

Industrial and commercial development



Planning and Building Standards Services

South Lanarkshire Local development plan

supplementary
guidance **5**



Community and Enterprise Resources





Key to Environmental layers

- | | | | | | |
|--|--|--|-------------------------------------|--|---|
| | Special Area of Conservation | | Historic Battledie | | Green Belt Outer Edge |
| | Special Protection Area | | Special Landscape Area | | Green Belt Inner Edge |
| | New Lanark World Heritage Site buffer zone | | Conservation Area | | Wood Area |
| | New Lanark World Heritage Site | | Local Nature Reserve | | Settlement Boundary |
| | Scheduled Ancient Monument | | Wigan Old Local Nature Reserve | | Ministry |
| | Listed Building | | Ancient Semi Natural Woodland | | V Class Road |
| | National Nature Reserve | | Long Established and Other Woodland | | Roadway |
| | Site of Special Scientific Interest | | Country Park | | Railway Station |
| | Gardens and Designed Landscapes | | Water Access Point | | Local Council |
| | | | Core Path (urban) | | Electric Vehicle Charging Point (Urban) |
| | | | Right of Way | | Electric Vehicle Charging Point (Rural) |
| | | | Core Path | | Road Scheme |
| | | | Quiet Area | | |
| | | | From Agricultural Land | | |

Glasgow City

North Lancashire

Carlisle

Lancaster

Barrow

Ulverston

Morecambe

Wigan

Blackburn

Accrington

Clitheroe

Chorley

South Ribblesdale

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Introduction



1.0 Introduction

Consultation process

1.1 This supplementary guidance was approved for consultation by South Lanarkshire Council at its meeting on 26 August 2014 and was subject to public consultation for six weeks from 15 May to 24 October 2014. A total of seven comments were received from three contributing consultees.

Background

1.2 This SG has been prepared under the provisions of Section 22 of the Planning etc. (Scotland) Act 2006 and Regulation 27 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2006. It is part of the development plan for South Lanarkshire and, as such, will be used for decision making in accordance with section 25 of the Planning Act.

1.3 This SG supports Policy 7 in the South Lanarkshire Local Development Plan (SLLDP) by providing more detailed policy and guidance for developers on the requirements for proposals in the different categories of employment area set out in Table 4.1 of the SLLDP. It also sets out policy guidance for office developments. It should be read in conjunction with relevant text and policy relating to employment and other policies contained in the SLLDP and relevant SG.

Strategic Environmental Assessment

1.4 In accordance with the Environmental Assessment (Scotland) Act, 2005, the Council prepared and submitted a Strategic Environmental Assessment (SEA) screening report to the statutory consultation authorities, summarising its view that this SG is unlikely to have significant environmental effects. The consultation authorities agreed with the Council's view and the Council made a formal determination that a SEA is not required for this SG. The Council reached this view because the SG sits under the hierarchy of the Glasgow and the Clyde Valley Strategic Development Plan and the South Lanarkshire Local Development Plan, both of which have undergone SEA. The SG does not seek to change or amend policies in these plans, including Policy 7 Employment, or identify new ones.

Habitats Regulations Appraisal

1.5 A Habitats Regulations Appraisal (HRA) screening exercise, undertaken in compliance with the EC Habitats Directive (Council Directive 92/43/EEC), and the Conservation (Natural Habitats, &c.) Regulations 1994 as amended has been carried out for this SG. This is included in the HRA Record for the SLLDP. The HRA screening concludes that there are no likely significant effects from this SG on Natura sites in the area, and no appropriate assessment requires to be undertaken.

Equalities Impact Assessment

1.6 An Equalities Impact Assessment of the SLLDP Employment Policy and SG has been carried out and concluded that there are no adverse impacts on any of the community covered by equalities legislation or on community relations.

Community Infrastructure Assessment

1.7 The Council has developed an approach for assessing the level of community benefits to address the impact a development may have on a specific area, for example, on the road network, educational provision or recreational areas and/or facilities. Policy 5 of the SLLDP covers this matter and additional guidance can be found in the Community Infrastructure Assessment SG.

Context



2.0 Context

National, strategic and local policy

National

2.1 Scottish Planning Policy 2014 states that Planning should address the development requirements of businesses and enable key opportunities for investment to be realised. It should:

- promote business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments as national assets.
- allocate sites that meet the diverse needs of the different sectors and sizes of business which are important to the plan area in a way which is flexible enough to accommodate changing circumstances and allow the realisation of new opportunities.
- give due weight to net economic benefit of proposed development.

Development plan policy

2.2 The development plan for South Lanarkshire comprises the Glasgow and the Clyde Valley Strategic Development Plan 2012, the South Lanarkshire Local Development Plan 2015 and the South Lanarkshire Minerals Local Development Plan 2012. The latter plan deals purely with minerals planning in South Lanarkshire.

Glasgow and the Clyde Valley Strategic Development Plan

2.3 The Glasgow and the Clyde Valley Strategic Development Plan (SDP) seeks to achieve long term sustainable economic growth across the city-region. In terms of supporting a low carbon economy the SDP identifies a priority set of Strategic Economic Investment Locations (SEILs) based on their ability to offer specific roles and functions within a rebalanced economy. The SDP requires LDPs to safeguard and promote the SEILs within their area.

South Lanarkshire Council Policy

2.4 South Lanarkshire Council's Economic Strategy 'Promote' was launched in June 2014. It provides a framework for collective action to generate improvements in South Lanarkshire's economy for the benefit of its businesses, communities and residents. The strategy provides the

local economic context for this SG. The following key priorities identified under 'business development and growth' and 'physical infrastructure and place' are of particular relevance.

- Increasing representation of the key growth sectors.
- Securing the position of our employment locations, particularly our main employment centre of East Kilbride.
- Supporting the implementation of the Clyde Gateway Operating Plan to 2016 and working with the Urban Regeneration Company, other member partners and the private sector to secure its longer term sustainability.
- Supporting the development of other strategic employment investment locations, development framework sites and appropriate business locations for Small Medium Enterprises (SME) and start ups.

Promoting sustainable economic growth is a key objective of the SLLDP. The LDP therefore safeguards and promotes the SEILs, identifies employment land use areas, and requires a marketable industrial and business land supply to be maintained. In addition, the LDP supports office developments in appropriate locations and seeks to encourage sustainable tourism developments. Policy 7 of the SLLDP sets out the Council's overall planning policy for employment. Table 4.1 sets out the schedule of employment land categories referred to in policy 7 and this SG provides more detailed policy and guidance for these areas.

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.

Context

Proposed designation	Role and characteristics	Policy approach
Strategic economic investment locations (SEILs)	<p>Strategically important locations identified in the Strategic Development Plan.</p> <ul style="list-style-type: none"> ● Clyde Gateway (Shawfield) (business and financial services/distribution and logistics) ● Poniel (Clydesdale) (distribution and logistics) ● Hamilton International Technology Park (business and financial services/life sciences/creative and digital industries) ● Scottish Enterprise Technology Park (East Kilbride) (life sciences/creative and digital industries/green technologies) ● Peel Park North (East Kilbride) (life sciences/creative and digital industries) 	<p>Promote development of the key sectors identified in SDP (See Appendix 3 of LDP Development Priorities). Presumption against non industrial/business developments and change of use.</p>
Development Framework sites	<p>Large mixed use sites where employment uses will be integrated with other land uses</p>	<p>Requirements for each Development Framework site are set out in Appendix 3 Development Priorities (in SLLDP).</p>
Core industrial and business areas	<p>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 the Industrial, Commercial and Retail Development Technical Report and supplementary guidance.</p>	<p>These areas are retained for industrial/business use (class 4/5/6) and any exceptions must meet the criteria in SG.</p>
Other employment land use areas	<p>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 the Industrial, Commercial and Retail Development Technical Report and supplementary guidance.</p>	<p>A flexible approach to development in these areas with non industrial uses (except residential/retail) considered provided these meet certain criteria in SG.</p>

Industrial and commercial development



3.0 Industrial and commercial development

3.1 The Industrial and Commercial Development SG expands and supplements the advice contained within South Lanarkshire's Local Development Plan and in particular that of Policy 7 Employment. It contains a range of guidance and advice and also some detailed policies which set out detailed criteria for assessing development proposals.

3.2 The SG makes various references to policy and guidance from the Scottish Government and other statutory agencies. As this may change during the lifetime of the SG, developers are advised that they must comply with the version that is current at the time of their application.

3.3 The following industrial/commercial topics are addressed:

- strategic economic investment locations
- development framework sites
- core industrial and business areas
- other employment land use areas
- industrial/business uses outwith designated areas
- marketable industrial land supply
- offices
- tourism

Strategic economic investment locations

3.4 The Strategic Development Plan states in Strategy Support Measure 3 "Through the local development plan process measures are required to be put in place to safeguard current locations and to ensure their ability to respond to their defined role and function. Equally, the opportunity locations require promotion for investment based upon their defined role and function, with subsequent safeguarding in local development plans for the uses set out in Schedule 2."

The SEILs are identified as a key element of the SLLDP spatial strategy (SLLDP Policy 1) and are safeguarded by Policy 7 Employment land. Appendix 3 of the LDP, Strategic Priorities, sets out the Council's requirements for safeguarding and promoting the SEILS. This is reproduced below.

Industrial and commercial development

SEIL Location	Requirements
Clyde Gateway (Shawfield) National Business District	<ul style="list-style-type: none"> Promote development of the key sectors (identified in SDP) of business and financial services/distribution and logistics.
Hamilton International Technology Park	<ul style="list-style-type: none"> Promote and safeguard existing key sectors (identified in SDP) of business and financial services/life sciences/creative and digital industries. Presumption against non industrial/business developments and change of use.
Peel Park North, East Kilbride	<ul style="list-style-type: none"> Promote and safeguard existing key sectors (identified in SDP) of life sciences/creative and digital industries Presumption against non industrial/business developments and change of use.
Poneil	<ul style="list-style-type: none"> Promote development of the key sectors (identified in SDP) of distribution and logistics. Presumption against non industrial/business developments and change of use.
Scottish Enterprise Technology Park, East Kilbride	<ul style="list-style-type: none"> Promote and safeguard existing key sectors (identified in SDP) of life sciences/creative and digital industries/green technologies. Presumption against non industrial/business developments and change of use.

Development framework sites

3.5 The LDP identifies a series of development framework sites. Some of these include opportunities for employment related development. These are listed in Appendix 3 of the LDP. Proposals for the development framework sites will primarily be assessed against LDP Policy 1 Spatial Strategy.

Core industrial and business areas

3.6 The core industrial and business areas of South Lanarkshire are an effective resource which offer a full range of industrial sites and premises. It is important that a long-term industrial land supply is maintained, whilst allowing a degree of flexibility in relation to other employment generating uses. The core industrial and business areas should primarily be reserved for conforming uses (Class 4, 5 and 6) and only in specifically defined circumstances will non-conforming uses be permitted. An appropriate non-conforming use should seek to serve the industrial area within which it is located. Proposals for class 4, 5 or 6 developments within the existing core industrial and business areas shall, nevertheless, require to meet the criteria in SLLDP Policy 4, Development Management, Placemaking and Design and accord with other relevant policies in the LDP and SG.

3.7 The core industrial and business areas are identified on the LDP proposals map and are listed in Appendix I of this SG.

3.8 Monitoring has shown that most of the core industrial and business areas in South Lanarkshire continue to be the subject of development pressure for retailing and other non-conforming uses. In some cases, depending on the type of use and its location, there may be potential to accommodate such uses in the core industrial and business area. Residential development in the core industrial and business areas is unlikely to be acceptable. The Council regularly reviews its industrial land supply and reallocates unviable or unsustainably located sites to housing or other uses. Development which could potentially be accommodated in town centres should follow the sequential approach set out in SPP and should not undermine the vitality and viability of town centres. The length of time a site or premises has been vacant shall be a consideration in the assessment of proposals. More information on development management requirements is contained in paragraphs 3.26 - 3.28.

Industrial and commercial development

3.9 SPP advises that industrial and business locations may be appropriate for accommodating waste management facilities. In addition, opportunities for integrating efficient energy and waste innovations within business environments should be supported. Further guidance is contained in the waste management section of the Sustainable Development and Climate Change SG.

3.10 Proposals for non-conforming uses either through change of use or new development in the core industrial and business areas will therefore be assessed against the following policy:



Policy ICD1 Non-conforming uses in core industrial/business areas

In all core industrial/business areas, proposals for uses which do not conform to the general industrial policy will be assessed and determined, if they can satisfy the following criteria:

- a. The effect the proposal will have on the continuity of the marketable industrial land supply in terms of quantity, range and quality.
- b. The development is not for residential use.
- c. the proposal must not undermine the vitality and viability of existing town and village centres within South Lanarkshire and should follow the sequential approach as set out in LDP Policy 10 and Town Centres and Retailing SG.
- d. That the development of the site or premises would not adversely affect the industrial operation, amenity, industrial character and function of the area, including traffic movement and circulation.
- e. The site or premises has been subject to a marketing appraisal for classes 4, 5 and 6 to the Council's satisfaction and has been actively marketed for these uses for a minimum period of six months.
- f. The site or premises can easily be accessed from main road routes and has satisfactory access by walking, cycling and public transport.
- g. The infrastructure implications, including the impact on the transport network of the development are acceptable, or can be mitigated to an acceptable level.

Industrial and commercial development

- h. The proposal includes appropriate parking provision for the type of development.
- i. The development will not adversely affect the natural or built environment, including Natura 2000 sites and Protected Species.
- j. The development makes provision for cycling, walking and public transport and/or has a Green Travel Plan, as appropriate.

Proposals which do not meet the relevant criteria will not be considered favourably by the Council.

All proposals, including conforming uses (classes 4, 5 and 6), should meet the criteria in SLLDP Policy 4, Development Management, Placemaking and Design and accord with other relevant policies in the LDP and SG.

Other employment land use areas

3.11 It is recognised that certain categories of non-industrial uses are facing genuine difficulties in finding sites and locations suited to their requirements which are also acceptable in terms of sustainability, maintaining industrial land supply of choice, quality, range and quantity and impact on the operation of industrial areas. A number of industrial estates have become the focus of such development and have started to change their character from core industrial and business areas to areas with a wider range of uses. These are identified on the proposals map as 'other employment land use areas' and are listed in Appendix I of this SG. The LDP recognises that allowing more flexibility in such areas will help to stimulate the local economy. However, the requirements in relation to residential and potential town centre uses set out in paragraph 3.10 above also apply in other employment land use areas. Proposals will therefore be considered against the following policy criteria.

Policy ICD2 Other employment land use areas

In other employment land use areas indicated in the proposals map, proposals for non industrial/business uses will be considered subject to meeting the following criteria:

- a. The development is not for residential use.
- b. The proposal is not for retail uses that could undermine the vitality and viability of existing town and village centres within South Lanarkshire.
- c. The development will not prejudice the operation of adjoining businesses.
- d. The site or premises can easily be accessed from main road routes and have satisfactory access by walking, cycling and public transport.
- e. The development will not adversely affect public safety.
- f. The infrastructure implications including the impact on the transport network of the development are acceptable or can be mitigated to an acceptable level.
- g. The proposal includes appropriate parking provision for the type of development.
- h. The development will not adversely affect the natural or built environment, including Natura 2000 sites and protected species.

Proposals which do not meet the relevant criteria will not be considered favourably by the Council.

All proposals, including conforming uses (classes 4, 5 and 6), should meet the criteria in SLLDP Policy 4, Development Management, Placemaking and Design, and accord with other relevant policies in the LDP and SG.

Industrial and commercial development

Industrial/business uses outwith designated areas

3.12 The issue of industrial/business uses outwith designated industrial/business areas (as identified in policies ICD1 and ICD2) also requires consideration.

3.13 There are areas where existing industrial uses lie within largely residential areas. This reflects historic land use patterns and may not now be the most suitable location for such development. These uses are therefore covered by the LDP's Policy 6 General Urban Area/Settlements rather than a specific employment use policy.

3.14 The Council will monitor the operation of established industrial uses located outwith identified industrial land use areas. Where they are affecting the amenity of the surrounding area by creating adverse traffic or environmental conditions, the Council will control their further expansion and where appropriate will work with its partners to seek opportunities for relocating these businesses. The subsequent redevelopment or restoration of such sites will be encouraged and any proposals should conform to the appropriate policies of the LDP and SG.

3.15 Within settlements, new proposals for industrial/business development outwith the areas designated for such uses will not generally be supported unless it is for small scale low impact uses which can co-exist with housing and other sensitive uses without eroding amenity. Such proposals will be assessed against SLLDP Policy 4, Development Management and Placemaking, Policy 6, General Urban Area/Settlements and the relevant policies and guidance set out in the Development Management, Placemaking and Design SG. The Working from Home policy is also set out in Development Management, Placemaking and Design SG.

3.16 Encouraging sustainable economic growth in rural areas is an objective of the LDP strategy. The Council therefore supports proposals for small scale rural businesses in appropriate locations, particularly where these involve the reuse of previously developed land and buildings and do not have adverse environmental impacts. Such proposals shall be assessed against Policy 4 Development Management and Placemaking in the LDP and Policy GBRA1 in the Green Belt and Rural Areas SG. Exceptionally, proposals for larger scale industrial and business development that cannot be accommodated on sites in the industrial land supply, or require a rural location, may come forward. These will be considered on their merits with particular regard to their economic benefits for the area.

Marketable industrial land supply

3.17 SPP states that local development plans should allocate a range of sites for business, taking account of current market demand; location, size, quality and infrastructure requirements; whether sites are serviced or serviceable within five years; the potential for a mix of uses; their accessibility to transport networks by walking, cycling and public transport and their integration with and access to existing transport networks. The allocation of such sites should be informed by relevant economic strategies and business land audits in respect of land use classes 4, 5 and 6.

3.18 The Council will maintain a minimum 10 year potentially marketable and serviceable land supply for industrial and business development and will ensure that there is an adequate distribution of sites across the Council area. This supply will be safeguarded for uses which fall within Use Classes 4 'Business', 5 'General Industrial' and 6 'Storage or Distribution', of the Town and Country Planning (Use Classes) (Scotland) Order 1997. This shall be kept up to date by means of an annual audit.

Industrial and commercial development

3.19 Together with the other authorities which comprise the Glasgow and the Clyde Valley Strategic Development Planning Authority, South Lanarkshire Council has adopted the following definition of marketable industrial land.

Marketable industrial land:

1. Land designated for industrial, business and storage and distribution purposes in a development plan (including sites agreed in principle but not yet allocated in a development plan); and
2. (i) fully serviced or where site servicing could be provided at short notice and where there is no significant obstacle to development. Such land should be available within one year; or
(ii) not yet serviced but where there is no insurmountable constraint on servicing capability or other obstacle to development (i.e. potentially marketable). Such land will be available within one to five years or could be made available within one to five years; and
3. connected to the motorway and trunk road/rail network with access existing or easy to arrange, in a location which allows for good access by sustainable modes of transport; and,
4. will normally be capable of accommodating a broad range of development without significant adverse environmental impact.

Offices

3.20 New office development over 2,500 m² gross floorspace will be subject to a sequential town centre first approach in accordance with paragraph 68 of SPP. However, due to the nature of South Lanarkshire's town centres there are limited opportunities for significant new office development. Where a town centre or edge of centre location is not possible, priority will be given to Strategic Economic Investment Locations (other than Poniel which has been specifically identified for Class 5/6 use). In particular, the Clyde Gateway regeneration project has significant potential to accommodate major new class 4 office developments in South Lanarkshire. Major office developments will be expected to contribute to green network creation where appropriate and will require a transport assessment to be undertaken by the developer.



Industrial and commercial development

Policy ICD3 Strategic office developments

Large office developments of more than 2,500 m² which cannot be accommodated in town centres or edge of centre locations should be directed to the following strategic economic investment locations in urban areas:

1. Clyde Gateway
2. Hamilton International Technology Park
3. Scottish Enterprise Technology Park
4. Peel Park North

and will be subject to an assessment against the following criteria:

- a. infrastructure implications, including accessibility by walking cycling and public transport, and appropriate parking provision
- b. impact on the transport network
- c. impact on the environmental quality of the surrounding area
- d. impact on the surrounding industrial/business/commercial operators
- e. contribution to green network where relevant
- f. the development will not adversely affect the natural or built environment, including Natura 2000 sites and protected species.

Small scale offices

3.21 In general, small scale class 4 developments will be acceptable in all industrial and business areas subject to an assessment of their impact on factors such as infrastructure, environment and traffic and will be assessed against policies ICD1 and ICD2.

3.22 Class 2 offices are a town centre use and can help sustain the viability of these centres. Such uses shall be encouraged subject to meeting certain criteria. In particular, they should not undermine the key retailing activity in the centres.

3.23 In addition, small scale offices serving local needs will also be acceptable in neighbourhood centres where they do not undermine the retail function of these centres.

3.24 See also the Town Centres and Retailing SG for further information.

Policy ICD 4 Class 2 Office development

Small scale class 2 office development of less than 2,500 m² (gross) should generally be located within or adjoining the town centres (see SLLDP Policy 8 Strategic and Town Centres). New proposals and changes of use will be assessed against the following criteria:

- a. Upper floors within the shopping centres are the preferred locations.
- b. Ground floor office development should not undermine retail provision within the centres.
- c. Change of use proposals for offices within residential areas adjoining or in close proximity to town centres should not undermine existing or proposed office developments within these town centres or residential amenity of neighbouring areas.
- d. The development will not adversely affect the natural or built environment, including Natura 2000 sites and protected species.

Industrial and commercial development

Tourism

3.25 SLLDP Policy 7 states that 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. More detailed policy guidance for tourist facilities and accommodation is contained in Policy DM14 in the Development Management, Placemaking and Design Supplementary Guidance.

Development management requirements

3.26 In accordance with Scottish Planning Policy, the Council will encourage applicants to engage in pre-application discussions on significant employment generating proposals. Further guidance on [pre-application discussions](#) is available on the Council's website.

3.27 Depending on the scale and nature of the proposal, applicants may be required to provide information on matters such as the number of jobs to be created, hours of working, transport requirements, environmental effects, noise levels and the layout and design of buildings. Such information requirements will be proportionate to the scale of development proposed. In addition, where the application is for a non conforming use, the applicant should provide a supporting statement which addresses the above matters and also sets out a justification for the site specific location of the proposal and details of the marketing undertaken of the site/premises for class 4/5/6 uses.

3.28 In all categories of employment land use area planning decisions for non conforming uses may be subject to planning conditions to mitigate their impact, for example, to restrict opening hours, or temporary consent for a set period may be granted.

Categories of industrial areas

Designation in LDP	District	Address	Settlement
SEIL	Clydesdale	Poniel West of M74	South of Lesmahagow
	Cambuslang Rutherglen	Clyde Gateway (Shawfield)	Rutherglen
	East Kilbride	East Kilbride Technology Park	East Kilbride
	East Kilbride	Redwood Crescent area (Peel Park North)	East Kilbride
	East Kilbride	GSO Business Park area	East Kilbride
	Hamilton	Hamilton International Technology Park	Blantyre
Core industrial and business area	Clydesdale	Off Station Road area	Biggar
	Clydesdale	Off Vere Road	Blackwood/ Kirkmuirhill
	Clydesdale	Roadmeetings area	Carluke
	Clydesdale	Edinburgh Road	Carnwath
	Clydesdale	The Glebe Industrial Estate	Douglas
	Clydesdale	Climpy Road area	Forth
	Clydesdale	Caldwellside Industrial Estate	Lanark
	Clydesdale	Gateside Industrial Estate	Lesmahagow
	Clydesdale	Lesmahagow Industrial Estate	Lesmahagow
	Clydesdale	Birkhill area	Lesmahagow
	Clydesdale	Poniel East of M74	South of Lesmahagow
	Clydesdale	Smyllum area (Caldwellside Extention)	Lanark
	Clydesdale	Station Road area	Law

Categories of industrial areas

Designation in LDP	District	Address	Settlement
	Clydesdale	Milton Industrial Estate	Lesmahagow
	Clydesdale	Edinburgh Road area	Carnwath
	Cambuslang Rutherglen	Hamilton Farm area	Cambuslang
	Cambuslang Rutherglen	Cambuslang Investment Park area	Cambuslang
	Cambuslang Rutherglen	Westburn Farm area	Cambuslang
	Cambuslang Rutherglen	Former Hoover area (2 sites)	Cambuslang
	East Kilbride	Law Place area	East Kilbride
	East Kilbride	Howard Court	East Kilbride
	East Kilbride	Redwood Avenue area	East Kilbride
	East Kilbride	Linwood Avenue area	East Kilbride
	East Kilbride	College Milton area	East Kilbride
	East Kilbride	Kelvin and Langlands Industrial Estate	East Kilbride
	East Kilbride	West of Redwood Drive area	East Kilbride
	East Kilbride	Hamilton Road area	Strathaven
	East Kilbride	Caledonia Place area	Strathaven
	Hamilton	Off A725 area (North of Whistleberry Road)	Blantyre
	Hamilton	Forrest Street area	Blantyre
	Hamilton	Auchinraith Road area	Blantyre
	Hamilton	Whistleberry Industrial Park	Blantyre

Categories of industrial areas

Designation in LDP	District	Address	Settlement
	Hamilton	Glasgow Road area	Blantyre
	Hamilton	Park Burn Industrial Estate	Blantyre
	Hamilton	Allanshaw Industrial Estate	Hamilton
	Hamilton	Whitehill Road area (railway sidings)	Hamilton
	Hamilton	Bothwell Road Industrial Estate South	Hamilton
	Hamilton	Cadzow Industrial Estate	Hamilton
	Hamilton	Larkhall South area - Canderside	Larkhall
	Hamilton	Larkhall (Strutherhill, Shaws Road)	Larkhall
	Hamilton	Grays Road area	Uddingston
	Hamilton	Fallside Road area	Uddingston
	Hamilton	Bothwell Park Industrial Estate	Uddingston
Other employment land use area	Cambuslang Rutherglen	John Hillhouse Industrial Estate Rutherglen	Rutherglen
	Cambuslang Rutherglen	Cathcart Road area	Rutherglen
	Clydesdale	Castlehill Industrial Estate	Carluke
	Clydesdale	Baxter Lane area	Lanark
	Clydesdale	Harestanes Industrial Estate	Upper Braidwood
	East Kilbride	Stroud Road area (North of Stroud Road)	East Kilbride
	East Kilbride	Glenburn Road (JVC site) College Milton	East Kilbride
	East Kilbride	Albion Way Kelvin	East Kilbride

Categories of industrial areas

Designation in LDP	District	Address	Settlement
	East Kilbride	Braeview Place area	East Kilbride
	Hamilton	Blantyre Industrial Estate/Priestfield	Blantyre
	Hamilton	Allanshaw Industrial Estate (Peacock Drive area)	Hamilton
	Hamilton	Fullwood Park area	Hamilton
	Hamilton	Peacock Cross Road area	Hamilton
	Hamilton	Hillhouse area	Hamilton
	Hamilton	Bothwell Road Industrial Estate North	Hamilton
	Craighead School	Blantyre	Hamilton
	Hamilton	Larkhall – Dunedin Road	Larkhall

Sources of information

[Scottish Planning Policy 2014](#)

[Town and Country Planning \(Use Classes\) \(Scotland\) Order 1997](#)

[Glasgow and the Clyde Valley Strategic Development Plan](#)

[Clyde Gateway](#)

[South Lanarkshire Economic Strategy 2013-2023](#)

[Lanarkshire Tourism Action Plan to 2015](#)

South Lanarkshire Contaminated Land Strategy

South Lanarkshire Air Quality Strategy

Contacts

Planning Headquarters

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Community and Enterprise Resources
Planning and Building Standards Services HQ
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Hamilton, ML3 6LB
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Cambuslang/Rutherglen and East Kilbride Area Office

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services Area Office
Civic Centre
Andrew Street
East Kilbride, G74 1AB
Tel: 0303 123 1015 Email: planning@southlanarkshire.gov.uk

Hamilton Area Office

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services Area Office
Montrose House
154 Montrose Crescent
Hamilton, ML3 6LB
Tel: 0303 123 1015 Email: planning@southlanarkshire.gov.uk

Clydesdale Area Office

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services Area Office
South Vennel
Lanark, ML11 7JT
Tel: 0303 123 1015 Email: planning@southlanarkshire.gov.uk

Regeneration Services

South Lanarkshire Council
Community and Enterprise Resources
Montrose House
154 Montrose Crescent
Hamilton, ML3 6LB
Tel: 0303 123 1015

Fleet and Environmental Services

South Lanarkshire Council
Community and Enterprise Resources
Montrose House
154 Montrose Crescent
Hamilton, ML3 6LB
Tel: 0303 123 1015 or Email customer.services@southlanarkshire.gov.uk





South Lanarkshire
Local Development Plan

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services
Montrose House, 154 Montrose Crescent
Hamilton ML3 6LB
www.southlanarkshire.gov.uk

If you need this information in another
language or format, please contact us to
discuss how we can best meet your needs.
Phone 0303 123 1015 or email:
equalities@southlanarkshire.gov.uk

