

# South Lanarkshire Local Development Plan Main Issues Report



**2017**



## SLLDP Monitoring Statement



# Contents

1	Introduction	2
2	Economic and social context	3
3	Vision and strategy policies	4
4	Economy and regeneration policies	16
5	People and places policies	28
6	Environment policies	31
7	Infrastructure policies	45

## Introduction

**1.1** This Monitoring Statement (MS) has been prepared to inform the preparation of the second South Lanarkshire Local Development Plan (SLLDP2) Main Issues Report (MIR). Planning legislation requires the Council to monitor changes to the principal physical, economic, social and environmental characteristics of the area and the impact of the policies and proposals of the existing plan.

**1.2** The MS focuses on the impact of the Council's adopted South Lanarkshire Local Development Plan (2015) and sets out progress in delivering its policy objectives. The SLLDP was adopted in June 2015, so the policy context is up to date. For the purposes of the MS the base year has been taken as 2011/12 to give monitoring data is provided for the 4 year period 2011/12 - 2014/15 (financial years) or from 2011-15 in calendar years. If possible 5 year monitoring figures have been used but in most cases only 4 years of data was available.

**1.3** In addition the MS sets out the socio-economic context and provides information on progress achieved on main policy areas contained in the SLLDP.

**1.4** The availability and quality of monitoring data is not consistent across all policy areas. For the core policy areas of housing, industry and business and retailing there is a time series of data which is monitored on an annual basis by the Council and forms the basis of returns to the Strategic Development Planning (SDP) Authority and the Scottish Government. For other policy topics regular monitoring has not been previously undertaken, however an exercise has been undertaken which indicates where development pressure has been occurring. In addition, updates on progress in delivering certain policies have been obtained from other Council Departments and services. The individual topic sections provide details of the data sources used.

**1.5** The monitoring statement is split into chapters which mirror the SLLDP and the 19 policies are within each relevant chapter.

**1.6** There is a separate Monitoring Statement prepared for the Minerals Local Development Plan.

## Economic and social context

**2.1** Planning legislation requires the Council to monitor changes to the principal physical, economic, social and environmental characteristics of the area. Much of the environmental baseline data is already contained in the State of the Environment Report 2015. This section concentrates on the baseline demographic and economic characteristics of South Lanarkshire.

**2.2** With 315,360 residents (2014 mid year estimates) and 142,286 households (2014 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.

**2.3** 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.

**2.4** The construction of new private sector houses has continued with 3175 built between 2011 and 2015. In addition 756 social rented houses were built across South Lanarkshire during the same time period. This house building activity 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.

**2.5** 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 7,400 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).

**2.6** 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.

**2.7** The above provides the physical, economic and social context within which a vision for the South Lanarkshire Local Development Plan (SLLDP) has to 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.

## Vision and strategy policies

### Vision

#### Policy 1 Spatial Strategy

**3.1** Policy 1 is the main spatial strategy of the local development plan. The activities outlined in the policy have been translated into development proposals and listed in Table 3.1 of the plan. The following table updates the progress on each of these proposals. Further details are contained in the Action Programme which accompanies the LDP and is updated annually.

**3.2** Many of the projects within this table are ongoing and this represents a snapshot in time. Some of these will have progressed since this report was produced. The majority will be taken forward as legacy items into the next local development plan but will also continue to be included in an updated Action Programme.

<b>Table 3.1 Spatial Strategy</b>	
<b>Strategic Investment Locations (SEIL)</b>	
Clyde Gateway	Applications progressing in Shawfield and Rutherglen. Masterplan underway for redevelopment of initial phase of Shawfield. Works completed on upgrading access to Rutherglen Station, surrounding public realm and the business centre at Stonelaw Road. Shawfield National Business District established - 4.5 hectares of industrial and commercial development space facilitated by £20m programme of site remediation and infrastructure, including a new bridge over the Clyde.
Hamilton International Technology Park	No recent relevant applications. Former strategic industrial business location and enterprise zone site.
Peel Park North East Kilbride	Former strategic industrial business location and enterprise zone site. Original SEIL boundary amended in SLLDP to exclude areas with consent for non-industrial/business uses.
Poneil	Whisky storage and blending facility now operational on part of the site. Consent (Planning Permission in Principle) granted March 2011 for mixed use development including Class 5 and 6 warehouse developments. Consent renewed June 2014. Detailed application granted August 2014 for land to the east of M74 for industrial use.
Scottish Enterprise Technology Park	No recent relevant planning applications.
<b>Network of Strategic Centres</b>	
Hamilton	Discussions ongoing with regeneration
East Kilbride	Reconfigurations works ongoing in Olympia area
Lanark	Discussions ongoing with regeneration

# Vision and strategy policies

**Table 3.1 Spatial Strategy**

<b>Community Growth Areas (GCA)</b>	
Hamilton West	<p>Planning application HM/10/0052 - development of CGA comprising housing, neighbourhood centre, community facilities, access road, open space and landscaping (planning permission in principle (PPP)). Application granted subject to Section 75 agreement at Committee on 21/06/2011.</p> <p>Current approval for 2100 units based on an amended phasing programme and boundary changes. It is anticipated that phasing and numbers will be amended as development progresses.</p> <p>Approximately 150 units will be affordable on-site.</p> <p>Water Impact Assessment underway by current developers.</p> <p>Drainage Impact Assessment underway by current developers.</p>
Ferniegair	<p>Site split into phases A-D. Site A being developed by Bett Homes, Site C being developed by Robertson Homes, Site B pre-application discussions with Realm Homes, Site D will follow on from phase A</p>
Larkhall	<p>Screening opinion undertaken confirming requirement for Environmental Impact Assessment. Scoping Report submitted and consultation complete. Proposal of Application Notice (PAN) submission in June 2013. Planning application HM/13/0352 lodged August 2013 for residential developments with associated landscaping, roads, neighbourhood centre, community facilities and infrastructure works (with Environmental Impact Analysis) (PPP). Application considered by Committee in May 2014. Agreed to issue consent subject to Section 75 Obligation. First phase consent now granted for Persimmon Homes.</p> <p>A growth project may be required for Skellyton sewage treatment works (STW) should the full community growth allocation be met. Scottish Water (SW) will raise a growth project once one developer meets the 5 criteria. (See Scottish Water website for full explanation of the 5 criteria required to be met).</p>
East Kilbride	<p>Planning application approved section 75 to be concluded.</p> <p>A growth project may be required for Philipshill STW should the full community growth allocation be met. SW will raise a growth project once one developer meets the 5 criteria.</p>
Newton	<p>Planning application approved.</p> <p>Legal agreement now concluded and decision issued. Application received for the first phase (612 units).</p> <p>A growth project may be required for Daldowie STW should the full community growth allocation be met. SW will raise a growth project once one developer meets the 5 criteria.</p>
Carluke	<p>Carluke North CGA No applications submitted and no approaches from landowner.</p> <p>Carluke South CGA Around 25 houses have been completed as a first phase by landowner on the Goremire Road frontage. In addition there is a current application for a further 51 houses to complete development on that ownership interest. No approach to date from the owner of the remainder of the allocated site</p> <p>A growth project will be required for Mauldslie STW should the full community growth allocation be met. SW will raise a growth project once one developer meets the 5 criteria.</p>
<b>Development Framework Sites</b>	
Craighead, Blantyre	<p>Proposal of application notice January 2014. HM/15/0130 PPP subject to Section 75 obligation. Now all residential there will be no business or recreation use on the site.</p>

## Vision and strategy policies

**Table 3.1 Spatial Strategy**

Bothwell Road, Uddingston	Pre-application discussions undertaken in relation to residential development on the larger area of the site behind the existing Lidl foodstore. Section 75 modified to enable potential mixed use development on the smaller area of the site fronting Bothwell Road. Application HM/14/0540 lodged November 2014 for mixed retail/commercial development including Class 1 retail unit with ancillary mezzanine, external seating, café and erection of 3 no. commercial units for retail (Class 1)/ financial & professional (Class 2)/ Food and Drink (Class 3) and takeaway (sui generis) use with associated access, car parking and engineering works. Application determined and consent issued. Application HM/14/0461 approved for flats - now on site.
DAKS, Carlisle Road, Larkhall	Pre-application discussions underway. PAN submitted and public event undertaken. Application (HM/13/0269) for residential and commercial development (PPP) presented to Committee August 2014. Consent now issued. The developer will be required to carry out a Water Impact Analysis (WIA) to determine the effect of the development on SW infrastructure. A growth project will be required for Skellyton Waste Water Treatment Works (WWTW) should the full growth allocation be met. SW will raise a growth project once one developer meets the 5 criteria.
East Kilbride Town Centre,	Replacement health centre and associated decked car park complete. East Kilbride Town Centre Action Plan being developed by South Lanarkshire Council.
Rolls Royce Nerston	A masterplan for the site to 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 Improvements to the road network as required and links to existing walking/cycling routes Contributions to local community facilities as required Ensure green network provision and related structural landscaping Provision of housing types to accord with SLLDP policies including affordable housing.
Mavor Avenue East	Redevelopment of part of the site underway for Housing Association (110 units).
Langlands West	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. Ensure green network provision. No adverse impact on the adjacent Langlands Moss Local Nature Reserve. 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.



# Vision and strategy policies

<b>Table 3.1 Spatial Strategy</b>	
Clyde Gateway	<p>See Clyde Gateway SEIL.</p> <p>Phase 1 and 2 infrastructure improvements and creation of business park underway. 4000sqm class 4 office block constructed 2014.</p> <p>Mixed use development CR/08/0274 approved 2011.</p> <p>Work progressing on investment project to create largest urban park in South Lanarkshire - up to 15,000 new trees, trails, public space and art installations.</p> <p>The developer will be required to carry out a WIA to determine the effect of the development on SW infrastructure</p> <p>A growth Project will be required for Dalmarnock WWTW should the full growth allocation be met. SW will raise a growth project once one developer meets the 5 criteria.</p>
Market Road Biggar	<p>No application submitted to date.</p> <p>Site has temporary consent for open storage use (granted 2012 CL/12/0485)</p> <p>SW are currently investing in a Growth Project for Biggar WWTW in which a known development planned for the catchment up to 2027 will be taken into account.</p>
Wellburn Farm, Lesmahagow	<p>Planning Permission in Principle granted for whole site subject to Section 75 covering contributions for education, affordable housing and community use. The PPP application for the whole site is still not released as the S75 has not been concluded.</p> <p>Detailed consent granted for phase 1 comprising 71 houses has now been issued and the site is being marketed.</p> <p>Combined Sewer Outfall running through site from rear of 114 Strathaven Road. Developers should contact SW as early as possible to discuss what impact the infrastructure could have on how the site is laid out or how it is developed.</p>
Bellfield Coalburn	<p>Section 42 application granted to renew outline consent for residential development with supporting neighbourhood facilities, bing reclamation and amenity landscaping submitted subject to Section 75 being concluded.</p>
<b>Residential Masterplan Sites</b>	
Bellshill Road South, Uddingston	<p>Detailed planning applications and supporting documents submitted for residential development on the former Alexandra Workwear site and adjacent former National Health Service land. Consents HM/13/0127 and HM/13/0128 issued and work progressing on site.</p>
Bothwellbank Farm, Bothwell	<p>Application HM/14/0460 lodged by Cala for residential development (54 units) and associated landscaping, roads and drainage infrastructure in October 2014. Application still to be determined.</p> <p>Next to WWTW - 2 combined sewers run through the proposed site, any developer should contact SW as early as possible to discuss what impact the infrastructure could have on how the site is laid out or how it is developed.</p> <p>Scottish Water will require to invest in the waste water treatment works to meet the growth demand, should the full growth allocation be built. SW will initiate a Growth Project once one developer meets the 5 criteria.</p>
Shott Farm, Blantyre	<p>Application HM/14/0491 lodged October 2014 by Wallace Land Investment and Management for residential development and associated landscaping together with formation of access point (PPP). Application approved June 2015 subject to Section 75 obligation.</p> <p>Scottish Water will require to invest in the waste water treatment works to meet the growth demand, should the full growth allocation be built. SW will raise a growth project once one developer meets the 5 criteria.</p>

## Vision and strategy policies

**Table 3.1 Spatial Strategy**

Strathaven West	<p>Planning application received for first part of the site (53 units).</p> <p>Scottish Water will require to invest in the waste treatment works to meet the growth demand, should the full growth allocation be built. SW will raise a growth project once one developer meets the 5 criteria.</p>
Peel Road, Thorntonhall	<p>Planning application received for first part of the site (53 units). Now under construction.</p> <p>The developer may be required to carry out a Drainage Impact Assessment to determine the effect on the local network</p>
Westpark, Strathaven	<p>Scottish Water will require to invest in the waste treatment works to meet the growth demand, should the full growth allocation be built. SW will raise a growth project once one developer meets the 5 criteria.</p>
Gilbertfield, Cambuslang,	<p>The developer may be required to carry out a Drainage Impact Assessment and a Water Impact Assessment to determine the effect on the local network.</p>
Lightburn Road, Cambuslang	<p>Construction underway for western part of the site (61 units).</p>
Edinburgh Road, Biggar	<p>Detailed planning consent granted for 283 houses and work has started on site. Education contribution agreed through Section 75 agreement.</p>
Upper Braidwood	<p>Detailed consent granted for 140 houses subject to conclusion of S75 agreement.</p> <p>Scottish Water will require to invest in the waste water treatment works to meet the growth demand, should the full growth allocation be built. SW will raise a growth project once one developer meets the 5 criteria.</p>
Birkwood Hospital, Lesmahagow	<p>Detailed consent granted for conversion of castle to hotel and spa complex, residential development and tourism/leisure facilities. Work yet to start on site however detailed consent granted for phase 1 refurbishment of castle. Discussions ongoing with hotel operator to extend the existing castle.</p>
Braidwood House	<p>Permission in Principle granted for formation of care village but no detailed applications submitted to date. Recent approach from landowner to develop site for mainstream housing.</p> <p>Scottish Water will require to invest in the waste water treatment works to meet the growth demand, should the full growth allocation be built. SW will raise a growth project once one developer meets the 5 criteria.</p>
James Street, Carluke	<p>Depending on the size of the development a growth project may be required for Mauldslie WWTW. SW will raise a growth project once one developer meets the 5 criteria.</p>
Manse Road, Forth	<p>Consent for housing has expired.</p> <p>Depending on the size of the development a growth project may be required for Forth WWTW. SW will raise a growth project once one developer meets the 5 criteria.</p>
Angus Terrace, Douglas	<p>Planning application (PPP) submitted in December 2014 for part of the site for residential development.</p>
Primary Schools across South Lanarkshire	<p>117 of the 124 primary schools in the Council's area replaced by new schools or refurbished.</p>

# Vision and strategy policies

## Policy 2 Climate Change

**3.3** The climate change policy has been designed to ensure that developers consider the effects that new development may have on climate change. The policy itself contains ten points that should be considered for all new developments. Whilst the policy considers all new developments it focuses on major developments where there may be an impact on climate change that needs to be addressed through planning policy or conditions. In particular it considers:

- The location of all new developments.
- Vacant and Derelict Land.
- Renewable energy.
- Ensuring any new development meets building standards low and zero carbon energy generating technologies.
- Monitoring applications which may impact on flood risk areas, soils and air quality environment, biodiversity or green networks.
- Travel/Transport including opportunities for low carbon technologies, active travel routes and provision of public transport.
- Levels of recycling and minimising waste.

## Location of Major Developments

**3.4** Scottish government policy requires the planning system to support sustainable developments. This requires development to be accessible, to minimise travel, to make efficient use of land and infrastructure and to protect the environment. For these reasons the most sustainable locations for new development tend to be in or adjacent to existing urban areas, unless there is a specific locational need for a rural location (for example, mineral extraction or energy generation). The tables below show the location of major planning applications determined over the period 2012-2016 and the decision.

**3.5** Table 3.2 shows that the majority of housing applications granted were in the urban area and all of the minerals applications were in the rural area. Six housing applications were granted on the urban edge on sites that were identified for release in the LDP. In terms of refusals, Table 3.3 shows that the majority refused related to wind farms (electricity generation). In the rural area a major development proposed for a new settlement was refused as was a large expansion of Stonehouse Village.

Application Type	Location		
	Urban	Rural	Urban Edge
Business and Industry	4	0	0
Electricity generation	0	8	0
Housing	21	1	6
Minerals	0	10	0
Waste	0	1	1
Other	9	2	1
Total	34	22	8

# Vision and strategy policies

**Table 3.3 Major Applications Refused**

Application Type	Location		
	Urban	Rural	Urban Edge
Business and Industry	0	0	0
Electricity generation	0	3	0
Housing	0	1	1
Minerals	0	0	0
Waste	0	1	0
Other	1	0	0
Total	1	5	1

## Vacant and Derelict Land

**3.6** The re-use of vacant and derelict land plays an important role in sustainable development. The remediation and redevelopment of such land is a priority for the Council. This is an important factor in the process of area renewal and regeneration, providing opportunities for economic development, new housing, recreation provision and enhancement of the environment.

**3.7** The Council undertakes an annual survey of vacant and derelict land which allows trends over time to be monitored. The number of sites recorded in the survey fluctuated during the current monitoring period, however, the total area of vacant and derelict land remained fairly constant. This contrasts with the previous monitoring period where there was a steady fall in the amount of vacant and derelict land recorded each year. Take up of vacant and derelict land for development or greening uses has fluctuated from 7.9 hectares in 2012/13 to 22.7 hectares in 2013/14.

**Table 3.4 Vacant & Derelict Land in South Lanarkshire**

Monitoring Year	Sites	Area Ha
2015	259	469
2014	265	489
2013	259	489
2012	249	487
2011	242	495
2010	238	518
2009	230	530
2008	219	531

# Vision and strategy policies

Year	Sites	Area (ha)
2011/12	12	14.8
2012/13	8	7.9
2013/14	13	22.7
2015/16	15	15.3

**3.8** The distribution of vacant and derelict land throughout South Lanarkshire has also changed over time. Within Cambuslang/Rutherglen this has fallen to 23% of the South Lanarkshire total reflecting the extensive regeneration of the area through the Clyde Gateway project and private housebuilding on brownfield sites. Whereas in East Kilbride the share of vacant and derelict land has risen, mainly due to factory closures and demolitions within industrial estates.

## Distribution of Vacant and Derelict Land

	2007	2011	2015
Clydesdale	36%	42%	42%
East Kilbride	4%	6%	10%
Hamilton	28%	25%	25%
Cambuslang/Rutherglen	31%	27%	23%

**3.9** During the monitoring period, the Council has benefited from the Scottish Government's Vacant and Derelict Land Fund. These resources have supplemented the Council's existing contaminated and derelict land budgets. Action is currently focused on the priority area of Clyde Gateway.

## Renewable energy

**3.10** See Chapter 7

# Vision and strategy policies

## Low and zero carbon energy generating technologies

**3.11** During the last twelve months a range of projects have been approved or completed which have embraced the use of low and zero carbon generating technologies to reduce carbon dioxide emission beyond the minimum standards set within building regulations. These buildings range from new one off dwellings to schools and healthcare buildings and set the benchmark for good design as encouraged by the LDP.

## Flood risk areas, soils and air quality environment, biodiversity or green networks.

**3.12** See Chapter 6 and Chapter 7.

## Sustainable Travel/Transport

**3.13** See Chapter 7.

## Recycling and minimising waste

**3.14** See Chapter 7.

## Policy 3 Green Belt and Rural Area

**3.15** The green belt and the rural area function 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. The aim of policy 3 is to control development in the green belt and rural area and ensure there is no significant adverse impact on the environment or on local services and infrastructure. This policy outlines the circumstances in which development in the green belt and countryside outwith settlements may be acceptable and sets out criteria against which such developments are assessed. The policy has mainly been used to determine residential development applications but is relevant to all other types of development.

## Housing developments

**3.16** Different categories of housing development have been monitored including new build dwellings, conversions/change of use and dwellings for agricultural workers and for rural businesses. The tables below indicate the number of applications in each category within the green belt and the rural area outwith the green belt.

**Table 3.7 Housing Applications in Green Belt 2012 - 2015**

Category	Granted		Refused	
	No of applications	No of units	No of applications	No of units
New build housing	65	201	6	15
Change of use/conversion	17	31	-	-
Replacement dwelling	6	8	-	-
Subdivision	4	5	-	-
TOTAL	92	245	6	15

## Vision and strategy policies

**3.17** This indicates that most of the applications in the green belt were for new build housing. There were fewer applications for new build housing refused. Development pressure in the green belt has significantly fallen since the last monitoring period (2007 - 2011) mainly due to the downturn in the house building sector and the economy in general.

Category	Granted		Refused	
	No of applications	No of units	No of applications	No of units
New build housing	118	225	13	25
COU/ conversion	15	18	1	1
Agricultural dwelling	3	3	-	-
Replacement dwelling	9	9	1	1
Mixed	6	35	-	-
TOTAL	151	290	15	27

**3.18** The number of new build housing applications was higher in the rural area outwith the green belt. A slightly higher percentage of these applications were approved than in the green belt. There were fewer applications for housing in the rural area (outwith the green belt) than in the last monitoring period. This is likely to be as a direct result of the downturn in the economy. Most of the applications were for one or two houses.

### The Rural Economy

**3.19** SLLDP Policy 3 seeks to support the rural economy by encouraging appropriate types of developments. Table 3.9 indicates the number of applications for different uses which have been determined in the period 2012 - 2015. There has been particular pressure for energy related developments (mainly wind turbines) and the number of applications for these has increased significantly since the last monitoring period. However the number of applications for other development types has dropped, reflecting the economic downturn.

**3.20** The vast majority of applications were for small scale proposals. However there have been a limited number of large development applications approved in the countryside to meet specific needs. In the green belt these include the extension of the existing green waste recycling centre at Blantyre Muir. In the rural area there have been consents for large scale wind farms (see Chapter 7). Other significant consents include a tourist/leisure development at Deadwaters near Lesmahagow and extensions to mineral workings at Thirstone Quarry and Dunduff Quarry.

**3.21** There has also been development pressure for large scale proposals which are contrary to Policy 3. These were refused since it was concluded that development would have an adverse effect on the environment or on local services and infrastructure. In the green belt an application for mixed use development of 33 hectares at Stonehouse was refused in 2015. In the rural area a major development for a 'new settlement' of over 700 hectares at Owenstown near Rigsid was refused in 2014. Appeals for both of these proposals were dismissed.

**3.22** This demonstrates that SLLDP Policy 3 has been effective in allowing appropriate developments in the countryside whilst preventing those which would have an adverse impact.

## Vision and strategy policies

**Table 3.9 Applications for non housing uses outwith settlements 2012-2015**

Development Type	Rural Area		Greenbelt		Total	
	Approved	Refused	Approved	Refused	Approved	Refused
Agriculture Related	44	0	17	0	61	0
Community/Health	2	0	0	0	2	0
Energy	114	33	30	13	144	46
Equestrian	23	1	8	0	31	1
Industrial/offices	19	1	5	0	24	1
Infrastructure/transport	8	0	4	0	12	0
Minerals/waste	10	0	1	0	11	0
Tourism/sport/recreation	11	1	7	0	18	1
Mixed use	5	1	0	1	5	2
other	6	0	9	0	15	0

### Policy 4 Development Management and Placemaking

**3.23** Development Management Policies can be monitored by considering applications that have been subject to appeal. In particular, the number of appeals that were allowed and those that were dismissed.

**3.24** Between 2012 and 2015 there were 47 appeals. Of these 18 were allowed and 29 dismissed. The majority of those allowed were for wind turbines and the majority of those dismissed were also for wind turbines.

**Table 3.10 Appeals Allowed**

Development Type	No of Appeals
Renewable Energy (Turbines)	14
Recycling facilities	1
Conversion to dwellinghouse	1
Waste Processing facility	1
Change of use to function venue	1

**Table 3.11 Appeals Dismissed**

Development Type	No of Appeals
Renewable Energy (Turbines)	12
Renewable Energy (Wind Farms)	2
Retail	1



# Vision and strategy policies

**Table 3.11 Appeals Dismissed**

<b>Development Type</b>	<b>No of Appeals</b>
Residential	4
Waste Processing facility	2
Advertisements	3
Commercial	1
Minerals	1
Mixed Use	2
Access	1

## **Policy 5 Community Infrastructure Assessment**

**3.25** The Community Infrastructure Supplementary Guidance document was approved in September 2016 and it is the first time guidance of this type has been specifically provided for developers/land owners on this subject. To date the data collected on contributions has not been readily accessible other than that for affordable housing which directly feeds into the Councils Strategic Housing Investment Programme.

**3.26** It is anticipated that the clarity given to developers through the SG will make it easier to assess and monitor levels of contribution. Over the lifetime of the LDP and the production of LDP2 contributions will be monitored.

## **Policy 6 General Urban Area/Settlements**

**3.27** It is not considered that any useful monitoring could be carried out given this framework. It provides hooks to the LDP's associated SG's which provide detailed advice and guidance on a range of land use matters for developments that may come forward in these areas.

# Economy and regeneration policies

## Policy 7 Employment

### Employment Land Use Areas

**4.1** Policy 7 states that the Council will support sustainable growth and regeneration through the identification of employment land use areas. Monitoring of these areas is required to ensure that appropriate uses are carried out. Where monitoring shows that an industrial area has high vacancy rates, or a significant increase in non industrial/business uses then there may be potential to change the designation of such an area.

**4.2** The four employment land categories in the LDP are:

- Strategic Economic Investment Areas (SEILs),
- Development Framework Sites (mixed use sites that contain an element of industrial/business use),
- Core industrial and business areas, and
- Other employment land use areas.

**4.3** Monitoring of overall progress of development of the SEILs and Development Framework sites is included in Chapter 3 of this report. Table 4.1 summarises the types of planning applications within the SEILs from 2012 - 2016.

**4.4** Other employment land use areas are those where there is already a high proportion of non industrial/business uses and a flexible policy approach to new development is adopted. The main purpose of monitoring is to see whether any core industrial and business areas are changing character and could be considered for re-designation as other employment land use areas.

**Table 4.1 No of Applications 2012-16**

SEIL	Industry & Business	Infrastructure*	Ancillary Uses**	Non Industrial
Clyde Gateway	2	3	0	0
HITP	3	2	2	0
SETP	4	1	0	0
Peel Park N	0	2	0	1
Poniel	2	0	0	1

\* includes site preparation, parking provision, installation of renewable energy technology  
 \*\* Includes small scale retail, childcare, hotels/restaurants

**4.5** Monitoring of planning applications in the core industrial and business areas is summarised in tables 4.2 and 4.3.

# Economy and regeneration policies

Decision	No of Applications	
	Conforming Use	Non Conforming Use
Granted	84	15
Refused	1	3

**4.6** Table 4.2 indicates that there has only been 18 applications for non-conforming uses in the core industrial and business areas. This suggests that the policy approach taken in the LDP is operating successfully.

Core Industrial area *	No of consented applications	
	Conforming Use	Non Conforming Use
Allanshaw IE	1	0
Birkhill S of Lesmahsgow	2	0
Bothwell Road Hamilton	2	2
Bothwellpark IE	7	0
Cadzow IE	2	0
Caldwellside Industrial Estate	1	0
Caledonia Place Strathaven	4	0
Cambuslang Investment Park	2	0
College Milton East Kilbride	6	2
College Milton South	7	1
Edinburgh Road Carnwath	2	0
Fallside Road Uddingston	2	0
Farme Cross	6	5
Grays Road Uddingston	1	0
Hamilton Farm Cambuslang	1	0
Hoover Cambuslang	2	0
Kelvin IE	3	3
Langlands IE	8	0
Larkhall	10	0
Milton IE Lesmahagow	2	0
Peel Park South	0	1

# Economy and regeneration policies

**Table 4.3 Applications in Core industrial areas 2012 - 16**

Core Industrial area *	No of consented applications	
	Conforming Use	Non Conforming Use
Poneil East	1	0
Station Road Biggar	1	0
Westburn Cambuslang	7	0
Whistleberry	6	1
*Areas where there were no applications during the period are not shown in the table.		

**4.7** Table 4.3 considers conforming and non conforming consents by industrial area. This indicates that most areas are performing in accordance with LDP policy. The most active areas being the larger traditional industrial estates including Larkhall, Bothwellpark, Langlands, College Milton and Westburn. The main area showing evidence of pressure for non conforming uses is Farme Cross.

## Industrial and Business Land Supply

**4.8** Policy 7 states that a range and choice of marketable sites for employment uses across South Lanarkshire will be maintained. The Council carries out an annual monitoring survey of the industrial land supply in South Lanarkshire. This involves the removal of sites that have been developed, the addition of new sites which have become available, and an annual reassessment of site categories. A comparison of the industrial land supply at the end of the previous monitoring period (2011) and the current position (2015) is shown on Table 4.4.

**4.9** Marketable land supply has fallen in all areas except East Kilbride where there was a slight increase. Take up rates have also dropped in all areas except Cambuslang/Rutherglen. The improvement in Cambuslang/Rutherglen is mainly due to developments coming forward within the Clyde Gateway and Westburn areas. The monitoring results indicate that the ten year supply requirement is being maintained in all areas. The low take up rates mean that in some areas there is considerably more than 10 years supply. There has also been ongoing take up at the bonded warehouse site at Poneil, but this is excluded from the average take up figures due to the distorting effect a development of this scale would have on the figures.

**4.10** In terms of new sites added to the marketable supply over the monitoring period, the main additions were the 8.51 hectares at the former Freescale site in East Kilbride, and a number of brownfield development sites totalling 10.42 hectare within the Clyde Gateway. A number of sites previously categorised as marketable have been recategorised as general industrial land use due to their long term vacancy and lack of market interest.

**4.11** The overall figures indicate that there continues to be sufficient industrial/business land in South Lanarkshire to meet demand. The drop in take up, and the continued fall out of industrial land in East Kilbride is an emerging issue. However the investment in Clyde Gateway and Westburn is now being reflected in the figures, with take up increasing in the Cambuslang/Rutherglen area.

# Economy and regeneration policies

**Table 4.4 Industrial Supply and Demand 2011 - 2015**

Category	Hamilton		East Kilbride		Cambuslang/Rutherglen		Clydesdale	
	2011	<b>2015</b>	2011	<b>2015</b>	2011	2015	2011	<b>2015</b>
Marketable supply	28.54	<b>13.39</b>	45.67	<b>46.76</b>	35.42	<b>30.74</b>	49.71	<b>32.89</b>
Other industrial land	17.37	<b>20.48</b>	5.35	<b>7.25</b>	8.33	<b>22.45</b>	93.54	<b>80.32</b>
Specialised sites	69	<b>0</b>	86	<b>0</b>	0	<b>0</b>	0	0
Annual Av take up*	2.22	<b>0.72</b>	3.0	<b>0.53</b>	0.96	<b>1.09</b>	3.01^	<b>1.09</b>
Years supply of marketable **	12.85	<b>18.6</b>	15.2	<b>88.2</b>	36.9	<b>28.2</b>	16.5	<b>30.2</b>

\*\* marketable supply divided by annual average take up.

^ excludes take up at Poniel

## Office developments

**4.12** Policy 7 states that class 4 office developments shall be supported in employment land use areas and class 2 offices in town and neighbourhood centres. The market for class 4 offices has not been very active during the monitoring period. Table 4.6 highlights the applications granted consent during the period. Clyde Gateway has been the main focus of activity.

**Table 4.5 Class 4 office developments**

Location	Address	Floorspace sq m	status
Other employment land use area	Cathcart Place, Rutherglen	358	Taken up 2012
Core industrial and business area (within Clyde Gateway)	Farmloan Road, Rutherglen	3900	Taken up 2014
SEIL (Clyde Gateway)	Shawfield Rutherglen	3038	Not started
Other employment land use area	Wilson Place, East Kilbride	200sq	Not started

**4.13** Analysis of planning applications within the town centres in South Lanarkshire indicates that there has been little development interest in Class 2 offices during the monitoring period. There were no applications for new build offices. There have been a number of consents for change of use from class 1 to class 2, however there have also been consents for change of use from class 2 to other uses, notably residential.

**Table 4.6 Class 3 office developments**

Town Centre	Number of Applications Consented 2012-2016		
	COU to Class 2 office	COU from Class 2 office to residential	COU from class 2 office to other
Biggar	1	0	0
Blantyre	0	0	1

## Economy and regeneration policies

**Table 4.6 Class 3 office developments**

	Number of Applications Consented 2012-2016		
Cambuslang	0	0	0
Carluke	5	1	0
East Kilbride	5	0	0
Hamilton	4	7	3
Lanark	4	2	1
Larkhall	0	0	2
Rutherglen	1	1	3
Strathaven	0	0	1

### Tourism

**4.14** 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.

**Table 4.7 Tourist Accommodation applications 2011-2016**

Location	No. of applications - New build	No. of Applications - Conversion	Total Units Consented*	Applications refused
Clydesdale	8	6	188	2
East Kilbride	0	1	1	0
Hamilton	0	1	3	0
Cambuslang/Rutherglen	2 <sup>#</sup>	0	46	0

\* Where Stated, # Two applications relating to the same development

**Table 4.8 Major Tourism Development Proposals 2011-2016**

Proposal	Location	Date approved	Status
Extension to caravan park to form 74 static caravan pitches, associated access roads, parking, play area and landscaping	New House Park Farm Ravenstruther ML11 8NP	10.07.2013	Not yet started
Extension to caravan park to form 81 static caravan pitches, associated access roads, parking, play area and landscaping	Newhouse Park Caravan Park Ravenstruther ML11 8NP	27.01.2015	Not yet started
Erection of "travel lodge" hotel (46 rooms) with associated landscaping, car parking and improvement to vehicular access.	Burn Place/Dukes Road Cambuslang	10.07.2012	Not yet started/Expired permission

# Economy and regeneration policies

**Table 4.8 Major Tourism Development Proposals 2011-2016**

Change of use of industrial unit to indoor skate park	2 Glenburn Road East Kilbride G74 5BA	24.02.2014	Operational
Erection of timber clubhouse, toilet facility, engine house and rope tow to facilitate downhill skiing.	Lowther Hills Ski Club Land adjoining Lowther Hills Radar	05.11.2014	Operational
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.	Cuningar Loop Woodland Park Downiebrae Road Rutherglen Glasgow	17.04.2013	Operational
Demolition of shed and erection of extension to the rear of existing two storey building with associated alterations to form a museum, and subdivision of first floor flatted dwelling to form 2 No. flatted dwellings.	Townhead Garage 156 High Street Biggar ML12 6DT	28.03.2013	Operational
Formation of fishing ponds and associated facilities	Woodend Farm Carnwath ML11 8LR	18.04.2013	Started
Several applications for minor changes and signage to existing sports hall to form Airspace; an indoor trampolining facility	Playsport Stewartfield Way East Kilbride Glasgow G74 4GT	28.08.2014	Operational

**Table 4.9 Applications relating to the conversion to gym/sports facilities and centres**

	No. of applications approved	No. of applications to be determined	Conversion from:		
			Retail/Commercial	Pub/Restaurant	Industrial
Clydesdale	1	1	1	0	1
East Kilbride	5	0	1	0	4
Hamilton	5	0	2	2	1
Cambuslang/Rutherglen	2	2	1	1	2
<b>Total</b>	13	4	5	3	8

## Policy 8 Strategic and Town Centres

**4.15** An update on the strategic centres is included in Section 3 under the Vision and Strategy Policies table. For the other town centres progress has been as shown on Table 4.10

**Table 4.10 Town Centres**

Centre	Update
Blantyre	Loss of YMCA club to residential dwellings. Small amount of change of uses in centre

# Economy and regeneration policies

**Table 4.10 Town Centres**

Centre	Update
Biggar	Loss of Class 1 retail units and an increase in residential dwellings. Development extended for use as a museum.
Cambuslang	Decline in number of retail businesses with change of uses including 2 new hot food takeaway.
Carluke	Decline in the number of retail businesses in town centre with an increase in class 2 businesses and hot food takeaway replacing them. Increase of residential use of the town centre with new erected dwellings
East Kilbride	Sharp decline in the number of retail units in the town centre with an increase in the number of Offices. Creation of a leisure hub with associated Cafés, Restaurants and social activities/areas.
Hamilton	Decline in the number of Class 1 retail and Class 2 offices. Residential flats have increased in number within the town centre and there is a small increase in the no. of food establishments.
Lanark	Decline in number of Class 1 retail and an increase in the amount of flatted dwellings. Addition of 9 bedrooms to Hotel in town centre.
Larkhall	Increase in number of flatted developments in the town centre. New retail units have been erected.
Rutherglen	Various change of uses. Increase in number of cafés (class 3)
Strathaven	Small decrease in the number of Class 1 retail and increase in number of restaurant/food establishments.

## Policy 9 Neighbourhood Centres

**4.16** There are a number of neighbourhood centres across South Lanarkshire of different size and quality. Some of these serve very small catchment areas whilst others have a wider function. In many cases these small neighbourhood centres provide a service to those who are less mobile.

**4.17** It is proposed to carry out Health Checks on these centres over the next couple of years. However in the meantime Table 4.11 lists the centres and updates their current position.

**Table 4.11 Neighbourhood Centres**

Area	Neighbourhood Centre	Update
Cambuslang/ Rutherglen	Burnside	Small loss of Class 1 businesses and increase of class 2's. Loss of petrol filling station with change of use to car wash
	Cambuslang	Minimal change. One change of use from class 1 to class 2.
	Fernhill	New row of shops complete and operational. Additional community facility completed.
	Halfway	Minimal change.



# Economy and regeneration policies

<b>Table 4.11 Neighbourhood Centres</b>		
<b>Area</b>	<b>Neighbourhood Centre</b>	<b>Update</b>
	King's Park	Small changes within centre with a class 1 change of use into tanning salon (class 2) and subdivision of one hot food takeaway into two.
Hamilton	Almada Street	Minimal change other than signage.
	Bothwell	Small changes in centre with a change of class use from shop to class 2 use, the opening of a bakery in former builders yard and a residential building split to form 2 semi-detached dwellings
	Burnbank	Erection of new mixed use development providing a hot food takeaway and residential flats
	High Blantyre	Few changes. Opening of hot food takeaway within supermarket premises.
	Hillhouse	Increase in retail from recreational use with demolition of public house to be replaced with retail store with parking
	Low Waters	Loss of residential dwellings with multiple conversions into offices. New retail units available with sub division of public house into two units. Opening of multiple hot food takeaways.
	Stonehouse	Loss of public hall. Increase in number of dwellings with subdivision of property creating 6 flats and conversion of public house into 4 flatted dwellings. Small loss of class 1 units with 2 change of uses to Class 2's.
	Uddingston	Loss of class 1 premises with change of use into 2 restaurants, three class 2 businesses and the sub division of one site into two vacant units. Increase in number of dwellings with erection of 3 new dwellinghouses and 12 flats with associated parking. Loss of bank with change of use to dance studio.
East Kilbride	Calderwood	Few changes. Small increase in number of class 2 premises.
	East Kilbride Village	Many changes within EK village. Rise in number of hot food takeaways with 3 new sites. Increase in class 2 units including erection of office building. Loss of petrol station to a car sales site. Erection of a new retail unit and change of use to a nursery from a social club.
	Greenhills	Two change of uses, Class 1 to Class 2 and Class 2 to Class 1
	Lindsayfield	Erection of Restaurant with car park and associated accommodation for staff.
	Stewartfield	Minimal changes.
	St James Centre	Increase in recreational, retail centres and business on site with opening of a music school in a previously vacant unit, the erection of 2 retail units with parking and the expansion of a shop to include a bakery .
	St Leonards	Minimal changes.
	The Murray	Former public toilets change of use to office
	Westwood	Loss of public amenity of Library to be replaced by retail and class 2 business unit.
Clydesdale	Blackwood/ Kirkmuirhill	Minimal changes.
	Carluke	Increase in number of hot food takeaway sites with 2 changes of use from retail units.

## Economy and regeneration policies

**Table 4.11 Neighbourhood Centres**

Area	Neighbourhood Centre	Update
	Carnwath	New residential dwelling (flat) from public house
	Coalburn	No change
	Crossford	No change
	Douglas	Increase of residential use in centre with erection of 3 dwelling houses and change of use from hot food takeaway site to residential
	Forth	Minimal changes
	Law	New Residential Development
	Lesmahagow	Loss of Class 1 retail within centre with change of use to class 2 and a dwellinghouse.
	Kirkmuirhill	Small loss of class 2 units with conversion of one into a dwellinghouse and one change of use to hot food takeaway. Increase in dwellings with class 2 conversion and erection of dwellinghouse.

### Policy 10 New Retail/Commercial Proposals

**4.18** The following table shows all new retail and commercial proposals received since 2012.

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m2)	Status of application (Approved/ awaiting determination/ proposal stage)
CR/12/0099	OOC	Shawfield area bounded by Rutherglen - Dalrnock railway Line M74 motorway Polmadie Road Rutherglen Road Shawfield Drive River Clyde (part within South Lanarkshire)	Clyde Gateway URC	Infrastructure Improvements, Remediation of Contamination and Creation of Development Platforms for Class 4 (Business), Class 5 (Industrial), Class 6 (Storage/Distribution) and Office Uses Along with Ancillary Commercial, Leisure and Retail Uses with Selective Demolition of Existing Buildings and Associated Works.	Convenience	4000m <sup>2</sup>	Approved 06/12/2012
CR/12/0160	OOC	Harriet Street Rutherglen	Aldi	Demolition of vacant unit and erection of extension to Aldi store (class 1 retail) and provision of additional car parking	Convenience Comparison Restaurants Takeaways Services	276m <sup>2</sup>	Approved 08/01/2013
CR/13/0070	OOC	Land off Hamilton Road Cambuslang	Aldi	Erection of Class 1 retail food store with associated car parking, access and landscaping	Convenience Comparison	1574m <sup>2</sup> (gross) 1125m <sup>2</sup> (net)	Approved 11/07/2013

# Economy and regeneration policies

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m <sup>2</sup> )	Status of application (Approved/ awaiting determination/ proposal stage)
CR/13/0110	OOC	200 Cambuslang Road Cambuslang	Lidl (UK) Gmbh	Erection of Class 1 retail food store with associated car parking, access	Convenience Comparison	1600m <sup>2</sup> (gross)	Approved 13/12/13
CR/15/0040	OOC	Sanmex Buildings Downiebrae Road Rutherglen G73 1NY	Alberg LLP	Mixed use development comprising Class 1 retail, sui generis hot food takeaways, Class 3 restaurant and Class 11 leisure	Restaurant, Leisure, Hot Food, Class 1	2 hot food units - 372 m <sup>2</sup> , retail floorspace 2323 m <sup>2</sup> , leisure use 2323 m <sup>2</sup>	Approved 8/3/16
CR/15/0207	OOC	Land adjacent to Duchess Place/Cunningham Road/Cambuslang Road Rutherglen G73 1PP	Ashfield Land (Glasgow) Ltd	Demolition of existing buildings and construction of mixed use development incorporating: anchor retail store, retail terrace, drive through restaurant, two family restaurants, formation of access and egress points, parking and ancillary development	Restaurants, Comparison, retail units	Comparison store - 9290 m <sup>2</sup> , retail terrace of 3 units 929m <sup>2</sup> each, restaurant 325m <sup>2</sup>	Approved at committee 9/2/16 Section 75 Agreement to be concluded
EK/12/0048	OOC	Lindsayfield Road East Kilbride	Lidl (UK) Gmbh	Proposed 180 cover restaurant (561m <sup>2</sup> ) and retail units (1039m <sup>2</sup> ) (Planning in Principle)	Convenience Comparison	1039m <sup>2</sup>	Approved 12/09/13
EK/12/0064	OOC	Units 3 and 4 Queensway Retail Park East Kilbride	Aldi Stores Ltd	Application for amendment of planning condition to allow food sales. Variation of condition 5 of EK/04/0520.	Convenience	N/A	Approved 3/07/2012
EK/12/0183	OOC	Land at Redwood Crescent Peel Park East Kilbride	JHAG	Erection of 4 Class 1 retail units as part of mixed use development (EK/10/0056)	Comparison Bulky goods	999m <sup>2</sup> (gross)	Approved 29/01/2013
EK/13/0046	OOC	Land at Atholl House Churchill Avenue East Kilbride	Ediston Opportunities	Erection of Food Superstore (Class 1) and Associated Access and Car parking, demolition of existing office building. Previous application EK/10/0267.	Convenience Comparison	3716m <sup>2</sup> (gross)	Appeal Non Determination Refused 14/7/14
EK/14/0057	OOC	Land at Redwood Crescent Peel Park East Kilbride	Tesco Stores and Dobbies Garden Centres Ltd	Retail development comprising superstore (class 1), petrol filling station and garden centre (class1) incorporating restaurant and cafe, farm foodhall, poly tunnels and cold house and external sales/display/demonstration areas with ancillary works	Convenience, Comparison, Restaurant	9250 m <sup>2</sup> GFA maximum trading area 6930 m <sup>2</sup> (convenience - 3680 m <sup>2</sup> , comparison - 3250 m <sup>2</sup> ), Retail floorspace in garden centre - 6232 m <sup>2</sup> (635 m <sup>2</sup> convenience) Comparison restricted to 2022 m <sup>2</sup> ,	Approved 24/6/14

## Economy and regeneration policies

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m2)	Status of application (Approved/ awaiting determination/ proposal stage)
						Open air plant display area and total garden centre area - 13483 m2	
EK/15/0253	Edge of centre	Vacant land on Eaglesham Road East Kilbride	CVO Ltd	Erection of two retail units and associated access and parking	Retail units	Each unit 169m2	Approved 26/11/15
EK/15/0408	OOC	Mavor Avenue East Kilbride G74 4QX	Manse (East Kilbride) LLP	Mixed use development including residential, employment and retail uses, landscaping, parking and associated infrastructure	Convenience, comparison	1,579 sq.m food store, 903 sq.m non-food retail,	Approved 22/9/16
HM/12/0255	Department Plan site	Hillhouse Road/Pollock Avenue Hamilton	The James Willis SSAS	Demolition of public house and erection of class 1 retail store with associated parking. Site adjacent to HM/11/0510	Convenience Comparison	372.13m <sup>2</sup> (gross) 272.70m <sup>2</sup> (net)	Approved 21/12/2012
HM/12/0451	OOC	Bothwell Road Uddingston	Lidl (UK) Gmbh	Erection of Class 1 retail store (Home Bargains)	Convenience Comparison	1115m <sup>2</sup> (gross)	Approved 22/04/2013
HM/13/0113	OOC	Nairn Street Larkhall	T J Morris Ltd/ Muse Developments Ltd	Erection of two Class 1 retail units with associated access, servicing, car parking and external works	Convenience Comparison	3411m <sup>2</sup> (gross) 1997m <sup>2</sup> (net)	Approved 19/05/13
HM/13/0163	OOC	Hamilton Retail Park Hamilton	Brookhouse Group	Erection of retail pod unit (Class 1 / Class 3 (Food and Drink))	Convenience Comparison	305m <sup>2</sup> gross	Approved 12/07/2013
HM/13/0166	OOC	Bothwell Road Uddingston	Lidl (UK) Gmbh	Erection of extension to retail store and alterations to exterior of building and parking layout	Convenience		Approved 04/06/2013
HM/13/0270	OOC	Whistleberry Retail Park Hamilton	Edgemore (Whistleberry) Ltd	Erection of a retail terrace comprising of three units for Classes 1, 2 and 3.	Convenience Comparison	280m <sup>2</sup>	Approved 30/08/13
HM/14/0253	OOC	Site of former Holy Cross Muir Street Hamilton	BDW Trading Ltd and Lidl UN GmbH	Mixed use development including housing and retail, with associated access, infrastructure and landscaping	Convenience	1800m2	Approved 3/2/15
HM/14/0540	OOC	Bothwell Rd Uddingston	Drum Property M&S BDW Trading Ltd Birch Sites Ltd	Proposed mixed retail/commercial development including Class 1 retail unit with ancillary mezzanine, external seating, café and erection of 3 commercial units for retail (Class 1)/financial and professional; (Class 2)/Food and drink (Class 3) and takeaway	Convenience, comparison, café	Gross floorspace 1481m2 Net 697m2, café 109m2, 3 units 278m2 gross	Approved 13/1/16

# Economy and regeneration policies

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m2)	Status of application (Approved/ awaiting determination/ proposal stage)
HM/14/0544	OOC	204 Hillhouse Road Hamilton ML3	Mr Amir	Change of use from public house to retail foodstore and external alterations to existing property	Convenience	430 m2	Approved 2/2/15

## Policy 11 Economic Development and Regeneration

**4.19** Policy 11 states that 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 of the LDP. The proposals included in Appendix 3 of the LDP are monitored in Chapter 3 of this Monitoring Statement.

# People and places policies

## Policy 12 Housing Land

**5.1** Policy 12 in the SLLDP seeks to ensure a minimum five year supply of effective housing land is available at all times during the lifetime of the plan. Monitoring of this policy is carried out annually as part of the Housing Land Audit. The 2016 monitoring is not yet available so for the purposes of this monitoring document 2011 to 2015 has been used to give a five year picture.

**Table 5.1 Effective Private Housing Land Supply 2011 - 2015**

	2011	2012	2013	2014	2015
Cambuslang/Rutherglen	1469	1229	1214	1150	1813
Clydesdale	1664	512	719	954	1088
East Kilbride	2139	1155	1545	2121	2326
Hamilton	2922	1853	1991	2613	2246
South Lanarkshire	8194	4749	5389	6838	7473

**5.2** Between 2011 and 2015 the number of effective units dropped from 8194 in 2011 to a low of 4749 in 2012. This is now rising and currently stands at 7473 units. The main reason for the decline was as a result of the downturn in the economy and the low availability of mortgages. This has resulted in a reduction in completion rates. However this situation has now begun to improve and building rates have started to rise. In addition sites have been added to the land supply as a result of adoption of the LDP. The majority of these sites are considered to be effective in the lifetime of the plan.

**Table 5.2 Non-Effective Private Housing Land Supply 2011 - 2015**

	2011	2012	2013	2014	2015
Cambuslang/Rutherglen	1970	1949	2327	2055	1194
Clydesdale	2777	3786	4195	3892	3899
East Kilbride	2935	3552	3826	3310	3030
Hamilton	4132	4982	5261	3939	3802
South Lanarkshire	11814	14269	15609	13196	11925

**5.3** In 2011 there were 11814 non-effective units. This rose to 15609 in 2013 mostly as a result of the reallocation of effective units to non-effective units. This has now decreased to 11925 units.

**Table 5.3 Private Housing Land Supply 2011 - 2015 by Area**

	2011	2012	2013	2014	2015
Cambuslang/Rutherglen	3439	3178	3541	3205	3007
Clydesdale	4441	4298	4907	4846	4987
East Kilbride	5074	4707	5371	5431	5356
Hamilton	7054	6835	7172	6552	6048
South Lanarkshire	20008	19018	20991	20034	19398

## People and places policies

**5.4** Over the 5 years the amount of units available in the land supply remained relatively steady at around 20000 units. On an area by area basis the amount of land available in East Kilbride and Clydesdale has increased whilst Cambuslang/Rutherglen and Hamilton has decreased.

	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Cambuslang/Rutherglen	130	169	189	159	166
Clydesdale	87	156	32	27	64
East Kilbride	227	251	249	188	173
Hamilton	94	163	170	188	293
South Lanarkshire	538	739	640	562	696

**5.5** Over the past 5 years completion rates have fluctuated with an all time low in 2011. This downturn was a result of reduced availability of mortgages and the consequent reduction in sales of private sector housing. In addition housebuilders now no longer build units speculatively and this has had an effect on completions rates. Units are now only completed when they are sold and builders do not stockpile their housing supply. Levels did rise in 2012 to 739 units but fell to 640 and then 562 in the subsequent two years. Last year completions rose to 696. It is anticipated that this should rise slightly over the next few years but levels of completions are not expected to reach the high levels previously experienced.

### **Policy 13 Affordable Housing and Housing Choice**

**5.6** The affordable housing and housing choice policy is designed to meet the needs and demands of the population of South Lanarkshire. Following the adoption of the LDP, supplementary guidance (SG) was produced which sought to clarify what the Council expected from developers in terms of affordable housing contribution. This guidance has been approved and adopted. The SG outlined that on sites of 20 units or more, where a need could be demonstrated, developers are expected to provide up to 25% of their site capacity as serviced land or provide a commuted sum of the same value.

<b>Type of Affordable House</b>	<b>Total</b>
New Build Social Rent	479
New build shared equity	10
New build mid-market rent	15
Refurbishment	56
Part Exchange (PX) Plus (Off the shelf)	50
<b>Total</b>	<b>610</b>

## People and places policies

**5.7** Between 2012 and 2015 a total of 610 Affordable Housing completions were delivered through the Affordable Housing Investment Programme. These Affordable Housing figures include Council and Registered Social Landlord (RSL) units for both general needs and special needs provision. While most were for social rent (15 were Mid market rent and 10 were shared equity).



# Environment policies

## Policy 14 Green Network and Greenspace

### Priority greenspace

**6.1** 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. Policy 14 states that loss of areas of priority greenspace will not be supported. Partial loss will only be considered where compensatory provision is provided locally.

**6.2** Monitoring of development affecting priority greenspace is set out in Table 6.1 which shows the impact of development applications on priority green space and any improvements to the green network which have been delivered through these consents.

**6.3** There has been just under 3 hectares of priority greenspace affected by development. It is considered that given there has been little development within these areas the policy is operating successfully in safeguarding these locations. The main developments involving loss of greenspace were new housing developments.

**Table 6.1 Priority Greenspace**

Town	Area of priority greenspace developed ( ha)	Improvements to Priority Greenspace (ha)
Biggar	-	-
Blantyre	0.11	-
Bothwell	-	-
Cambuslang/ Rutherglen	-	14.12
Carluke	-	-
East Kilbride	1.18	-
Hamilton	0.56	-
Larkhall	0.13	0.08
Lanark	-	-
Stonehouse	-	-
Strathaven	0.91	-
Uddingston	0.1	-
Total	2.99	14.2

**6.4** In terms of improvements to these areas the figures above do not reflect the overall levels of investment that have taken place in these locations, as much of this is not related to planning consents. The majority of the land owned by the Council such as public parks and gardens and some areas of natural greenspace forms part of the priority greenspace resource.

## Environment policies

**6.5** The Council's Countryside and Greenspace Service have continued to develop partnership based solutions to the regeneration and maintenance of the Council's land asset, especially woodland and other natural open spaces. Current projects cover 530 ha of Council owned land and involve 11 community partnership groups. Between April 2012 and March 2016, more than £700,000 of external funding has been invested in greenspace improvement, with a further estimated £100,000 external capital spend due before March 2017.

**6.6** The main projects delivered during the period include Neilsland Park, Langlands Moss, Trough Linn, and Redlees.

### Green network

**6.7** The Green Network is a series of high quality connected greenspaces which deliver a range of multiple benefits. Within South Lanarkshire there is a well established green network within the larger urban centres. Policy 14 requires that development proposals should safeguard the local green network, identified on the proposals map, and identify opportunities for enhancement and/or extension. The protection and enhancement of the green network will be a core component of any masterplan, development framework site or community growth area. Therefore all such development proposals are shown on the LDP with a greenspace designation. However, the detail of where the greenspace will be located within these sites will not be determined until such times as an application for the site is approved.

**6.8** Monitoring of development affecting the Green Network is set out in Table 6.2 which shows the impact of development applications and any improvements to the green network which have been delivered through these consents. This includes the development by Forestry Commission Scotland of a 15 hectare woodland park at Cuningar Loop, Rutherglen.

**Table 6.2 Green Network**

Town	Area of green network developed (ha)	Improvement to Green Network (ha)
Biggar	0.07	-
Blantyre	0.28	-
Bothwell	-	-
Cambuslang/Rutherglen	1.21	14.71
Carluke	0.09	-
East Kilbride	2.36	-
Hamilton	1.52	-
Lanark	0.46	-
Larkhall	1.37	1.46
Stonehouse	-	-
Strathaven	-	-
Uddingston	1.02	-
<b>Total</b>	<b>8.38</b>	<b>16.17</b>

# Environment policies

## Policy 15 Natural and Historic Environment

**6.9** Table 6.1 in the LDP lists the different categories of land to be protected and the designations that fall under each category.

### Category 1 (International)

#### Special Protection Areas

**6.10** Special Protection Areas (SPA) are areas specifically protected due to their ornithological importance. Between 2012-2016 there were 9 planning applications where the site boundary overlapped with Special Protection Areas (SPAs). All of these applications were related to wind farm developments and in no cases was there any adverse impact on the SPA qualifying interests. See Tables 6.3 and 6.4.

Category	No. Of Decisions
Granted	9
Refused	0
Withdrawn	0

Type of Application / Area	Clydesdale	East Kilbride
Energy Development	1	8
Total:	1	8

#### Special Areas of Conservation

**6.11** Special Areas of Conservation (SAC) are selected for a number of habitats and species. In South Lanarkshire these are predominantly woodlands and wetlands. Between 2012-2016 there were 12 applications received whose boundaries overlapped with SAC. Four of these applications have since been withdrawn. Six of the applications granted relate to housing construction or housing extension/alterations, with the remaining two being wind farm applications. In six cases although the planning application boundary intersected with the SAC there was no development in close proximity that affected its qualifying interests.. In the other two cases provision was made for a 15m buffer between development and the edge of the SAC. See Table 6.5 and 6.6.

Category	No. Of Decisions
Granted	8
Refused	0
Withdrawn	4

# Environment policies

**Table 6.6 Type of Applications**

Type of Application / Area	Clydesdale
Energy Development	2
House Extension/alteration	4
Residential Development	2
Other	0
<b>Total</b>	<b>8</b>

## World Heritage Site (its setting and its buffer zone)

**6.12** There is one World Heritage Site (WHS) in South Lanarkshire at New Lanark. Within the area of the World Heritage Site designation 11 applications were received and granted during 2012 -2016 as shown in Table 6.7. Within the wider buffer zone a further 35 applications were received. These were mainly small scale alterations and amendments to domestic properties including listed building consents. There were two significant applications affecting the WHS. In 2012 planning permission in principle was granted for a residential development at the Pleasance. This was considered to have potential impacts on the WHS however these were to be addressed when the detailed planning application was submitted. To date however there has been no detailed application. The second application was for an extension to a quarry to the south of Lanark at Hyndford, within the WHS buffer zone. Following a Public Inquiry the proposal was amended to delete the area of extraction nearest to the WHS which was located within the buffer zone.

**Table 6.7 Applications granted 2012-2016 within World Heritage Site**

Type of Application / Area	World Heritage Site
Agriculture	1
Education	1
House Extension/Alterations	3
Museum	1
Residential Dwelling(s)	3
Other	2

## Category 2 (National)

### Scheduled Monuments (and their setting)

**6.13** Scheduled Monuments (SM) are archaeological remains of national significance. SPP advises that development affecting SM should only be granted where there are exceptional circumstances. The planning system also must consider any impacts on the setting of SAM. Monitoring of planning application boundaries against SM boundaries shows that 9 consented applications during the period 2012-16 potentially affected SM. Table 6.8 shows these by development type and area. None of the applications raised significant issues.

# Environment policies

Type of Application / Area	Clydesdale	East Kilbride
Agriculture	2	0
Energy Development	0	1
House Extension/alterations	2	0
Outdoor Sport/recreation	2	0
Residential	0	1
Other	1	0
<b>Total</b>	<b>7</b>	<b>2</b>

## Category A Listed Buildings (and their setting)

**6.14** Between 2012 and 2016, 25 applications were received for Category A listed buildings. All of these applications conformed with policy and were all granted. Table 6.9 shows the distribution of these applications across South Lanarkshire.

Area	Granted	Refused
Clydesdale	6	0
East Kilbride	10	0
Cambuslang/Rutherglen	0	0
Hamilton	9	0
<b>Total</b>	<b>25</b>	<b>0</b>

## National Nature Reserves

**6.15** There were only 2 applications received between 2012-2016 where the boundary overlapped with National Nature Reserves (NNR's). One in Clydesdale relating to the extension of an Equestrian centre and one in Clydesdale relating to mineral extraction. Both applications were granted but raised no issues relating to the NNR's.

## Sites of Special Scientific Interest

**6.16** Sites of Special Scientific Interest (SSSI's) are areas of land and water which are considered to represent the best of our natural heritage. Features of SSSI's include plant diversity, animals and habitats and physical rock formations. There were 11 applications received between 2012-2016 where the boundaries overlapped with Sites of Special Scientific Interest (SSSI's). Of these applications 9 were granted and 2 were refused. Of the 9 approvals, 6 were in the Clydesdale area and 3 in East Kilbride area. See table 6.10 and 6.11.

## Environment policies

**Table 6.10 Sites of Special Scientific Interest**

Category	No of Decisions
Granted	9
Refused	2
<b>Total</b>	<b>11</b>

**Table 6.11 Type of Application by Area**

Type of Application	Clydesdale	East Kilbride
Energy Development	1	2
Fishery	1	
House Extension/alteration	1	
Mineral Extraction	1	
Residential Dwelling(s)	1	
Waste Disposal		1
Other	1	
<b>Total</b>	<b>6</b>	<b>3</b>

### Inventory of Gardens and Designed Landscapes

**6.17** Between 2012-2016 there were 14 applications received within areas designated as Gardens and Designed Landscapes. Of these, 13 applications were approved and 1 refused. Of the 13 applications approved 8 of these were in Hamilton area and 5 were in Clydesdale, the majority were for residential development. See tables 6.12 and 6.13.

**6.18** In 2016 Historic Environment Scotland removed the designation of Hamilton Palace as a Garden and Designed Landscape as it no longer met the criteria for inclusion.

**Table 6.12 Gardens and Designed Landscapes**

Category	No. Of Decisions
Granted	14
Refused	1

**Table 6.13 Type of Application by Area**

Type of Application / Area	Hamilton	Clydesdale
House Extension/alteration	1	1
Mixed Use	1	0
Minerals	0	1

# Environment policies

**Table 6.13 Type of Application by Area**

Type of Application / Area	Hamilton	Clydesdale
Residential Dwellings	5	2
Other	1	1
<b>Total</b>	<b>8</b>	<b>5</b>

## Inventory of Historic Battlefields

**6.19** There are two historic battlefields within South Lanarkshire at Drumclog in the East Kilbride area and around the site of the battle of Bothwell Bridge in the Hamilton area.

**6.20** Only one application was approved within the area of the Drumclog Battlefield Site . This was for a change of use of a redundant barn to a bakery and it was considered that it would have no impact on the battlefield.

**6.21** Seven applications were received within the area of the Bothwell Bridge Battlefield. Although all seven have received planning consent one was originally refused but granted on appeal. None were considered to have a potential adverse impact on the battlefield.

**Table 6.14 Historic Battlefields**

Application No	Address	Application Description	Decision
HM/13/0432	Whistleberry Road Hamilton	Erection of a waste processing and resource recovery facility, with capacity to process up to 195,000 tonnes of waste per annum	REFUSED  (Granted on appeal 14/8/15)
HM/14/0174	Whistleberry Road Hamilton	Use of site for the storage and maintenance of fairground equipment and the siting of associated residential caravans (8 units)	GRANT
HM/14/0397	Bellshill Road Bothwell	Erection of 2 dwellinghouses	GRANT
HM/14/0561	St Paul's Primary School Backmuir Road Hamilton	Erection of extension to existing primary school including additional play area and car parking spaces	GRANT
HM/15/0130	Whistleberry Road Hamilton	Residential development (Planning permission in principle)	GRANT
HM/15/0139	Old Bothwell Road Bothwell	Erection of 12 no. flatted dwellings and formation of associated access, car parking and landscaping	GRANT
HM/15/0192	Bothwell Road Hamilton	Change of use of 2 residential dwellings to dog day care centre	GRANT

## Prime Agricultural Land (Categories 1, 2 and 3.1)

**6.22** There were 64 applications received whose boundaries overlapped with Prime Agricultural Land areas. Of these 5 were refused. Just over half of these applications related to residential dwellings, although in a number of cases this involved change of use and conversion rather than new build.

# Environment policies

**Table 6.15 Prime Agricultural Land**

Category	No. Of Decisions
Granted	59
Refused	5

**Table 6.16 Type of Application by Area**

Type of Application	Clydesdale	East Kilbride	Hamilton	Cambuslang Rutherglen
Agricultural Buildings	9	0	0	0
Electricity Supply	1	0	0	0
Energy Developments	2	0	0	0
House Extension/ Alteration	1	0	0	0
Market Garden	1	0	0	0
Mineral Extraction	2	0	0	0
Mixed Use	0	0	0	0
Outdoor Sport/Recreation	0	1	0	0
Residential Dwelling	19	3	4	0
Residential Nursing Home	1	0	0	2
Restaurant	0	0	1	0
Retail Shop	2	0	0	0
Storage	2	0	0	0
Road Infrastructure	1	0	0	0
Temporary Building	1	0	0	0
Other	2	2	1	1
<b>Total</b>	<b>44</b>	<b>6</b>	<b>6</b>	<b>3</b>

## The Water Environment

**6.23** Monitoring information for this policy is not readily available. Impacts are assessed and mitigated on a case by case basis.



# Environment policies

## Ancient Semi-natural Woodland (1a 2a)

**6.24** National policy places increasing emphasis on the need to protect and enhance this important and irreplaceable national resource. The Biodiversity Strategy for South Lanarkshire 2010 - 2015 identifies no loss of ancient semi natural woodland as one of it's key objectives. The Biodiversity Strategy also identifies native woodland expansion as a key objective and highlights the role the planning system can play in this process.

**6.25** Monitoring of planning applications over the period indicates that a number of developments potentially impacted on this resource but data on whether any ancient woodland was actually lost is not readily available. Data is also not currently available on the extent of new planting which has been created by new developments in South Lanarkshire.

## Category 3 (Local)

### Special Landscape areas

**6.26** Between 2012-2016 124 applications were received within Special Landscape Areas. Of these 13 were refused. The majority of the applications were in the Clydesdale area and were for residential developments and wind energy developments. These policies cover extensive areas which makes it difficult to assess the impact of development proposals within them. Monitoring information is therefore not readily available on these applications.

<b>Type of Application / Area</b>	<b>Clydesdale</b>	<b>Hamilton</b>	<b>East Kilbride</b>
Agricultural Building(s)	2	0	0
Business use	1	0	0
Commercial	1	0	0
Education	0	0	1
Electricity supply	1	0	0
Energy Developments	19	2	0
House Extensions/Alterations	2	0	0
Indoor/Outdoor Sport Recreation	2	1	2
Mineral Extraction	4	0	0
Mixed Use	1	0	0
Residential Dwellings	51	8	5
Retail	1	0	0
Other	7	0	0
<b>Total</b>	<b>92</b>	<b>11</b>	<b>8</b>

# Environment policies

## Category B and C Listed Buildings (and their setting)

**6.27** Between 2012 and 2016 203 applications were received for Category B and C listed buildings. Of the applications received 201 were granted and 2 refused. The table 6.18 shows the distribution of these applications across South Lanarkshire.

Area	Granted	Refused
Clydesdale	93	1
East Kilbride	26	1
Cambuslang/Rutherglen	22	0
Hamilton	60	0
<b>Total</b>	<b>201</b>	<b>2</b>

## Other Archaeological Sites and Monuments

**6.28** Monitoring information for this policy is not readily available. Impacts are assessed and mitigated on a case by case basis.

## Conservation Areas

**6.29** There were a total of 574 applications received within conservation areas between 2012-2016. Over half of these related to the creation of residential dwellings and housing extensions/alterations. See table 6.19 and 6.20.

Category	No. Of Decisions
Granted	565
Refused	9
Withdrawn	0

Type of Application	Clydesdale	East Kilbride	Hamilton	Cambuslang Rutherglen
Advertising signs	15	8	26	8
Agriculture	4	0	0	0
ATM's	3	2	6	4
Business/use	10	4	13	2
Commercial/offices	2	2	1	0
Community Use	1	0	3	1

# Environment policies

**Table 6.20 Type of Application Approved by Area**

Type of Application	Clydesdale	East Kilbride	Hamilton	Cambuslang Rutherglen
Derelict Buildings	2	0	0	0
Education	4	1	0	1
Health Services	1	0	1	0
Hot - Food Shops	5	4	1	0
House Extension/alteration	58	35	100	19
Industry	0	0	0	2
Mixed Use	2	0	4	0
Minerals	1	0	0	0
Museums	3	1	0	0
Sport/outdoor	2	0	0	0
Public Houses	1	2	2	3
Religious Establishments	1	0	5	0
Residential Dwellings	40	7	38	1
Restaurants	6	5	3	2
Retail	12	6	16	5
Telecoms	11	3	4	5
Other	6	2	15	2
<b>Total</b>	<b>190</b>	<b>82</b>	<b>238</b>	<b>55</b>

## Local Nature Reserves

**6.30** There is currently one LNR at Langlands Moss, East Kilbride. The Council proposes the designation of a new LNR at Morgan Glen, Larkhall. There has been some progress towards achieving this with committee approval however formal designation of the site is not yet concluded.

## Tree Preservation Orders

**6.31** The Council are undertaking a review of TPOs in the Council area. The Council's legal service is currently checking and verifying all existing TPOs.

## Other Long Established Woodlands/Woodlands of High Conservation Value

**6.32** National policy places increasing emphasis on the need to protect and enhance this important and irreplaceable national resource. The Biodiversity Strategy for South Lanarkshire 2010 - 2015 identifies no loss of ancient semi natural woodland as one of it's key objectives. The Biodiversity Strategy also identifies native woodland expansion as a key objective and highlights the role the planning system can play in this process.

## Environment policies

**6.33** Monitoring of planning applications over the period indicates that a number of developments potentially impacted on this resource but data on whether any woodland was actually lost is not readily available. Data is also not currently available on the extent of new planting which has been created by new developments in South Lanarkshire.

### Peatlands

**6.34** There have been 35 applications which affect peatland over the period 2012 - 2016. Eight of these were refused and two were withdrawn. Of the remaining 25, 14 were wind farm developments. The windfarm applications that were approved were appropriately conditioned to protect as much peatland as possible.

**Table 6.21 Peatlands**

Category	No. Of Decisions
Granted	25
Refused	8
Withdrawn	2

**Table 6.22 Type of Application by Area**

Type of Application / Area	Clydesdale	East Kilbride
Electricity Supply	1	0
Energy Development	9	5
Haulage Yard	1	0
House Extension/alteration	1	0
Mineral Extraction	2	0
Plant/skip hire	1	0
Residential Dwelling	1	3
Fishery	1	0
<b>Total</b>	<b>17</b>	<b>8</b>

### Country Parks

**6.35** There has been no change to the provision of country parks in South Lanarkshire during the period 2012-16. A major woodland management project is underway at Chatelherault Country Park. Almost 20 hectares of non-native plantation conifers will be removed and native woodland regenerated, as well as the restoration of spectacular historical views and features. This work is being funded by South Lanarkshire Council and Heritage Lottery Fund supported by the Clyde and Avon Valley Landscape Partnership (CAVLP).

# Environment policies

## Core Paths/Core Water Routes/Water Access/Egress Points/Rights of Way

**6.36** Detailed information on Core Paths can be found in the Core Paths Plan which was adopted on 30th October 2012. Sitting within the wider path network, 'core paths' are the basic framework of key routes across South Lanarkshire. The Core Paths Plan identifies a network of over 775km of core paths; 1180km of wider access network routes; over 220km of aspirational core paths; and 114 km of core water based routes.

**6.37** The paths are shown on the LDP strategy map and consist of both core paths and core water routes (paths). In 2012/13 there were 300 km of core paths signposted. This has increased to 450 km in 2014/15. In addition the Council's Outdoor Access Strategy which contains details on all aspects of outdoor access is being refreshed and should be produced by 2017.

**6.38** The Council has an ongoing programme for maintaining, upgrading and extending the network of paths and tracks available for walkers, cyclists and horse riders. Specific projects include:

- Completion of the South Lanarkshire section of the Glasgow to Carlisle National Cycle Network Route No.74 ;
- Clyde and Avon Valley's Landscape Partnership – Community Links project;
- Feasibility study to extend the Clyde Walkway upstream of it's current termination point at New Lanark to make it a full sea to source route. This latter project is identified as a priority in the Scottish Government's National Planning Framework 3.

## Quiet Areas

**6.39** Two quiet areas have been designated in South Lanarkshire at Bothwell Castle and Cambuslang Park. There have only been 8 applications which are near to the quiet area at Bothwell Castle. These are almost all related to housing either building of a new unit or an extension or alteration. It is not likely that these developments will have a long term impact upon the quiet area. In Cambuslang there has been 4 applications which are near to the quiet area at Cambuslang Park. Similar to Bothwell Castle these are for extensions to houses which will not have a long term impact on the quiet area.

**Table 6.23 Quiet Areas**

Category	No. Of Decisions
Granted	12
Refused	0
Withdrawn	0

## Environment policies

Table 6.24 Type of Application by Area

Type of Application/ Area	Hamilton	Cambuslang/Rutherglen
House Extension	3	4
Residential Dwelling	4	0
Outdoor Sport/Recreation	1	0
<b>Total</b>	<b>8</b>	<b>4</b>

# Infrastructure policies

## Policy 16 Travel and Transport

**7.1** Policy 16 considers the impact of transport development balancing the need for economic recovery against the need to cut greenhouse gas emissions. Walking, cycling and public transport are key components of the plan as are the improvement to the roads network to cut down delays and traffic bottlenecks. These can result in high levels of greenhouse gas emissions from idling in traffic jams. In the LDP Table 7.1 contains a list of road schemes that are proposed to help tackle the problems of road congestion.

Location	Project	Update
Raith Interchange	M8/M73/M74 Improvements	Works underway.
Stonehouse	Relief Road	No change
Stewartfield Way, East Kilbride	Enhancement	Part of City Deal projects
A726/Greenhills Road, East Kilbride	Widening	Part of City Deal projects
Downiebrae Road, Rutherglen	Upgrade	Part of City Deal projects
Cathkin	Relief Road	Road almost complete
Lanark	Town Centre Circulatory System	No change.

## Policy 17 Water Environment and Flooding

**7.2** Between 2012-2016, 116 applications were received for developments within 1 in 200 year flood extents, with 111 of these approved. The highest proportion of applications within these were Residential and Energy Developments. A major development amongst these applications was the erection of 612 residential dwellings within Clydesdale.

Type of Application / Area	Clydesdale	East Kilbride	Hamilton	Cambuslang/Rutherglen
Agriculture	2	0	0	0
Education	0	1	1	0
Electricity	1	0	0	0
Energy Development	15	2	0	1
Fishery	1	0	0	0
Industrial	0	0	0	2
House Extension	3	0	5	1
Mineral Extraction	1	0	0	0
Mixed Use	2	1	0	2
Outdoor Sport/Recreation	0	1	0	1

# Infrastructure policies

**Table 7.2 Applications in Flood Plains**

Type of Application / Area	Clydesdale	East Kilbride	Hamilton	Cambuslang/Rutherglen
Residential Dwelling	29	5	14	2
Restaurant/Café	0	0	0	1
Retail	0	0	0	2
Tourism	0	1	0	0
Waste Disposal	0	1	0	0
Other	5	1	2	5
<b>Total</b>	<b>59</b>	<b>13</b>	<b>22</b>	<b>17</b>

## Policy 18 Waste

**7.3** Since 2012 there have been five applications relating to waste These are shown on Table 7.3.

**Table 7.3 Waste Applications**

Location	Type of Application	Decision
Cambuslang/Rutherglen	Waste Transfer Station Extension	Granted
East Kilbride	Waste Transfer Station Extension	Granted
East Kilbride	Re-phasing of Landfill	Granted
Hamilton	Waste Transfer Station Extension	Granted
Hamilton	Waste processing and resource recovery facility	Granted on appeal.

**7.4** With the exception of Rigmuir landfill site in East Kilbride area, the other four applications were for waste facilities within existing industrial areas which conforms to Scottish Planning Policy location criteria for such facilities.

## Policy 19 Renewable Energy

**7.5** South Lanarkshire is an attractive location for renewable energy developments, in particular onshore wind. The Council, in line with Government policy, has taken a positive approach to accommodating such development. Policy 19 in SLLDP states that 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. The policy also requires the Council to prepare statutory supplementary guidance containing the spatial framework for onshore wind energy and setting out policy considerations against which all renewable energy proposals will be assessed. This SG has now been prepared and was adopted in March 2016.

**7.6** Table 7.4 shows details of operating and consented wind farm developments in South Lanarkshire. This indicates the amount of new development that has been accommodated in the area. The Renewable Energy SG notes that the capacity for additional developments in many parts of South Lanarkshire is limited.



## Infrastructure policies

<b>Name</b>	<b>Location</b>	<b>Status</b>	<b>Number of turbines in South Lanarkshire</b>	<b>Output in MW (South Lanarkshire)</b>
Hagshaw Hill	West of Douglas	Operating	26	16
Hagshaw Extension	West of Douglas	Operating	20	26
Black Law	West of Forth	Operating	48	111
Whitelee	West of Strathaven	Operating	42	97
Muirhall/Muirhall extension	Auchengray/Tarbrax	Operating	11	34.4
Clyde	South East of Abington	Operating	152	350
Dungavel	South West of Strathaven	Operating	13	30
Bankend Rig	South West of Strathaven	Operating	11	14
Nutberry	West of Coalburn	Operating	6	18
Calder Water	West of Strathaven	Operating	13	39
West Browncastle	West of Strathaven	Operating	12	36
Andershaw	South of Douglas	Under construction	14	42
Galawhistle	West of Douglas	Under construction	20	55
Penbreck	South West of Douglas	Consented subject to legal agreement	6	18
Kype Muir	South of Strathaven	Section 36 application - consented subject to legal agreement	26	88
Clyde Extension	North East of Clyde wind farm	Under construction	51	162
Crookedstane	Near Elvanfoot	Consented	4	11.5
Auchrobert	West of Lesmahagow	Under construction	12	48
Middle Muir	South of Douglas	Section 36 application consented Subject to legal agreement	15	68
Dalquandy	Near Coalburn, North East of Douglas	Consented subject to legal agreement	15	45
Kennoxhead	South of Glespin	Section 36 application consented subject to legal agreement	19	60
Lion Hill	Near Elvanfoot	Consented	4	9.2

# Infrastructure policies

Cumberhead	North West of Douglas	Consented subject to legal agreement	11	33
Douglas West	North West of Douglas	Consented	15	45
Bankend Rig ext	S/w of Strathaven	Consented subject to legal agreement	3	10.2
<b>Total Output</b>			<b>569</b>	<b>1466.3</b>
<b>Undetermined Applications for wind farms (4 or more turbines) in South Lanarkshire October 2015</b>				
Glentagart	South West of Douglas	Planning Application	5	17
Broken Cross	Near Rigside, North of Douglas	Planning Application	7	21
Kype Muir Extension	South of Strathaven	Section 36 Application	18	72
Heathland	Near Forth, north of Wilsontown	Section 36 Application	20	68
<b>Total Output</b>			<b>50</b>	<b>178</b>

**7.7** In the period 2012 - 2015 there was a significant increase in the number of applications for single and small scale wind turbines (less than 4 turbines), compared to the previous monitoring period. During this period consent was granted for 180 such turbines. However this trend is unlikely to continue beyond 2015 due to changes to the feed in tariff scheme by the Scottish Government.

**7.8** Due to the high level of development pressure, cumulative impact of developments is becoming an issue in some areas of South Lanarkshire. Additionally, the location of single and small scale turbines tends to be in farmland areas which can cause adverse impact on communities and residential amenity. These factors resulted in refusal of a number of applications for being contrary to LDP policy. Twelve of the 48 applications refused by the Council were subsequently granted on appeal. Table 7.5 sets out applications for single and small scale turbines over the period 2012 - 2015.

**Table 7.5 Applications for single and small scale turbines over the period 2012 - 2015**

Year	Approved		Refused	
	No of applications	No of turbines	No of applications	No of turbines
2012	53	70	14	16
2013	51	56	19	22
2014	22	26	3	5
2015	22	28	12	13
<b>Total turbines</b>	<b>148</b>	<b>180</b>	<b>48</b>	<b>56</b>

## Infrastructure policies

**7.9** There has been less demand for commercial development involving other technologies such as hydro, solar, biomass. In accordance with SPP, the Council has generally taken a supportive approach to such developments, provided they accord with the criteria set out in the Renewable Energy Supplementary Guidance. Table 7.6 sets out details of the applications received for non-domestic renewable energy developments since 2012.

Technology	No of applications	Status		
		Approved	Refused	Undetermined
Hydro	3	3	0	0
Solar	3	2	0	1
Heat pump	0	0	0	0
Biomass	20	19	1	0
<b>Total</b>	<b>26</b>	<b>24</b>	<b>1</b>	<b>1</b>

**7.10** In relation to the different technologies, the applications have mainly been for developments to serve the energy needs of the applicant, rather than for the purpose of exporting to the grid. There have been a small number of recent applications for micro hydro schemes. These include two schemes by Scottish Water at Camps Reservoir and Udston Service Reservoir and private schemes at Coulter near Biggar and Waterfoot near East Kilbride. The total output of these proposals is around 230 KW.

**7.11** There is an operational solar farm in South Lanarkshire located at the Loch Coulter Water Treatment Works. It is owned by Scottish Water and contributes to them reducing their carbon emissions and reducing energy imported from the grid.

**7.12** Biomass developments in South Lanarkshire have mainly involved small scale installation of boilers to provide a heating source for domestic residences and public and commercial buildings. As part of the South Lanarkshire Schools Modernisation Programme, 47 schools had biomass boilers fitted between 2009 and 2015. A sheltered housing complex also had a biomass boiler installed. In total, the biomass boilers installed by the Council have an operating capacity of 6.7MW.

**South Lanarkshire**  
**Local Development Plan**  
**Main Issues Report**

South Lanarkshire Council  
Community and Enterprise Resources  
Planning and Economic Development  
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)