary Guidance No 1 Sustainable Development and Climate Change	SEPA Publications Scottish Government Guidance on the Environment SNH Guidance River Basin Management Plan
Policy 18 Waste	Supplementary Guidance No 1 Sustainable Development and Climate Change	SEPA Publications Scottish Government Guidance on the Environment
Policy 19 Renewable energy	Supplementary Guidance No 10 Renewable Energy	South Lanarkshire Spatial Framework Landscape Capacity for Windfarms 2010 and 2013 update – Technical Report SPP 2014 (See Table 1 and paragraph 169) Scottish Government Guidance on Business, Industry & Energy SNH Guidance

## Glossary of terms

**Affordable Housing:** Housing for households who cannot afford to buy or rent accommodation generally available on the local market without support.

**Ancient Semi-Natural Woodlands:** Categories 1a and 2a on the 'Inventory of ancient, semi-natural and long-established woodlands'. Interpreted as semi-natural woodland from maps of 1750 (1a) or 1860 (2a) and continuously wooded to the present day. If planted with non-native species during the 20th century, they are referred to as Plantations on Ancient Woodland Sites (PAWS). Datasets can be downloaded from SNH Website

**Biota:** The animal and plant life of a particular region, habitat, or geological period.

**Brownfield Site:** Land which has previously been developed including vacant/derelict land; infill sites; redundant or unused buildings; and developed land within a settlement boundary where further intensification of use is acceptable. A brownfield site should not be presumed suitable for development, especially in Green Belt and rural area.

**Conservation Areas:** An area of particular architectural or historic value within which greater planning controls are exercised in order to protect the character of the area.

**Core Path Network:** Core Paths are the basic framework of key routes that provide for the main needs of users. They can comprise many different kinds of path, cater for all types of user and provide links to the wider path network and countryside. Core paths are a new innovation under the Scottish Access legislation. Each access authority (local authority and national park authority) has a duty to draw up a plan of core paths in their area, after consulting with local communities, land managers and path users.

**Country Parks:** An area designated for people to visit and enjoy recreation in a countryside environment.

**Cumulative Impact (Retail):** Combined effect of all out-of-centre developments, developed and proposed, on the town centre, or on strategic centres.

**Derelict Land:** Land which has been so badly damaged by development or use that it is incapable of being developed for beneficial use without rehabilitation.

**Development Management:** Planning permission is almost always required for 'development' on any significant scale. This term is defined in law and covers a wide range of building and engineering work as well as changes in the way land and buildings are used. Planning law also covers changes to listed buildings and control of advertisements. Development Management Includes legislation on enforcement, appeals, schemes of delegation, local reviews, the hierarchy of applications as well as planning application procedures.

**Economic Benefit:** The net beneficial consequence of development over its economic life in terms of the economy of the area or community concerned, particularly in terms of employment.

**Edge of Centre:** A location within easy walking distance of the town centre, usually adjacent to the town centre, and providing parking facilities that serve the centre and the store.

**Effective Housing Land:** The part of the established housing land supply that is expected to be free of development constraints in the period under consideration, and available for the construction of housing.

**Environment Report (and Annex):** Documents the Strategic Environmental Assessment (SEA) of the SLLDP required by the Environmental Assessment (Scotland) Act 2005.



## Glossary of terms

**Equalities Impact Assessment (EqIA):** This is a thorough and systematic analysis to determine the extent of the impact of a new policy upon the equalities categories.

**Established Housing Land:** The total housing land supply, including both constrained and unconstrained sites.

**Flagship Development:** Prestigious developments at key strategic locations.

**Functional Flood Plain:** These store and convey flood water during times of flood. These functions are important in the wider flood management system. For planning purposes the functional flood plain will generally have a greater than 0.5% (1:200) probability of flooding in any year.

**Gap Site in Countryside:** A site bounded on at least two sides by built development and fronted by a road which should generally be capable of accommodating one house but a maximum of two subject to design being appropriate to the scale and nature of the adjacent development.

**Green Belt:** Policy framework intended to control the growth of built-up areas, the coalescence of settlements, and the encroachment of new development into the countryside.

**Greenfield Land:** Land which has never been previously developed or used for urban use, or areas land that have been brought back into active or beneficial use for agriculture or forestry.

**Habitats Regulations Appraisal:** Used to describe an assessment of the implications of the policies and proposals of the LDP on Special Protection Areas (SPAs) or Special Areas of Conservation (SACs) as required by Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive)

as transposed into domestic law by the Conservation (Natural Habitats, &c.) Regulations 1994 as amended.

**Housing Market Areas (HMAs):** Relatively self contained areas within which most people move house when their needs or circumstances change.

**Infill Sites:** These are small sites within a settlement that can accommodate up to 10 houses. Proposals should be of a design, scale, building density and layout so that the new infill development looks as though it had been planned as part of the original area.

**Integrity:** This term is used in relation to the impact of development on natural and built heritage resources. For nature conservation sites, the integrity of the site is “the coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.” Landscape integrity is defined as the intactness of the individual characteristics of a landscape.

**Inventory of Gardens and Designed Landscapes:** This is a list of nationally important sites that meet the criteria published in the Scottish Historic Environment Policy 2011.

**Inventory of Historic Battlefields:** The Inventory of Historic Battlefields is a list of nationally important battlefields in Scotland that meet the criteria published in Scottish Historic Environment Policy 2009. It provides information on the sites in it to raise awareness of their significance and assist in their protection and management for the future.

**Landscape Character Assessment:** Landscape Character Assessment provides a classification and description of the landscape. The process identifies distinct areas of consistent and recognisable landscape character. The South Lanarkshire Landscape Character

## Glossary of terms

Assessment includes guidelines for assessing the sensitivity of different landscape character types to development.

**Listed Buildings:** A building which because of its special architectural or historic interest is included in a list prepared by the Scottish Ministers and afforded statutory protection.

**Local Development Plan (LDP):** Introduced by the Scottish Government in 2008 as replacement for the Local Plans. They will be relevant, up to date plans which are reviewed regularly to anticipate the broad scope and nature of change in the area and provide a co-ordinated framework for decision-making and will focus on the land use planning issues in an area.

**Local Housing Strategy (LHS):** Provides the strategic direction to tackle housing need and demand and to inform the future investment in housing and related services across the local authority area.

**Local Nature Reserves (LNRs):** Habitats of local significance that contribute to nature conservation and provide opportunities for the public to see, learn about and enjoy wildlife. LNRs are designated by local authorities under section 21 of the National Parks and Access to the Countryside Act 1949.

**Local Transport Strategy:** The Local Transport Strategy (LTS) sets out the Council's vision for transport and the policies it wants to put into action.

**Main Issues Report (MIR):** This sets out the main planning issues for the Development Plan area and then a series of options as to the planning policies that could be used in the Proposed LDP.

**National Nature Reserves:** Areas of land set aside for nature, where the main purpose of management is the conservation of habitats and species of national and international significance. They are declared by Scottish Natural Heritage.

**Major Development Proposals (Retail):** Over 2,000 square metres (gross) comparison (non-food) goods floorspace or 1,000 square metres (gross) convenience (food) goods

**Minerals Local Development Plan (MLDP):** Covers all aspects of mineral planning in South Lanarkshire.

**Long-Established Woodlands or Woodlands of High Conservation Value:** Categories 1b, 2b, and 3 in the Inventory of ancient, semi-natural and long-established woodlands. Long-established woodland is interpreted as plantation from maps of 1750 (1b) or 1860 (2b) and continuously wooded since. Category 3 sites are shown as unwooded on the 1st edition maps but as woodland on the Roy maps of 1750. Such sites have, at most, had only a short break in continuity of woodland cover and may still retain features of Ancient Woodland. Datasets can be downloaded from SNH Natural Spaces

**Monitoring Statement:** Highlights the changing context for planning and examines how the adopted plan has performed to date.

**National Planning Framework3 (NPF3):** The Scottish Government's strategy for the long-term development of Scotland's towns, cities and countryside.

**Other Archaeological Sites and Monuments:** Sites or monuments that are of regional or local significance.

**Peatlands:** Land that consists of raised bogs and/or blanket bogs.

**Planning Advice Notes (PANs):** These are prepared by the Scottish Government and provide advice on good practice and other relevant information.

**Prime Agricultural Land:** Classes 1, 2 and 3.1 as defined in the Macaulay land capability classification.

## Glossary of terms

**Priority Greenspace:** Areas of important open space within settlements identified through an Open Space Audit.

**Quiet Areas:** Areas of good environmental noise quality designated under the Environmental Noise (Scotland) Regulations 2006.

**Renewable Energy:** Naturally occurring energy sources within the environment which can either be tapped without consuming the resource, or where the resource can renew itself on a human timescale.

**Retail Parks:** A single development of at least three retail warehouses with associated car parking.

**Retail Warehouse:** A large single-level store specialising in the sale of household goods such as carpets, furniture and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

**Rights of Way:** A right for members of the public to pass peaceably and without the expressed or implied permission of the landowner between two public places along a more or less defined route.

**Riparian Zone:** Land relating to or situated on the banks of a river, or land relating to wetlands adjacent to rivers and streams.

**Scheduled Ancient Monuments:** A building, monument or other historic structure that is considered to be of importance contributing significantly to the understanding of the past. They are given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.

**Scottish Planning Policy (SPP):** The Scottish Government's national planning policy document.

**Serviced Land for Affordable Housing:** A proportion of a site

which can be developed by or for a Registered Social Landlord (RSL) or the local authority. Such land can be transferred either at a value relating to its end use for affordable housing or by agreement between the developer and the RSL or local authority, at a lower value. In any event it should be transferred at less than the value for mainstream housing for sale.

**Setting (Historic Asset/Place):** The way in which the surroundings of a historical asset or place contribute to how it is experienced, understood and appreciated. Setting often extends beyond the immediate property boundary into the broader landscape.

**Sites of Special Scientific Interest (SSSIs):** SSSIs represent the best of Scotland's natural heritage. They are 'special' for their plants, animals or habitats, their rocks or landforms, or a combination of these. SSSIs are designated by Scottish Natural Heritage under the provisions of the Nature Conservation Act (Scotland) Act 2004.

**Special Areas of Conservation (SAC):** A European wide network of important sites containing rare or endangered species and habitats, (Natura 2000 sites) designated under the terms of the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (The Habitats Directive).

**Special Landscape Area (SLA):** Local designation for quality and value of landscape.

**Specific Locational Requirement (Policy 3):** the requirement for a development to be at a particular location.

**Special Protection Area (SPA):** Designated under the terms of Directive 2009/147/EC of the European Parliament and of the Council of Europe on the conservation of wild birds. These areas are specifically protected for their ornithological importance.



## Glossary of terms

**Strategic Development Plan (SDP):** Introduced in 2008 as replacement for Structure Plans. These are produced by the four city region authorities and give a strategic overview of the areas upon which individual local authorities will build their Local Development Plans.

**Strategic Environmental Assessment (SEA):** Aims to provide a systematic method of considering the effects on the environment of a policy, plan, programme or strategy with the aim of helping to reduce or avoid environmental impacts.

**Sustainable Development:** Defined by the Bruntland Report as 'all our needs should be met in a way which does not compromise the ability of future generations to meet their own needs'.

**Tree Preservation Orders (TPOs):** Used to protect individual and groups of trees considered important for amenity or because of their cultural or historical significance.

**UNESCO:** United Nations Educational, Scientific and Cultural Organisation.

**Vacant Land :** Land within settlements that is unused or unsightly and which would benefit from development or improvement.

**Vernacular Style:** Small traditional buildings which use local materials and methods.

**Vitality and Viability of Town Centres:** Vitality is a reflection of how busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract ongoing investment, for maintenance, improvement and adaption to changing needs.

**Water Environment:** All surface water, groundwater and wetlands.

**World Heritage Site:** a natural or man-made site, area, or structure

recognised as being of outstanding international importance and therefore as deserving special protection. Sites are nominated to and designated by the World Heritage Convention (an organisation of UNESCO).

**World Heritage Site Buffer Zone:** An area surrounding the nominate property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection (UNESCO 2012).

# Development priorities

Priority	Location	Requirements
Strategic Economic Investment Locations (SEILs)	Clyde Gateway (Shawfield) National Business District	<ul style="list-style-type: none"> <li>Promote development of the key sectors (identified in SDP) of business and financial services/ distribution and logistics.</li> </ul>
	Hamilton International Technology Park	<ul style="list-style-type: none"> <li>Promote and safeguard existing key sectors (identified in SDP) of business and financial services/life sciences/creative and digital industries.</li> <li>Presumption against non industrial/business developments and change of use.</li> </ul>
	Peel Park North, East Kilbride	<ul style="list-style-type: none"> <li>Promote and safeguard existing key sectors (identified in SDP) of life sciences/creative and digital industries.</li> <li>Presumption against non industrial/business developments and change of use.</li> </ul>
	Poneil	<ul style="list-style-type: none"> <li>Promote development of the key sectors (identified in SDP) of distribution and logistics.</li> <li>Presumption against non industrial/business developments and change of use.</li> </ul>
	Scottish Enterprise Technology Park, East Kilbride	<ul style="list-style-type: none"> <li>Promote and safeguard existing key sectors (identified in SDP) of life sciences/creative and digital industries/green technologies.</li> <li>Presumption against non industrial/business developments and change of use.</li> </ul>
Network of Strategic Centres	Hamilton	<p>Develop a range of initiatives focusing on the following issues:</p> <ul style="list-style-type: none"> <li>Role and function of centre.</li> <li>Accessibility including improvements to transport hubs.</li> <li>Identify opportunities and deficiencies.</li> <li>Conduct regular health checks.</li> </ul> <p>Hamilton is also covered by the BID (Business Improvement District) project. Businesses agree to pay a small levy towards a fund which is used to improve and develop the area.</p>
	East Kilbride	<p>Develop a range of initiatives focusing on the following issues:</p> <ul style="list-style-type: none"> <li>Role and function of centre.</li> <li>Accessibility including improvements to transport hubs.</li> <li>Identify opportunities and deficiencies.</li> <li>Conduct regular health checks.</li> </ul>
	Lanark (continued over page)	<p>Develop a range of initiatives focusing on the following issues:</p> <ul style="list-style-type: none"> <li>Role and function of centre.</li> <li>Accessibility including improvements to transport hubs.</li> </ul>

## Development priorities

Priority	Location	Requirements
	Lanark (continued)	<ul style="list-style-type: none"> <li>Identify opportunities and deficiencies.</li> <li>Conduct regular health checks.</li> </ul>
Community Growth Areas	Hamilton West	<ul style="list-style-type: none"> <li>Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development.</li> <li>A new spine road and walking/cycling network connecting to improved public transport infrastructure.</li> <li>Contribution to the extension/adaption of local Primary/Secondary Schools.</li> <li>Provision of local retail facility of a scale appropriate to serve the Community Growth Area.</li> <li>Contribution to the enhancement of community facilities, including Eddlewood Pitches and Eddlewood Hall.</li> <li>Contribution to the improvement/enhancement of road junctions, including Peacock Cross.</li> <li>Provision of housing types to accord with Local Plan policies including affordable housing.</li> <li>Upgrade or contributions towards Trunk Road improvements as required.</li> </ul>
	Ferniegair	<ul style="list-style-type: none"> <li>Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development.</li> <li>Provision of housing types to accord with Local Development Plan policies including affordable housing.</li> <li>Contribution to the extension/adaption of local Primary/Secondary Schools.</li> <li>Contribution to enhancement of local community facilities in the area.</li> <li>Local road network improvements.</li> <li>Walking and cycling network throughout the development area.</li> <li>Upgrade or contributions towards Trunk Road improvements as required.</li> </ul>
	Larkhall	<ul style="list-style-type: none"> <li>Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development.</li> <li>Contribution to the extensions of local Primary/Secondary Schools.</li> <li>Provision of local retail facility of a scale appropriate to serve the Community Growth Area.</li> <li>The provision of new outdoor sports facilities with associated parking and changing.</li> <li>Provision of housing types to accord with Local Plan policies including affordable housing.</li> <li>Local road network improvements.</li> <li>Walking and cycling network throughout the development area.</li> <li>Upgrade or contributions towards Trunk Road improvements as required.</li> <li>Scottish Water will require to invest in the waste treatment works to meet the growth demand, should the full community growth allocation be built.</li> </ul>
	East Kilbride	<ul style="list-style-type: none"> <li>Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development.</li> </ul>



## Development priorities

Priority	Location	Requirements
	East Kilbride (continued)	<ul style="list-style-type: none"> <li>• Improved public transport services through the development area.</li> <li>• Contribution to the improvement of park and ride facilities at Hairmyres Station.</li> <li>• Local road network improvements and walking/cycling network through the development area.</li> <li>• Provision of a new Primary School and pre-5 Nursery School.</li> <li>• Contribution to the extensions of local Secondary Schools.</li> <li>• Provision of local retail facility of a scale appropriate to serve the Community Growth Area.</li> <li>• The provision of one grass sports pitch or equivalent provision locally.</li> <li>• Assess and consider the impact of development on the setting of listed buildings and other prominent buildings, including the police college, Newhouse of Jackton.</li> <li>• Provision of housing types to accord with Local Development Plan policies including affordable housing.</li> <li>• Upgrade or contributions towards Trunk Road improvements as required.</li> </ul>
	Newton	<ul style="list-style-type: none"> <li>• Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development.</li> <li>• Improved public transport services through the development area.</li> <li>• A new spine road and walking/cycling infrastructure through the development area.</li> <li>• Provision of a new Primary School including Community Wing, pre-5 Nursery School and extensions to other local Primary/Secondary Schools.</li> <li>• Provision of local retail facility of a scale appropriate to serve the Community Growth Area.</li> <li>• Investment in drainage infrastructure at Daldowie Waste Water Treatment Works.</li> <li>• The provision of one grass sports pitch or equivalent provision at a local facility.</li> <li>• Provision of housing types to accord with Local Development Plan policies including affordable housing.</li> <li>• Upgrade or contributions towards Trunk Road improvements as required.</li> </ul>
	Carluke	<ul style="list-style-type: none"> <li>• Definition of new landscape measures to consolidate new Green Belt edges, provide a buffer for the Clyde Valley Woodlands Special Area of Conservation and establish green networks within the development.</li> <li>• Local road network improvements and walking/cycling network through the development area.</li> <li>• Public transport services linking to Carluke railway station.</li> <li>• Provision of local retail facility of a scale appropriate to serve the Community Growth Areas.</li> <li>• Contribution to the extensions of local Primary/Secondary Schools.</li> <li>• Contribution to local sports pitch upgrades.</li> <li>• Investment in drainage infrastructure at Mauldslie Waste Water Treatment Works.</li> <li>• Provision of housing types to accord with Local Plan policies including affordable housing.</li> <li>• Replacement pitch on site. (Carluke North).</li> <li>• Upgrade or contributions towards Trunk Road improvements as required.</li> </ul>

## Development priorities

Priority	Location	Requirements
Development Framework Sites	Craighead, Blantyre	<ul style="list-style-type: none"> <li>Mixed use development including residential, recreation and business use.</li> <li>Site should provide a combination of open space, structural planting and footpath networks linked to the Clyde Walkway.</li> <li>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</li> <li>Provision for extension of the Clyde Walkway.</li> <li>Provision of housing types to accord with SLLDP policies including affordable housing.</li> </ul>
	Bothwell Road, Uddingston	<ul style="list-style-type: none"> <li>Mixed use development including residential, retail and business use.</li> <li>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</li> <li>Ensure development takes account of the high pressure gas pipeline and its buffer.</li> <li>Ensure green network provision.</li> <li>Provision of housing types to accord with SLLDP policies including affordable housing.</li> </ul>
	Former DAKS Factory, Carlisle Road, Larkhall	<ul style="list-style-type: none"> <li>Mixed use development including commercial, business and residential use.</li> <li>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</li> <li>Ensure green network provision.</li> <li>Provision of housing types to accord with LDP policies including affordable housing.</li> </ul>
	East Kilbride Town Centre	<ul style="list-style-type: none"> <li>Eastwards extension of town centre to incorporate Kittoch Field.</li> <li>Additional retail floorspace the scale and nature to be determined through retail assessment.</li> <li>Provision of new health centre and associated parking.</li> <li>Consider options for redevelopment opportunities including the Stuart Hotel site.</li> <li>Phased upgrading and redevelopment of existing town centre commercial floorspace.</li> <li>Improved pedestrian and vehicular access.</li> <li>Ensure green network provision.</li> </ul>
	Former Rolls Royce Works, East Kilbride	<ul style="list-style-type: none"> <li>Mixed use residential led redevelopment, incorporating industrial/business/commercial uses, provision of a local centre of a scale appropriate to serve the development and other ancillary uses (for example a care home) subject to viability, following relocation of current occupier.</li> <li>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses and to incorporate appropriate legacy works.</li> <li>Improvements to the road network as required and links to existing walking/cycling routes.</li> <li>Contributions to local community facilities as required.</li> <li>Ensure green network provision and related structural landscaping.</li> <li>Provision of housing types to accord with SLLDP policies including affordable housing.</li> </ul>

# Development priorities

Priority	Location	Requirements
	Mavor Avenue East, East Kilbride	<ul style="list-style-type: none"> <li>Mixed use redevelopment the nature, scale and appropriateness of uses to be assessed in the context of all relevant national, structure or strategic plan and local development plan policies and their impact on neighbouring uses.</li> <li>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</li> <li>Ensure green network provision.</li> <li>Provision of housing types to accord with SLLDP policies including affordable housing.</li> </ul>
	Langlands West, East Kilbride	<ul style="list-style-type: none"> <li>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses (including industrial, residential, recreation, community and ancillary uses) would integrate with adjoining land uses .</li> <li>Ensure green network provision.</li> <li>No adverse impact on the adjacent Langlands Moss Local Nature Reserve.</li> <li>Site should provide a robust settlement edge through a clearly defined buffer zone which will include a combination of open space, structural planting and footpath networks.</li> </ul>
	Clyde Gateway, Rutherglen (continued over page)	<p>Transport:</p> <ul style="list-style-type: none"> <li>Improve connections to the M74 and the East End Regeneration Route including Shawfield Road;</li> <li>Connect Shawfield to the wider conurbation/City, Rutherglen Town Centre, and to Dalmarnock.</li> <li>Provide for cycling and walking access.</li> </ul> <p>Business and Industry:</p> <ul style="list-style-type: none"> <li>The provision of a high quality series of both business (Class 4) and industrial (Class 5 and 6) employment locations.</li> </ul> <p>Green Network:</p> <ul style="list-style-type: none"> <li>The identification and provision of quality open space links with Richmond Park and Glasgow Green through Shawfield and to the Clyde.</li> <li>Ensure green network provision.</li> </ul> <p>Design:</p> <ul style="list-style-type: none"> <li>The establishment of design principles that ensures the development area and its buildings provide an attractive location.</li> </ul> <p>Key Projects</p> <ul style="list-style-type: none"> <li><b>Shawfield:</b> Creation of 'national business district'. Infrastructure improvements, remediation of contamination and creation of development platforms for class 4 (Business), class 5 (industrial), class</li> </ul>



## Development priorities

Priority	Location	Requirements
	Clyde Gateway, Rutherglen (continued)	<p>6 (storage/distribution) and office uses along with ancillary commercial, leisure and retail uses with selective demolition of existing buildings and associated works.</p> <ul style="list-style-type: none"> <li>• <b>Rutherglen Links:</b> Infrastructure works required to facilitate future plot development, to include roads, footpaths, retaining structures, verges, primary service routes and site levelling. Class 4/5/6 development.</li> <li>• <b>Cambuslang Road (Two 74):</b> Demolition of existing buildings and redevelopment of site to provide a mixed use development comprising employment units, hotel, cinema, food retail, non food retail and restaurant units.</li> <li>• <b>Cuningar Loop:</b> Formation of woodland park incorporating open space, path network, woodland planting, land regrading, street furniture and associated works. Formation of pedestrian bridge across River Clyde to allow access to the proposed park from the north and west. Proposal for development of a leisure/visitor attraction which would: <ul style="list-style-type: none"> <li>• Complement the existing leisure/visitor product in Glasgow,</li> <li>• Provide significant capital investment into the Clyde Gateway area,</li> <li>• Create sustainable long term jobs,</li> <li>• Operate at a national/international level,</li> <li>• Be capable of generating and sustaining significant visitor numbers</li> <li>• Such a facility could include complementary retail, hotel and/or bar/restaurant uses</li> </ul> </li> </ul>
	Market Road, Biggar	<ul style="list-style-type: none"> <li>• Resolve flooding issues.</li> <li>• Commercial/business uses.</li> <li>• Ensure green network provision.</li> </ul>
	Wellburn Farm, Lesmahagow	<ul style="list-style-type: none"> <li>• Mixed use development comprising of residential and class 4 business uses.</li> <li>• Ensure green network provision.</li> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> </ul>
	Bellfield, Coalburn	<ul style="list-style-type: none"> <li>• Development of new residential, recreation and local amenities incorporating the reclamation of Bellfield Bing.</li> <li>• Respecting the integrity of the nearby Coalburn Moss SAC by identifying a 500 metre buffer zone from the edge of the SAC where there should be no development.</li> <li>• Ensure green network provision.</li> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> </ul>
Residential Masterplan Sites	Bellshill Road South, Uddingston	<ul style="list-style-type: none"> <li>• A residential masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</li> </ul>

# Development priorities

Priority	Location	Requirements
	Bellshill Road South, Uddingston (continued)	<ul style="list-style-type: none"> <li>• Resolve access and transport issues.</li> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>• Ensure green network provision.</li> </ul>
	Bothwellbank Farm, Bothwell	<ul style="list-style-type: none"> <li>• Residential development that takes account of the character of Bothwell and the setting of the adjacent uses.</li> <li>• Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath networks.</li> <li>• Contribution to the upgrading of Wooddean Park.</li> <li>• No adverse impact on adjacent SSSI.</li> <li>• Resolve access and transport issues.</li> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>• Ensure green network provision.</li> </ul>
	Shott Farm, Blantyre	<ul style="list-style-type: none"> <li>• Residential development that takes account of the character and setting of Blantyre.</li> <li>• Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath networks.</li> <li>• Resolve access and transport issues.</li> <li>• Resolve issues with overhead pylons.</li> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>• Ensure green network provision.</li> </ul>
	Strathaven West	<ul style="list-style-type: none"> <li>• Residential development that takes account of the character of Strathaven and the setting of the adjacent uses.</li> <li>• Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath networks.</li> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>• Ensure green network provision.</li> <li>• Detailed Flood Risk assessment to determine the precise extent and locations deemed free from significant flood risk.</li> <li>• Provision of satisfactory site access.</li> </ul>
	Westpark, Strathaven (continued over page)	<ul style="list-style-type: none"> <li>• Residential development that takes account of the character of Strathaven and the setting of the adjacent uses.</li> <li>• Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath networks.</li> <li>• Detailed Flood Risk Assessment to determine the precise extent and locations deemed free of significant flood risk.</li> </ul>

## Development priorities

Priority	Location	Requirements
	Westpark, Strathaven (continued)	<ul style="list-style-type: none"> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>• Ensure green network provision.</li> <li>• Provision of satisfactory site access.</li> </ul>
	Peel Road, Thorntonhall	<ul style="list-style-type: none"> <li>• Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath networks.</li> <li>• No development in floodplain.</li> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>• Seek contribution to local facilities.</li> <li>• Ensure green network provision.</li> </ul>
	Gilbertfield, Cambuslang	<ul style="list-style-type: none"> <li>• Mixed tenure housing development linked to adjacent Cairns housing area.</li> <li>• Site should provide a robust settlement edge through a clearly defined buffer zone which will include a combination of open space, structural planting and footpath networks.</li> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>• Seek contribution to local facilities.</li> <li>• Ensure green network provision.</li> </ul>
	Lightburn Road, Cambuslang	<ul style="list-style-type: none"> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>• Ensure development takes account of the high pressure gas pipeline and its buffer.</li> <li>• Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath networks.</li> <li>• Any development must take account of the footpath linking Lightburn Road to Gilbertfield Road.</li> <li>• Any development must take account of the watercourse running through the site.</li> <li>• Seek contribution to local facilities.</li> <li>• Ensure green network provision.</li> </ul>
	Edinburgh Road Biggar	<ul style="list-style-type: none"> <li>• Residential development that takes account of the character of Biggar and the setting of the adjacent uses.</li> <li>• Enhance existing woodland habitat.</li> <li>• The masterplan should address landscape design considerations and specifically define the northern extent of the development.</li> <li>• Site should provide a robust settlement which will include a combination of open space, structural planting and footpath networks.</li> <li>• Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>• Contribution to education provision.</li> <li>• Ensure green network provision.</li> </ul>



## Development priorities

Priority	Location	Requirements
	Upper Braidwood	<ul style="list-style-type: none"> <li>In the event of residential redevelopment proposals coming forward the Council will discourage piecemeal proposals and seek a comprehensive and co-ordinated approach to the servicing and development of access and drainage in the area.</li> <li>Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>Ensure green network provision.</li> </ul>
	Birkwood Hospital Lesmahagow	<ul style="list-style-type: none"> <li>Residential and employment generating uses that respect the natural and built heritage qualities of the site.</li> <li>Provision of housing types to accord with LDP policies including affordable housing.</li> <li>Ensure green network provision.</li> <li>Restoration and maintenance of the wooded policies and enhancement of access opportunities.</li> <li>Restoration and re-use of the category B listed Birkwood House. Development to be phased to ensure works to Birkwood House are linked to all new residential development within the site.</li> <li>Restoration of other listed buildings and structures within the site.</li> </ul>
	Braidwood House, Braidwood	<ul style="list-style-type: none"> <li>Development of a care village comprising care home, amenity housing and sheltered/very sheltered accommodation.</li> <li>Development should respect the landscape setting of the site and include proposals for open space, structural planting and footpath networks.</li> <li>Restoration and maintenance of the wooded policies.</li> <li>Re-use of Braidwood House for community or administrative uses.</li> <li>Principal access to the site to be from Braidwood Road with a secondary emergency access from Bushelhead Road.</li> <li>Ensure green network provision.</li> </ul>
	James Street Carluke	<ul style="list-style-type: none"> <li>Mixed uses including residential development of gap sites, vacant yards and properties with redevelopment potential adjacent to Carluke town centre.</li> <li>Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>Ensure green network provision.</li> </ul>
	Manse Road, Forth	<ul style="list-style-type: none"> <li>Residential development.</li> <li>Vehicular access and pedestrian links to the village centre.</li> <li>Provision of housing types to accord with SLLDP policies including affordable housing.</li> <li>Ensure green network provision.</li> <li>Site should provide a robust settlement edge which will include a combination of open space, structural planting and footpath networks. Resolve any land assembly issues.</li> </ul>
	Angus Terrace, Douglas	<ul style="list-style-type: none"> <li>Residential development</li> </ul>

## Development priorities

Priority	Location	Requirements
	Angus Terrace, Douglas (continued)	<ul style="list-style-type: none"> <li>• Provision of house types to accord with LDP policies including affordable housing.</li> <li>• Site should provide a robust settlement edge through a clearly defined buffer zone including structural planting and footpath networks.</li> <li>• A comprehensive and co-ordinated approach to the servicing and development of the site including access.</li> <li>• Ensure green network provision.</li> </ul>
Primary Schools Modernisation	Primary schools across South Lanarkshire.	An updated programme is available on the Council's website <a href="http://www.southlanarkshire.gov.uk">www.southlanarkshire.gov.uk</a> following the links through Education Resources to the Schools Modernisation Programme.

## List of acronyms

<b>BID</b>	Business Improvement District	<b>REF</b>	Renewable Energy Fund
<b>CGA</b>	Community Growth Area	<b>SAC</b>	Special Area of Conservation
<b>DM</b>	Development Management	<b>SDP</b>	Strategic Development Plan
<b>DMPDSG</b>	Development Management, Placemaking and Design Supplementary Guidance	<b>SEA</b>	Strategic Environmental Assessment
<b>EC</b>	European Community	<b>SEILs</b>	Strategic Economic Investment Locations
<b>EqIA</b>	Equalities Impact Assessment	<b>SEPA</b>	Scottish Environment Protection Agency
<b>ER</b>	Environment Report	<b>SETP</b>	Scottish Enterprise Technology Park
<b>GCV</b>	Glasgow and the Clyde Valley	<b>SG</b>	Supplementary Guidance
<b>GCVSDP</b>	Glasgow and the Clyde Valley Strategic Development Plan	<b>SIMD</b>	Scottish Index of Multiple Deprivation
<b>HITP</b>	Hamilton International Technology Park	<b>SLAs</b>	Special Landscape Areas
<b>HMA</b> s	Housing Market Areas	<b>SL</b>	South Lanarkshire
<b>HNDA</b>	Housing Needs and Demand Assessment	<b>SLC</b>	South Lanarkshire Council
<b>HRA</b>	Habitats Regulations Appraisal	<b>SLLDP</b>	South Lanarkshire Local Development Plan
<b>LCA</b>	Landscape Character Assessment	<b>SLLP</b>	South Lanarkshire Local Plan
<b>LDP</b>	Local Development Plan	<b>SNH</b>	Scottish Natural Heritage
<b>LHS</b>	Local Housing Strategy	<b>SPA</b>	Special Protection Area
<b>LTS</b>	Local Transport Strategy	<b>SPP</b>	Scottish Planning Policy
<b>MIR</b>	Main Issues Report	<b>WFD</b>	Water Framework Directive
<b>MLDP</b>	Minerals Local Development Plan		
<b>NPF</b>	National Planning Framework		
<b>NPF2</b>	National Planning Framework 2		
<b>NPF3</b>	National Planning Framework 3		



## List of key strategies and plans

These are the key strategies and plans most commonly used in planning policies for the Local Development Plan. This list is not exhaustive.

### Legislation

- Forestry Act 1967
- Wildlife and Countryside Act 1981 (as amended)
- Town and Country Planning (General Permitted Development)(Scotland) Order 1992 as amended
- Conservation (Natural Habitats, &c.) Regulations 1994 (the Habitats Regulations)
- Town and Country Planning (Scotland) Act 1997 as amended
- Pollution Prevention and Control (Scotland) Regulations 2000
- Nature Conservation (Scotland) Act 2004
- Environmental Assessment (Scotland) Act 2005
- The Planning etc. (Scotland) Act 2006
- Climate Change (Scotland) Act 2009
- Flood Risk Management (Scotland) Act 2009
- Equalities Act 2010
- The Management of Extractive Waste (Scotland) Regulations 2010
- Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011
- Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011
- Water Framework Directive
- Water Environment (Controlled Activities) (Scotland) Regulations
- Water Environment and Water Services (Scotland) Act

### National policy and guidance

- National Planning Framework for Scotland
- Scottish Planning Policy
- Getting the Best from Our Land – Land Use Strategy for Scotland
- Online Guidance
- Circulars
- The Scottish Forestry Strategy 2006
- The Scottish Government's Policy on the Control of Woodland Removal 2009

### Regional/strategic policy

- Glasgow and the Clyde Valley Strategic Development Plan 2012
- Housing Need and Demand Assessment

### Council/partnership policy

- Air Quality Strategy
- Carbon Management Plan
- 'Connect' - The Council Plan
- Contaminated Land Strategy
- Core Path Plan
- Economic Strategy
- Greenspace Strategy
- Leisure and Culture Strategy
- Local Biodiversity Strategy and Action Plan
- Local Housing Strategy
- Local Transport Strategy
- Minerals Local Development Plan
- Stronger Together - SLC Community Plan
- Sustainable Development Strategy

## Contacts

### Headquarters

Planning and Building Standards Headquarters  
Community and Enterprise Resources  
Montrose House  
154 Montrose Crescent  
Hamilton, ML3 6LB  
Tel: 0303 123 1015  
Email: [localplan@southlanarkshire.gov.uk](mailto:localplan@southlanarkshire.gov.uk)

### Planning Area Offices

#### Cambuslang/Rutherglen and East Kilbride

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Community and Enterprise Resources  
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# Strategy Map

## Environmental Designations

### Local Development Plan



#### Key to Environmental layers

- Special Area of Conservation
- Special Protection Area
- New Larnack World Heritage Site buffer zone
- New Larnack World Heritage Site
- Schubert Account Monument
- United Building
- National Nature Reserve
- Site of Special Scientific Interest
- Gardens and Designed Landscapes
- Historic Built-up area
- Special Landscape Area
- Conservation Area
- Local Nature Reserve
- Muirton Glen Local Nature Reserve
- Ancient Scots Natural Woodland
- Long Established and Other Woodland
- Country Park
- Water Access Point
- Core Path (urban)
- Right of Way
- Core Path
- Quiet Area
- Prime Agricultural Land
- Green Belt
- Green Belt Outer Edge
- Mud Area
- Settlement Boundary
- Wasteway
- N Class Road
- Railway
- Railway Station
- Level Crossing
- Electric Vehicle Charging Point (AC/DC)
- Electric Vehicle Charging Point (DC)
- Road Scheme





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](http://www.southlanarkshire.gov.uk)

If you need this information in another  
language or format, please contact us to  
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