

# Community infrastructure assessment

TESCO  
express

Open every day  
9am - 11pm

Planning and Building Standards Services

## South Lanarkshire Local development plan

supplementary  
guidance **4**



Community and Enterprise Resources



**Key to Environmental Layers**

- Special Area of Conservation
- Special Protection Area
- New Lanark World Heritage Site buffer zone
- New Lanark World Heritage Site
- Scheduled Ancient Monument
- Listed Building
- National Nature Reserve
- Site of Special Scientific Interest
- Gardens and Designed Landscapes
- Historic Bathhouse
- Special Landscape Area
- Conservation Area
- Local Nature Reserve
- Marger Olden Local Nature Reserve
- Ancient Semi-Natural Woodland
- Long Established and Other Woodland
- Country Park
- Water Access Point
- Core Path Junction
- Right of Way
- Core Path
- Quiet Area
- Former Agricultural Land
- Green Belt Outer Edge
- Rural Area
- Settlement Boundary
- Military
- W Class Road
- Railway
- Railway Station
- Local Charging Point (LCP)
- Electric Vehicle Charging Point (EVCP)
- Electric Vehicle Charging Point (EVCP)
- Road Scheme

1	Introduction	2
2	Context	4
3	Requirements for community infrastructure assessment	6
4	Detailed methodology to calculate levels of contribution	10
5	Collection of developer contributions	15
6	Monitoring and review	16
	Appendix 1 - Open space standards	17
	Appendix 2 - Example matrix	19
	Appendix 3 - Contacts	20

## Introduction



### 1.0 Introduction

**1.1** This supplementary guidance was approved for consultation by South Lanarkshire Council at its meeting on 2 December 2014 and was subject to public consultation for six weeks from 11 December 2014 until 23 January 2015. A total of thirty nine representations were received from nine 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** The Council is aware that the economic downturn, particularly in the house building industry, has placed pressure on the viability of many sites. Whilst there have been some positive signs of recovery, it is recognised that implementing policy requiring developers to make contributions towards some of the infrastructure works necessary as a result of their development, could be seen as a burden on the recovery of the industry. This SG is intended to provide guidance at an early stage on the nature of contributions in order that these can be taken into account and factored into a developer's financial appraisal.

**1.4** Various supplementary guidance has been or is being prepared to support the LDP. These SG will contain other detailed policies which may be relevant to the development proposed. Additional SG covers:

- Green Belt and Rural Area
- Sustainable Development and Climate Change
- Industrial and Commercial Development
- Town Centres and Retail Development
- Green Network and Greenspace
- Development Management, Placemaking and Design
- Natural and Historic Environment
- Affordable Housing and Housing Choice
- Renewable Energy.

#### Supporting assessments

**1.5** A series of assessments informed the preparation of the SG. The technical studies are noted below.

### Strategic Environmental Assessment

**1.6** 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 5 Community Infrastructure Assessment.

### Habitats Regulations Appraisal

**1.7** A Habitats Regulations Appraisal (HRA) screening exercise for this SG will be undertaken in compliance with the EC Habitats Directive (Council Directive 92/43/EEC), and the Conservation (Natural Habitats, &c.) Regulations 1994 as amended. This will be included in the HRA Record for the SLLDP. Any changes required as a result of the HRA shall be incorporated in the finalised supplementary guidance.

### Equalities Impact Assessment

**1.8** An Equalities Impact Assessment of the South Lanarkshire LDP community infrastructure assessment policy and SG has been carried out and it was concluded that there are no adverse impacts on any of the community covered by equalities legislation or on community relations.

**1.9** The above technical studies can be viewed on the Council's website and are available on request from the Council.

### How to use this document

**1.10** The Community Infrastructure Assessment SG expands and supplements the advice contained within South Lanarkshire's Local Development Plan and in particular that of Policy 5 Community Infrastructure Assessment. It contains a range of guidance and advice which set out detailed criteria for assessing contributions required for development proposals. Throughout assessment of these needs it will be the Council's aim to strike a balance between setting contributions at a level that addresses projected impact and ensuring that the development remains viable.

**1.11** 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.

## Context



### 2.0 Context

#### National, strategic and local policy

**2.1** Scottish Government guidance on community infrastructure assessments and developer contributions is set out in [Circular 3/2012](#). The circular provides guidance on the use of agreements made under Section 75 of the Town & Country Planning Act 1997 and sets out circumstances in which they should be used and how they can be efficiently concluded.

**2.2** Circular 3/2012 advises that planning guides the future use of land and in considering planning applications, authorities must consider each application on its merits based on the development plan and any other material considerations. Planning obligations can be useful to overcome obstacles which may otherwise prevent the grant of planning permission. In terms of community infrastructure assessments, planning obligations can be used to mitigate negative impacts a development may have on land use, environment or infrastructure.

**2.3** Circular 3/2012 also sets out the following tests in order for planning authorities to determine whether a planning agreement is appropriate. Planning agreements should only be sought where all of these tests are met:

- it is necessary to make the proposed development acceptable in planning terms
- it serves a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should be relevant to development plans
- it relates to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area
- it fairly and reasonably relates in scale and kind to the proposed development
- it is reasonable in all other respects.

### Local development plan policy

**2.4** Policy 5 of the South Lanarkshire Local Development Plan relates to community infrastructure assessments and states that these are required to recognise the impact a development may have on a specific area, for example on the road network, education provision, recreational and community facilities. Community infrastructure assessments are not intended to resolve existing deficiencies in infrastructure.

### 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.

## Requirements for community infrastructure assessment



### 3.0 Requirements for community infrastructure assessment

**3.1** Community infrastructure assessment is required to recognise and address the impact a development can have on a specific area. The purpose of this supplementary guidance is to expand on Policy 5 - Community infrastructure assessment in the SLLDP and set out the Council's procedure for assessing, determining and collecting any financial contributions arising from a community infrastructure assessment. It should be noted that contributions from developers will be used to offset any impacts of their development and are not intended to resolve existing deficiencies in infrastructure.

### Which development proposals will be subject to a Community Infrastructure assessment?

**3.2** The Council will carry out a community infrastructure assessment for all proposals that may have an impact on the local infrastructure such as roads, education, community facilities, and include an assessment of the affordable housing contribution.

**3.3** The Guidance sets out the procedure which shall be followed for any required discussions and for assessing contributions. This assessment will be required for proposals for twenty or more dwellings but could apply to other types of development such as industrial, retail or leisure.

### How will the community infrastructure assessment be carried out?

**3.4** The community infrastructure assessment will be carried out alongside the assessment of the planning application. When an application is submitted which is considered to have an impact on local infrastructure, to a degree that requires to be addressed, the relevant Council Service(s) will be asked to identify the works and in turn the potential level of contributions required to address these impacts. The affordable housing contribution will also be identified.

**3.5** Pre-application discussions are highly recommended as early engagement with the planning service can establish if an assessment is needed. Agreement with the planning service of the scope and content of supporting information required will also prevent delays in the consideration of the planning application as well as unnecessary work being carried out.



# Requirements for community infrastructure assessment

## Which contributions will be assessed?

### Affordable housing

**3.6** The South Lanarkshire Local Development Plan together with the associated supplementary guidance on Affordable Housing sets out the requirements for affordable housing. The criteria triggering the assessment for the requirement of a contribution towards affordable housing is the provision of twenty or more dwellings on a site. In these instances the Council will seek to achieve serviced land to accommodate up to 25% of the total number of units for the provision of affordable housing, either through delivery on site, off site, or by way of a financial contribution to delivery elsewhere.

**3.7** The process for agreeing what type of affordable housing contribution is required is fully detailed in the Affordable Housing Supplementary Guidance. However, it is recognised that not all sites are suitable for the provision of affordable housing on site and in situations where it has been agreed that a financial contribution will be sought towards the provision of Affordable Housing elsewhere, the procedure for determining the level of contribution required is set out in Paragraphs 4.1 to 4.4 of the SG.

### Education

**3.8** Generally housing developments will generate additional pupils attending the local schools and nurseries. Education Resources has assessed the demand for both denominational and non denominational places, taking into account the Council's housing land supply figures for each educational catchment area (referred to as learning communities in South Lanarkshire). This gives an indication of any shortfall in school places for each primary and secondary school within the Council area and the level of contribution required per dwelling constructed in that

learning communities together with the level of any required contribution to nursery provision. These figures will be updated annually to reflect changes in the housing land supply. The methodology for calculating these figures is detailed in Paragraphs 4.5 to 4.12 of the SG. It is noted that there are some types of housing development such as retirement homes or homes for the elderly that will not generate a requirement for school places. This is taken into account when assessing a development proposal.

### Roads and transportation

**3.9** The development of sites for housing and other uses may generate levels of traffic which require improvements to the wider road network. This may require addressing impacts to the pedestrian, cycle and public transport network. As well as assessing the proposed layout within the application site, Roads and Transportation Services also assess the impact of the development on the wider road network and will identify the improvements needed to the network to accommodate the development. The costs of addressing the impact of the development on the wider network will be met by the developer. Plans submitted will be sufficient to allow the cost of the works to be calculated, including any phased implementation and impact on utility apparatus, in order to accurately assess the level of contribution required. Further guidance on this matter is detailed in paragraphs 4.13 to 4.16 of the SG.

**3.10** A similar exercise will also be required where a development may impact on the trunk road network. This will require developers to liaise with Transport Scotland regarding potential costs and the implementation of improvements.

## Requirements for community infrastructure assessment

### Community facilities

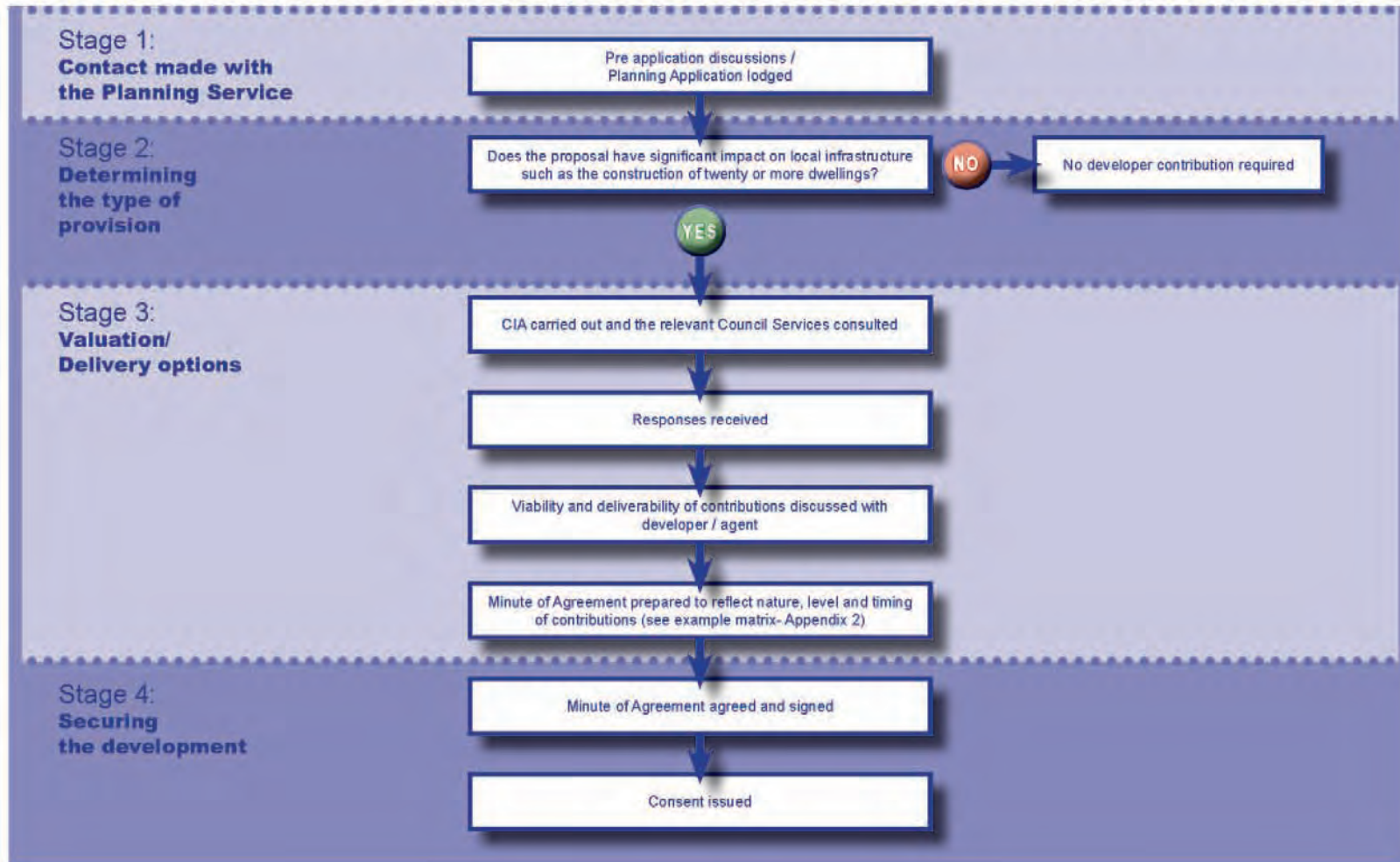
**3.11** In order to provide the required open space and leisure facilities within the Council area, the impact of new dwellings on the current provision of facilities must be considered. It has been the Council's approach to concentrate leisure and recreational opportunities in specific areas as opposed to having a large number of smaller facilities that would incur higher management costs and may have a more limited appeal to residents. The general approach when assessing the impact of a proposal on community facilities is to improve and expand existing facilities to meet the new demand before considering the creation of new facilities or assets, but with consideration being given to the need to ensure that facilities are accessible to the community. The methodology used when assessing any contributions in respect of community facilities is set out in Paragraphs 4.17 to 4.23 of the SG.

### Community infrastructure assessment process

**3.12** The following diagram illustrates the process for assessing the levels of contribution required as part of a community infrastructure assessment, together with their delivery. The procedure includes an opportunity for the consideration of the overall level of contributions being sought compared to the development and land costs in order that the viability of the development can be assessed.

# Requirements for community infrastructure assessment

## Community Infrastructure Assessment Process



# Detailed methodology to calculate levels of contribution



## 4.0 Detailed methodology to calculate levels of contribution

### Affordable housing

**4.1** The Affordable Housing Supplementary Guidance highlights the Council's requirement for developers to provide up to 25% of a housing site of twenty units or more as affordable housing, either provided on site, off site or as a financial contribution in lieu of provision. The contribution will be used to provide affordable units in the relevant housing market area. This reflects the requirements of Policy 13 Affordable Housing in the South Lanarkshire Local Development Plan.

**4.2** It is recommended that early discussions are carried out for any proposal for the erection of twenty or more dwellings to ascertain how this contribution can best be met. As indicated above, this can be by providing housing on site or on an alternative site, or by paying a commuted sum to the Council to be used to provide housing in the same housing market area as the proposed development. If a commuted sum is required detailed guidance on how to calculate this financial contribution is described below. Further guidance is also contained in the Affordable Housing Supplementary Guidance.

**4.3** The level of contribution is based on the value of the land. To achieve an independent valuation of land value, the Council and the developer jointly instruct an independent surveyor (usually the District Valuer) to carry out a valuation of the land. The instruction clearly states that the valuation is for the purposes of calculating affordable housing contributions and states that the District Valuer's report must indicate a value for each plot, were it to be developed for mainstream housing for sale. It is this valuation per plot that will enable the level of financial contribution for affordable housing to be calculated. For the purposes of calculating the plot values for affordable housing, it is assumed that the plot value for an affordable housing unit is exactly half that of the plot value for mainstream housing for sale. The District Valuer's plot value allows the Council to calculate this. The Council's policies on affordable housing seek a contribution of up to 25% of the number of units proposed on site. Therefore the total contribution towards affordable housing applicable for each site can be calculated by using the following formula.

$$\frac{\text{Value per plot provided by District Valuer}}{2} \times 25\% \text{ of the total number of units proposed on site}$$

## Detailed methodology to calculate levels of contribution

**4.4** This formula will give the overall contribution towards affordable housing on site but can be expressed as a contribution per plot by dividing the overall contribution by the total number of units proposed on site. Further detailed guidance on how to determine the nature and level of contributions required can be found in Chapter 4 of [Supplementary Guidance 7 : Affordable Housing](#).

### Education

**4.5** Depending upon the type of development being proposed, the provision of housing in an area is likely to result in an increase in the number of pupils attending local schools. In some cases additional demand for places can be met within the school's existing capacity. However where there is currently no capacity or where it is predicted there will be no capacity if existing housing developments identified in the Local Development Plan are realised, then a contribution towards the provision of additional classroom accommodation is required.

**4.6** In assessing the need for additional educational accommodation (nursery, primary and secondary), an annual assessment is carried out for both denominational and non denominational establishments. This considers the capacity at each of the secondary schools and the associated feeder primary schools. The housing land supply figures for each catchment secondary is fed in to the capacity assessment and a paper is produced on an annual basis identifying where there are capacity issues and therefore where contributions will be sought by the Council.

**4.7** There are currently 124 primary schools, 17 secondary schools and 7 additional support needs schools in South Lanarkshire. These are grouped into 17 Learning Communities across the four main areas of South Lanarkshire; Cambuslang and Rutherglen, Clydesdale, East Kilbride and Hamilton.

**4.8** In order to calculate developer contributions on a fair, transparent and equitable basis, the following mechanism will be employed. The LDP identifies potential housing sites together with indicative housing numbers and it is these Housing Land Supply figures which allow Education Resources to predict the likely numbers of pupils generated within a particular Learning Community. The likely number of pupils generated is based on the pupil generation formula which assumes that 30 pupils per year group will be generated by 1000 new dwellings. From the 30 pupils per year group, a split of 75% of these pupils will be considered non denominational and 25% denominational and the year groups accounted for are Nursery – 1 year Primary - 7 years and Secondary - 5.5 years. The pupil generation formula takes account of established trends in both the splits between denominational and non denominational education and the number of pupils staying on to complete a sixth year of secondary education. The likely numbers of pupils generated as a result of new housing are combined with the pupil roll projections to establish the total number of pupils. Pupil roll projections are based on the actual numbers of pupils gathered via the annual school census (each September), factored up to the appropriate year.

**4.9** The calculations outlined allow the Council to identify both capacity issues arising from the existing population and those arising as a result of new developments. Developer contributions will only be sought to address capacity issues arising from new developments. The Council will address and manage any existing over capacity issues.

**4.10** Following the assessment of capacity, if there is a capacity issue as a result of new development, the level of developer's contributions will be calculated on an assumed need for 3.5m<sup>2</sup> of gross internal floorspace per secondary pupil, 9m<sup>2</sup> per primary pupil and 4.5m<sup>2</sup> per nursery pupil. The cost to provide this amount of floorspace is calculated using up to date figures and costings from the Council's Schools

## Detailed methodology to calculate levels of contribution

Modernisation Programme Partnership. The current figure per square metre will be updated on a regular basis to take account of fluctuations in build costs and will be made available to developers on request.

**4.11** As stated above, the above calculations will be carried out on an annual basis and a statement for each learning community throughout the Council will be produced. The above methodology will allow the following:

- an equitable spread of costs amongst all developments;
- an early and fast response to developer requests for the likely levels of contributions; and
- greater capacity for aligning funding to provide the required educational space at the required time.

**4.12** The statements for each learning community can be requested from the planning officer dealing with the planning application for the development in question. All planning applications for developments over twenty dwellings will include an assessment of educational demand and capacity.

### Roads and transportation

**4.13** Where a new development or a change of use is likely to generate a significant increase in the number and type of trip, a Transport Assessment should be carried out. In certain instances where the development does not meet the threshold of a TA a Transport statement (TS) may be required. This is likely to be as a result of the developments location and/or the type of development proposed. This will identify if any road or transportation improvements require to be carried out such as new or improved access to the site or major road improvements outwith the site. This could also include a contribution to the provision of public transport services.

**4.14** There may be other types of development that do not require a full transport assessment. They may, nevertheless have an impact that requires road improvements to be carried out. It is therefore recommended that the developer engages with the planning service as early as possible in the project's development to agree if any mitigation is required.

**4.15** Works within the application site will be considered as part of the development and will be the full responsibility of the developer. Off site road works will be the subject of discussions and their implementation will be dealt with through the Planning Obligation as a financial contribution to the Council or as a legal requirement for construction by the developer.

**4.16** Any off site road works must be fully designed and costed, by the developer, including services, and agreed by the Council's Roads and Transportation Services before consent is issued. These discussions will include the technical aspects of off-site works to ensure that the final scheme meets with the Council's standards, timescales and costings, including where appropriate, inflation to cover a delay in implementation of the works. Where a number of developments are proposed and will impact upon a specific area of the local network, the cumulative effect should be addressed and any required improvements identified. A similar exercise, covering all of the above and involving discussions with Transport Scotland will be required where improvements are needed to the trunk road network.

# Detailed methodology to calculate levels of contribution

## Community facilities

**4.17** Community and Enterprise Resources produce an Asset Management Plan on an annual basis which provides a strategic approach to the management of community facilities to ensure that they are used in the most effective and efficient way and to support the delivery of cultural and leisure services throughout South Lanarkshire.

**4.18** These assets provide a wide range of services, meeting the recreational, cultural and bereavement needs of the community. Community and Enterprise Resources are responsible for these assets. It is the focus of South Lanarkshire Leisure and Culture to improve participation in cultural and physical activities in order to promote health, inclusion and wellbeing and it is through these assets that a large proportion of the Resource's objectives are delivered.

**4.19** Based on an assessment of the existing quality and quantity of existing provision in an area, the Council can advise the developer what option would be of most benefit to the community. Options considered would include:

- provision taking place on-site (in areas where there is an identified deficiency); or
- provision taking place off-site in the general area (where on-site provision is physically impossible or inappropriate); or
- a financial contribution being made to enable required off-site provision in the local area; or
- a financial contribution being made to enable off-site qualitative improvements to the local area; or
- a financial contribution towards meeting the programmed needs of the wider community.

**4.20** Appendix 1 of the SG provides a general indication of the minimum requirements for the provision of amenity open space and sport/recreation which the Council will seek in new residential developments. It should be noted that amenity open space is defined as space that is used for landscaping, informal leisure or social activities and must be provided over and above the space required for formal sport/recreational activities.

**4.21** The value of the financial contribution towards the provision of community facilities or the upgrading of existing facilities outwith, but in proximity to the site, would be expected to range from £1500 upwards per dwelling. A community facility would be defined as an asset that the Council owns and plans for the community to use. The final figure and how the financial contribution will be spent, however, will depend on the location of the site and other relevant planning circumstances such as the open space needs of the area as well as the nature, type and size of development. It is therefore strongly recommended that the developer engages with the Planning Service as early as possible in the project's development to agree the most appropriate option for each development. Further guidance and advice can be found in Supplementary Guidance 8: Green Network and Greenspace.

**4.22** One of the main threats to the efficient long term management of property assets is financial uncertainty and the availability of funding to invest in property assets. In terms of developer's contributions, projects identified may include the upgrading of assets as a result of increased use due to the proposed development. In order to ensure that the works required to cater for the increased use generated by the development are completed by the time they are needed, funding may have to be provided at an early stage. This would have to be agreed with the developer to ensure that the timing of the financial contribution could be accommodated.

## Detailed methodology to calculate levels of contribution

**4.23** Developer's contributions may also be used to invest in Community Assets which if funded in this way would allow for the delivery of additional projects to be brought forward that could cater for the increased demand generated by a development.

**4.24** With regard to the assessment of all the contributions required, the Council will aim to ensure that there is a balance between setting a sum at an appropriate level to address the impacts whilst ensuring the development remains viable. This will require developers to be transparent with the Council in such discussions and therefore provide the Council with the information needed to assess viability. This will include:-

- detailed build costs
- market evidence
- valuation reports to support established use value and/or alternative use value
- a project programme and phasing plans
- indicative offers for affordable units (if applicable)
- a viability appraisal.



# Collection of developer contributions



## 5.0 Collection of developer contributions

### Legal obligations

**5.1** Following agreement on the nature, level and timing of contributions, the collection of these will be facilitated through a planning obligation by Minute of Agreement. The Council's Legal Services have prepared a model legal agreement. A copy of the Council's model legal agreement can be requested, through the planning officer dealing with the planning application for the development.

**5.2** The model agreement will set out the basis for the payment of developer contributions, for example, by using a matrix, which has been agreed through discussions, and detailing how the project's contributions may be phased. An example of how this has been done for a housing site can be found in Appendix 2 of the SG which indicates the level of contributions per house plot and how this has been programmed. Unless otherwise agreed, contributions will be collected annually in arrears.

## Monitoring and review



### 6.0 Monitoring and review

**6.1** The need to formally review this SG will be considered after two years following its approval and biennially thereafter. Any changes in circumstances, policy or legislation prior to this will be taken into consideration and appropriate alterations made to the content of this SG.

# Open space standards

Development Type	*Amenity Open Space	Sport/Recreational provision
Small Sites (up to 10 houses)	<ul style="list-style-type: none"> <li>No specific requirement , other than planting as detailed below. Some amenity open space desirable.</li> <li>Supply and plant two trees per dwelling to be planted within the site boundary (see Appendix 1).</li> </ul>	<ul style="list-style-type: none"> <li>No new recreational provision within the site, but a financial contribution to the improvement of existing sport/recreational facilities within the local area.</li> </ul>
Medium Sites (11 - 50 houses)	<ul style="list-style-type: none"> <li>20m<sup>2</sup> per dwelling and two trees per dwelling as above.</li> </ul>	<p>A financial contribution to the improvement of existing sport/recreational facilities within the local area, or, if no appropriate facility exists, then:</p> <ul style="list-style-type: none"> <li>Provision of one play area equivalent in size to 20m<sup>2</sup> per dwelling.</li> <li>Level space provision (14m x 6m) accessible from a road to accommodate mobile play equipment.</li> <li>Or a combination of these options in part or in full as appropriate to the location and as agreed with the Council.</li> </ul>
Large Sites (51 - 100 houses)	<ul style="list-style-type: none"> <li>20m<sup>2</sup> per dwelling and two trees per dwelling as above.</li> </ul>	<p>A financial contribution to the improvement of existing sport/recreational facilities within the local area and:</p> <ul style="list-style-type: none"> <li>Provision of one play area equivalent in size to 20m<sup>2</sup> per dwelling.</li> <li>Provision of a modern games court (minimum size 22m x 20m).</li> <li>Provision of a youth space facility.</li> <li>Or a combination of these options.</li> </ul>
Major Sites (101 houses and upwards)	<ul style="list-style-type: none"> <li>20m<sup>2</sup> per dwelling and structure planting* around site boundaries - minimum of 15-20m width.</li> <li>No trees within 3m of any dwelling or boundary of dwelling.</li> <li>Two trees per dwelling as above.</li> </ul> <p>* edge of settlement sites.</p>	<p>A financial contribution to the improvement of existing sport/recreational facilities within the local area and:</p> <ul style="list-style-type: none"> <li>Provision of a minimum of one play area equivalent in size to 20m<sup>2</sup> per dwelling. Where the site is deemed appropriate due to house types, location or topography, additional sites will be required.</li> <li>Provision of a modern games court (minimum size 20m x 32m).</li> <li>Provision of a youth space facility.</li> <li>Or a combination of these options in part or in full as appropriate to the location and as agreed with the Council.</li> </ul>

## Open space standards

Development Type	*Amenity Open Space	Sport/Recreational provision
Rural Sites (houses)	<ul style="list-style-type: none"> <li>• 20m<sup>2</sup> per dwelling and two trees per dwelling as above.</li> </ul>	<ul style="list-style-type: none"> <li>• Due to the varying nature/size of existing rural communities and their needs, each case will be dealt with on its merits, but based on the standards specified above.</li> </ul>
Flatted Development	<ul style="list-style-type: none"> <li>• 30m<sup>2</sup> per dwelling and two trees per dwelling as above.</li> </ul>	<ul style="list-style-type: none"> <li>• Financial contribution to the improvement of existing sport/recreational facilities within the local area.</li> </ul>
Sheltered Housing Developments	<ul style="list-style-type: none"> <li>• 25m<sup>2</sup> per dwelling unit and two trees per dwelling as above.</li> </ul>	<ul style="list-style-type: none"> <li>• Financial contribution to the improvement of existing sport/recreational facilities within the local area.</li> </ul>

\* Landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons and used for a variety of informal or social activities such as sunbathing, picnics or kickabouts.

# Example matrix

Financial Contributions : Site A											
		Sites Proposed Phasing									
		Year	1	2	3	4	5	6	7	8	Totals
		Projected Start Date	2013	2014	2015	2016	2017	2018	2019	2020	
		Annual totals		22	24	24	24	24	24	15	157
Financial Contributions											
		Year	1	2	3	4	5	6	7	8	Totals
			2013	2014	2015	2016	2017	2018	2019	2020	
		Cost Per Unit									
<b>Community Facilities</b>	£166,891	£1,063	£0	£23,386	£25,512	£25,512	£25,512	£25,512	£25,512	£15,945	£166,891
Cumulative Total			£0	£23,386	£48,898	£74,410	£99,922	£125,434	£150,946	£166,891	
<b>Primary School Sector</b>	£450,755	£2,871	£0	£63,163	£68,905	£68,905	£68,905	£68,905	£68,905	£43,066	£450,755
Cumulative Total			£0	£63,163	£132,068	£200,974	£269,879	£338,784	£407,689	£450,755	
<b>Junction Improvements</b>	£12,874	£82	£0	£1,804	£1,968	£1,968	£1,968	£1,968	£1,968	£1,230	£12,874
Cumulative Total			£0	£1,804	£3,772	£5,740	£7,708	£9,676	£11,644	£12,874	
<b>Affordable Housing</b>	£294,375	£1,875	£0	£41,250	£45,000	£45,000	£45,000	£45,000	£45,000	£28,125	£294,375
Cumulative Total			£0	£41,250	£86,250	£131,250	£176,250	£221,250	£266,250	£294,375	
<b>Total for Site A</b>	<b>£924,895</b>	<b>£5,891</b>	£0	£129,603	£141,385	£141,385	£141,385	£141,385	£141,385	£88,366	<b>£924,895</b>
Cumulative Total			£0	£129,603	£270,988	£412,374	£553,759	£695,144	£836,529	£924,895	

## Contacts

### Planning Headquarters

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

### 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](mailto: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](mailto: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](mailto:planning@southlanarkshire.gov.uk)



**Key to Environmental Layers**

- Special Area of Conservation
- Special Protection Area
- New Lanark World Heritage Site buffer zone
- New Lanark World Heritage Site
- Scheduled Ancient Monument
- Listed Building
- National Nature Reserve
- Site of Special Scientific Interest
- Gardens and Designed Landscapes
- Historic Bathhouse
- Special Landscape Area
- Conservation Area
- Local Nature Reserve
- Marger Olden Local Nature Reserve
- Ancient Semi-Natural Woodland
- Long Established and Other Woodland
- Country Park
- Water Access Point
- Core Path Junction
- Right of Way
- Core Path
- Quiet Area
- Former Agricultural Land
- Green Belt Outer Edge
- Rural Area
- Settlement Boundary
- Military
- W-Class Road
- Railway
- Railway Station
- Local Crossing
- Electric Vehicle Charging Point (EH01)
- Electric Vehicle Charging Point (EH02)
- Road Scheme



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](http://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](mailto:equalities@southlanarkshire.gov.uk)

