

# South Lanarkshire Local Development Plan Main Issues Report



**2017**



## Technical Report 2 Call for Change Site Assessments



# Technical Report 2

## Site Assessments

### 1. Introduction

- 1.1 As part of the consultation and engagement process for preparation of the Main Issues Report, the Council invited interested parties to put forward sites they considered should be included in the LDP. This 'call for sites' was advertised in the local papers and on the Council's website, and letters were sent to developers and agents. This generated 118 sites for consideration including a number of sites owned by the Council as potential surplus assets. Two sites were subsequently withdrawn.
- 1.2 An initial screening of the sites indicated that they fell into 2 categories:
  - Category 1: 14 small scale sites that would be more appropriately considered through the submission and assessment of a planning application (15 call for sites submissions, 2 were for same site)
  - Category 2: Sites that require to be considered against emerging spatial strategy, impact on infrastructure and environmental considerations. (102 call for sites submissions)
- 1.3 Section 1 lists the sites within the first category. The parties who submitted these sites were informed by letter of this decision regarding the status of their sites.
- 1.4 The main purpose of this report therefore is to outline the assessment process carried out for the Category 2 sites. Section 2 includes individual assessment forms for each site, grouped by area.
- 1.5 The purpose of this assessment is to highlight the factors affecting each of the sites and how they may fit or otherwise with the emerging spatial strategy. This will form the basis for public consultation.
- 1.6 It should also be noted that the information contained in individual forms represents a general overview of the constraints and overall suitability of sites and is not an exhaustive assessment. More detailed assessment would be required with any future submission for planning consent.

### 2. Site Assessment Process

- 2.1 The appropriateness of a site has to be assessed against many factors including landscape, environmental impact, infrastructure, flood risk and accessibility. In addition the findings of the Strategic Environmental Assessment and Habitats Regulations Appraisal process have to be considered. These are presented in separate reports to accompany the Main Issues Report.

- 2.2 The majority of sites assessed were greenfield locations outside established settlement boundaries. There were also sites within the urban area, for example on industrial land or on open space. Assessment of these sites was made and if deemed to be of continuing importance for industrial land or for open space purposes the sites were not considered to accord with the emerging development strategy for the LDP.

### 3. Site Assessment Criteria

- 3.1 Table 1 lists the site assessment criteria and explains the factors considered.

**Table 1 Site Assessment Criteria**

#### Locational factors

Location (within settlement/edge/isolated)	The location of the site in relation to existing settlements
Brownfield/greenfield	Is the site previously undeveloped, or has it had a previous development use. Is the site recorded on the Scottish vacant & derelict land survey
Settlement pattern/coalescence/ribbon development	The effect on settlement pattern, particularly if the site would create coalescence or ribbon development, or would be of excessive scale in relation to the existing settlement.

#### Environmental factors

Landscape	Landscape designations affecting the site e.g.: Landscape Character Type from the 2010 Landscape Character Assessment of South Lanarkshire and Special Landscape Areas (SLA).
Natural heritage	Natural Heritage designations affecting the site e.g.: European protected sites (SAC and SPA) SSSI, NNR, LNR, ancient woodlands, Local Biodiversity Action Plan priorities, watercourses, TPO's.
Historic Environment	Historic Environment designations affecting the site e.g.: Conservation Area, Listed Building, historic gardens/designed landscapes, scheduled ancient monuments, battlefields or archaeological trigger zones.
Open space	Urban sites only – Is the site within a priority greenspace or green network designation
Minerals	Is the site within a Coal Authority referral area?

#### Accessibility

Public Access	Does the site affect any core paths or core water
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	routes, cycle routes or rights of way?
Site access	Can a satisfactory vehicular access to the site be achieved?
Road network	Connectivity to the classified road network and potential capacity issues
Public transport	Distance to bus and rail services
Access to services	Distance to local services

### Infrastructure

Water and sewerage	Identification of any known constraints on water and sewerage supply
Flood risk (SLC and SEPA comments)	Is the site in the 1:200 flood plain or affected by local flooding issues?
Water Environment (SEPA)	Will the site affect the quality of waterbodies?

### Other Comments

Air Quality	Is the site within or likely to impact on an Air Quality Management area?
Noise	Is the site within or adjacent to a designated Noise Management area or Quiet Area
Planning History	Any previous planning decisions relevant to this site.
Other comments	Other relevant factors pertaining to the site.

### Outcome

Site Accords with preferred LDP strategy	Council's initial view on whether site would accord with emerging development strategy based on above factors
Site would accord with strategy, with mitigation	
Site does not accord with strategy	

## 4. Information Sources

- 4.1 The above assessment drew on a number of information sources.
- 4.2 **Locational assessment** - was carried out by SLC planning based on desk survey and site visits. For the purposes of this exercise the following definitions were used.
- 4.3 **Coalescence** - In order for settlements to maintain their identity some separation between them is required. Development however can seek to close these gaps, this is coalescence. As well as physically removing the separation between settlements development can give the appearance, from certain view points, of having done so – this is visual coalescence.

- 4.4 **Ribbon development** - refers to the stringing out of development along a road corridor and is most typified by being only one plot depth. Ribbon development has the effect of elongating settlements, stretching houses away from settlement centres and services.
- 4.5 **Settlement Pattern/Boundary** - A development proposal on the edge of a settlement may be acceptable where the land involved would fill in or round off a settlement edge. It may also represent a better, long term edge to a settlement.
- 4.6 **Environmental Factors** - The assessment of environmental factors utilised a number of sources:
- South Lanarkshire Landscape Character Assessment 2010 and Review of Local Landscape Designations 2010
  - SNH GIS data for designated nature conservation sites
  - Historic Environment Scotland GIS data on listed buildings, scheduled ancient monuments, gardens and designed landscapes
  - SLC local planning GIS data on conservation areas, priority open space and green network sites and Tree Preservation Orders
  - West of Scotland Archaeological Service data on archaeological trigger zones
  - Coal Authority GIS mapping of referral zones
- 4.7 In addition South Lanarkshire Countryside and Greenspace provided an assessment of local biodiversity impacts.
- 4.8 **Accessibility** - This assessment drew on the following information –
- Public access information relates to proximity of the site to core paths, cycle routes and Rights of Way (RoW). This information was provided by South Lanarkshire Countryside and Greenspace.
  - Information on site access, impact on the road network and access to public transport and local services was provided by South Lanarkshire Roads and Transport Service.
- 4.10 **Infrastructure** - The assessment of infrastructure constraints was based on the following data:
- Water and Sewerage – information on water supply and sewerage capacity was provided by Scottish Water and SEPA. This was augmented by local SLC information where available.
  - Flood Risk – strategic level flood risk information was provided by SEPA. This was augmented by local SLC information which in some cases identified additional problems in certain localities.
  - Water Environment – Information on water quality and the water environment was provided by SEPA
  - Air Quality and Noise – SLC GIS data on AQMA, Noise Management Areas and Quiet Areas.

## Section 1 – Submitted Sites

### List of submitted sites that were:

#### a) Small scale sites that would be more appropriately considered through the submission and assessment of a planning application.

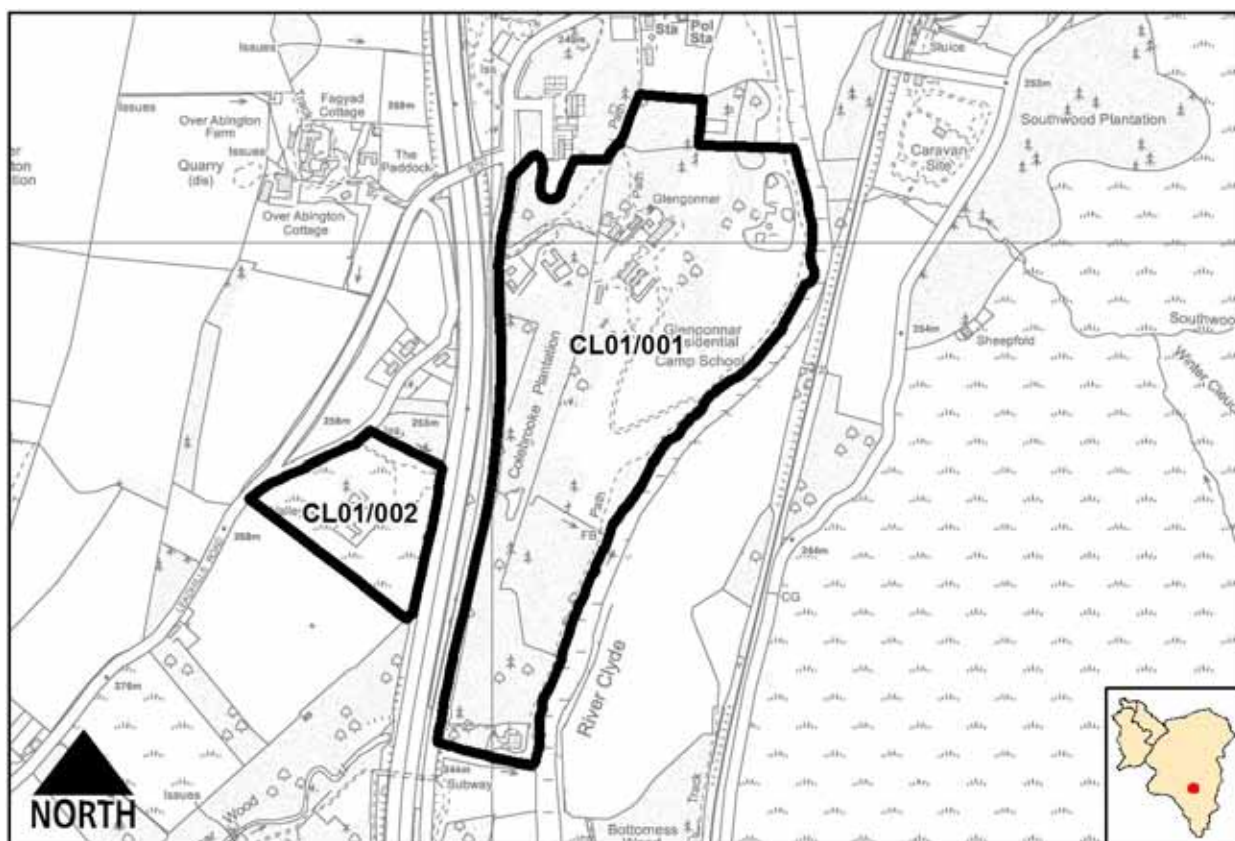
Site Reference	Address	Proposed Use/Comments
CR02/005	Dalton School (former) Flemington Rd Cambuslang	Residential Care. Appropriate for site to remain in the Green Belt.
CL10/011	40 Lanark Road Braidwood	Housing/Retail use – wholly within settlement
CL28/002	East of Dumfries Road Elvanfoot	Site already identified as within settlement at last local development plan. Can now be dealt with as a planning application.
CL41/003	Carlisle Rd Lesmahagow	Small site could accommodate 3 or 4 units – settlement boundary wouldn't be amended for a development of this scale at this location suggest better dealt with as a planning application.
CL42/001	Biggar Road Libberton	Small site which could accommodate 3 houses. Too small for LDP consider as planning application.
CL44/001	Halltown/Beechbrae Hall Rd Nemphar	Small site can be dealt with as a planning application.
CL47/001	West of 45 Main Street Newbigging	Small site within settlement
CL47/002	South of Croft Farm Newbigging	Small site on edge of settlement better dealt with as planning application
CL47/003	East of 45 Main Street Newbigging	Small site within settlement
CL47/004	East of 40 Main Street Newbigging	Small site on edge of settlement better dealt with as planning application
CL67/001	Meadowhead Farm near Carluke	Small site would be better dealt with as development in Green Belt – no settlement boundary to amend and site would not be identified as a housing site in isolation unless it was granted planning consent.
CL68/001	Draffan Road Blackwood	Small site would be better dealt with as development in Green Belt – no settlement boundary to amend and site would not be identified as a housing site in isolation unless it was granted planning consent.
EK04/005 and 007 (same site)	Land at Crutherland Hotel East Kilbride	Small site for enabling works at hotel. No settlement boundary amendment or designation change would remain as development within the green belt.

## **Section 2 – Individual Site Assessment Forms**

### **Abbreviations used on forms:**

AQMA – Air Quality Management Area  
CA – Conservation Area  
CGA – Community Growth Area  
CSO – Combined Sewer Outfall  
DIA – Drainage Impact Assessment  
DOA - Drainage Operational Area  
HMWB – Heavily Modified Water Bodies  
HPPE - High Performance Polyethylene (pipe for water and sewage duties)  
HRA - Habitats Regulations Appraisal  
FRA – Flood Risk Assessment  
ILS – Industrial Land Supply  
LCT – Landscape Character Type  
LDP – Local Development Plan  
LNR – Local Nature Reserve  
NCN – National Cycle Network  
RIA – Retail Impact Assessment  
RoW – Right of Way  
SAC – Special Area of Conservation  
SM – Scheduled Monument  
SEA – Strategic Environmental Assessment  
SEPA – Scottish Environment Protection Agency  
SLA – Special Landscape Area  
SNL – Sulphate/Nitrate Levels  
SPA - Special Protection Area  
SPT – Strathclyde Passenger Transport  
SSSI – Site of Special Scientific Interest  
STW – Sewage Treatment Works (also called Waste Water Treatment Works)  
SuDS – Sustainable Drainage System  
SVDLS – Scottish Vacant and Derelict Land Survey  
SW – Scottish Water  
TA – Transport Assessment  
TS – Transport Statement  
TPO – Tree Preservation Order  
WoSAS – West of Scotland Archaeological Service  
WOA – Water Operation Area  
WTW - Water Treatment Works  
WWTW – Waste Water Treatment Works  
WB ID – Water body identification number (SEPA)

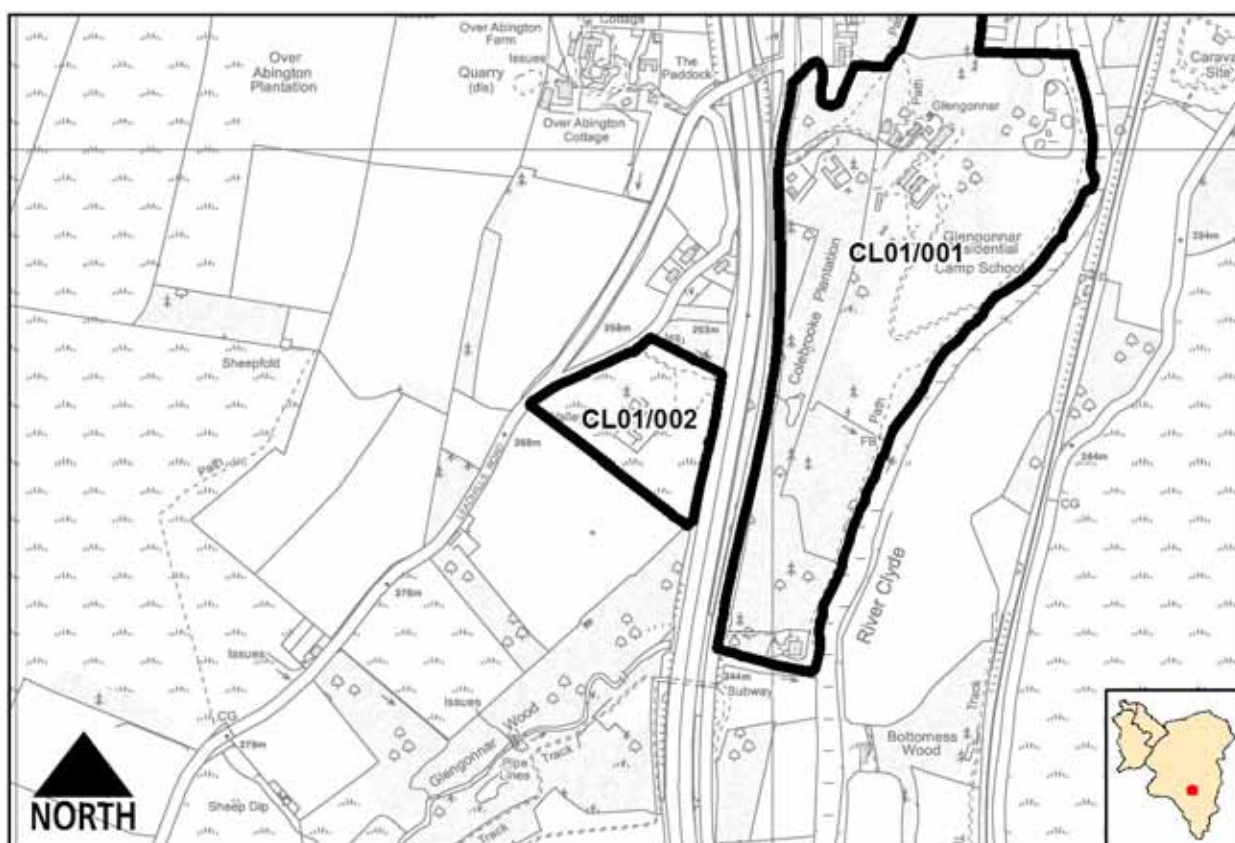
## **Clydesdale Sites**



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Settlement	<b>Abington Clydesdale</b>
Site Reference	<b>CL01/001</b>
Address	Coach House and Colebrooke plantation, Abington
Site size (hectares) supplied	18.40
Site size (hectares) GIS	20.84
In previous call for sites?	yes - larger than previous site CL01/001
Current Use	Mixed of residential, derelict, vacant and plantation land
Proposed Use	Housing
No of Units (residential)	Not known
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Part Greenfield part Brownfield
Settlement Pattern	Would extend built development into the rural area.
Landscape	Broad Valley Upland
Natural Heritage	Part of the site falls within an Ancient Woodland. Significant woodland and wetland habitat features
Historic Environment	N/A
Open Space	N/A
Minerals	N/A
Public Access	Riverside public access - wider access network route CL/5076
Road Network	Good connectivity
Site Access	Existing access on A72 within 30mph limit requires upgrade. Visibility okay. Due to size likely to require second access. Only likely issue of access on to A702 is national speed limit applies.
Public Transport	Bus stops >400m. Lanark railway station ~30km.

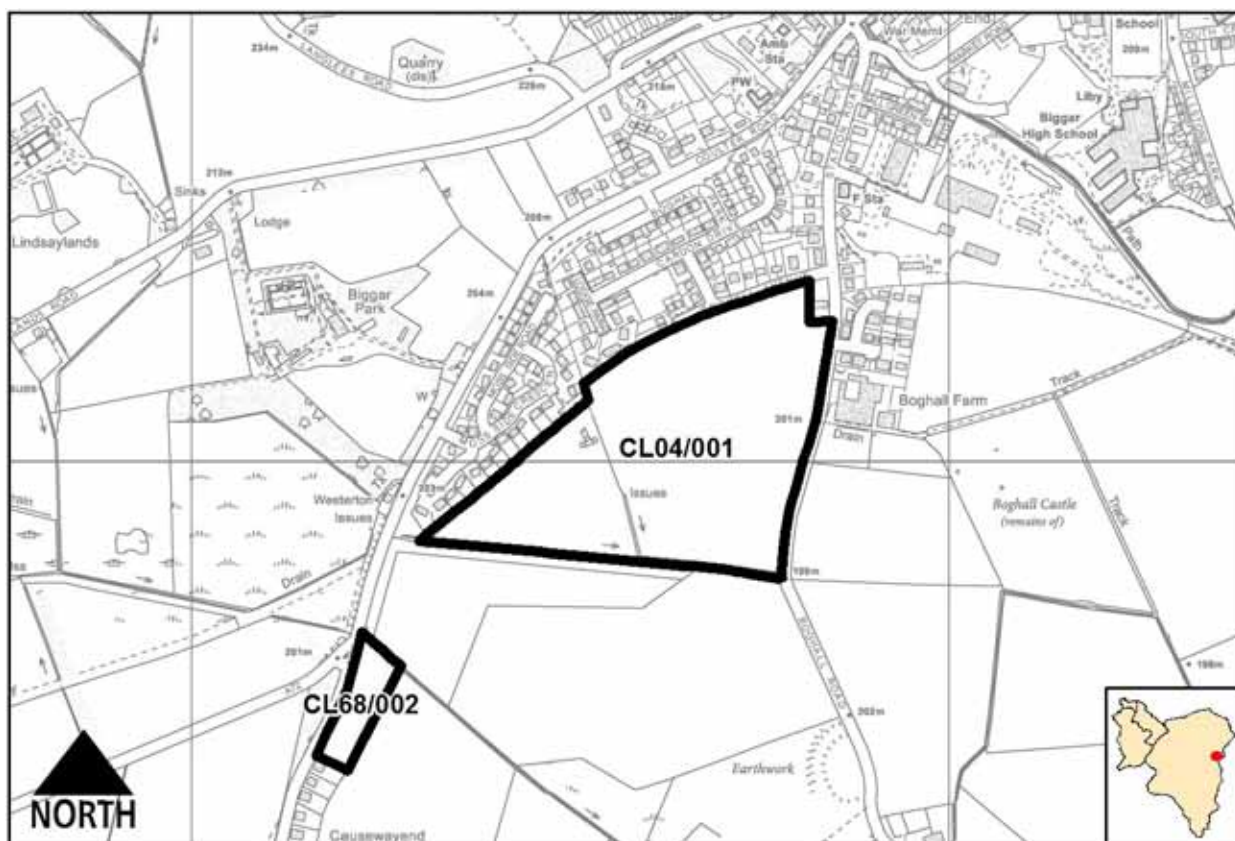
Access to Services	Shop, Post Office and bank ~500m. Biggar village ~20km.
Additional Roads and Transportation Comments	None
Water	Daer WOA currently has capacity, there is a 63mm distribution main to the west of the site - a 3 metre Access Distance will be required, there is also a 450mm DI lined strategic Trunk Main to the West of the site on Carlisle Road where a 6m Access Distance is required.
Sewerage	Abington Main Septic Tank has limited capacity a growth project would be required to accommodate development. Some of the area is noted as being in waste water drainage consultation area.
SLC Flooding	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. Watercourses are present in this area. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required
Flood Risk (SEPA)	Site partly within fluvial flood extent from the River Clyde. Hydraulic structure (Station Rd bridge) just downstream from site which could potentially represent a hydraulic constraint. A minor watercourse also flows through the site which could also represent a potential flood risk. Small watercourse flowing on boundary of the site, potential fluvial flood risk from this source.
Water Environment (SEPA)	WB ID 10042 River Clyde (Potrail Water to Mouse Water) 2014 classification Moderate due to presence of alien species and hydrology due to hydro power abstraction.
Air Quality	N/A
Noise	N/A
Planning History	CL/12/0472 - Demolition and erection of 5 dwellings (PPIP). CL/16/0067 - Section 42 to extend property at south end - demolition and replacement. CL/11/0251 and CL/12/0135 refused. CL/04/0410 Erection of a hut approved.
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Abington</b>
Site Reference	<b>CL01/002</b>
Address	Valleyfield Abington
Site size (hectares) supplied	2.10
Site size (hectares) GIS	3.33
In previous call for sites?	No
Current Use	Woodland/Agriculture
Proposed Use	Housing, Tourism
No of Units (residential)	7
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Isolated development in the rural area.
Landscape	Broad Valley Upland. highly visible site from M74 road corridor
Natural Heritage	Peatland / upland vegetation habitat features. Mature broadleaf trees
Historic Environment	N/A
Open Space	N/A
Minerals	N/A
Public Access	none
Road Network	Good connectivity, though rural in nature (no footways)
Site Access	Off Old Leadhills Road.
Public Transport	Bus stops >400m. Lanark railway station ~30km.
Access to Services	Shop, Post Office and bank ~800m. Biggar village ~20km.
Additional Roads and Transportation Comments	None
Water	Daer WOA currently has capacity, there is a 44" Strategic trunk main running

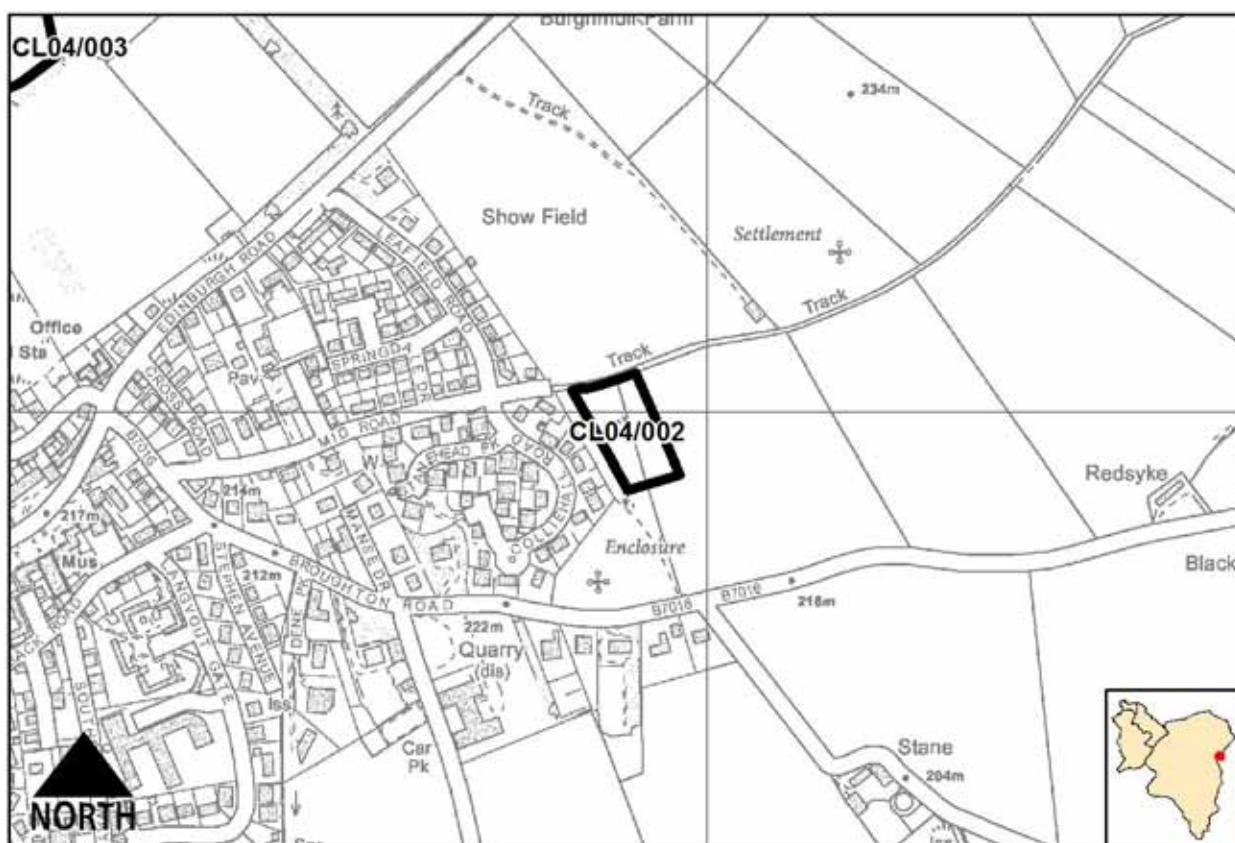
	diagonally NE-SW through the site a minimum 10 metre access distance will be required there is also a 54" Trunk main running diagonally NE-SW through site and a 10 metre access distance would be required.
Sewerage	Abington Main Septic Tank has limited capacity a growth project would be required to accommodate development. Site is located on the edge of the sewer catchment area discussions should be made with Scottish Water to determine feasibility to connect. No known capacity issues at STW Some of the area is noted as being in waste water drainage consultation area.
SLC Flooding	Watercourses are present within this area. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk.
Water Environment (SEPA)	WB ID 10042 River Clyde (Potrail Water to Mouse Water) 2014 classification Moderate due to presence of alien species and hydrology due to hydro power abstraction.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Biggar</b>
Site Reference	<b>CL04/001</b>
Address	Boghall Road, Biggar
Site size (hectares) supplied	11.50
Site size (hectares) GIS	11.61
In previous call for sites?	No
Current Use	Agricultural land
Proposed Use	Housing
No of Units (residential)	100 (could accommodate 350 units)
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the rural area.
Landscape	Broad Valley upland/ Special landscape area - Upper Clyde Valley
Natural Heritage	Possible wetland habitat. Within 20km buffer of Westwater reservoir SPA.
Historic Environment	N/A
Open Space	N/A
Minerals	No coal mining legacy. Site is on prime agricultural land.
Public Access	Wider access network route CL/4506
Road Network	Good connectivity, though rural in nature (no footways). Transport Assessment required. Station Road / Main Street junction likely to require upgrade.

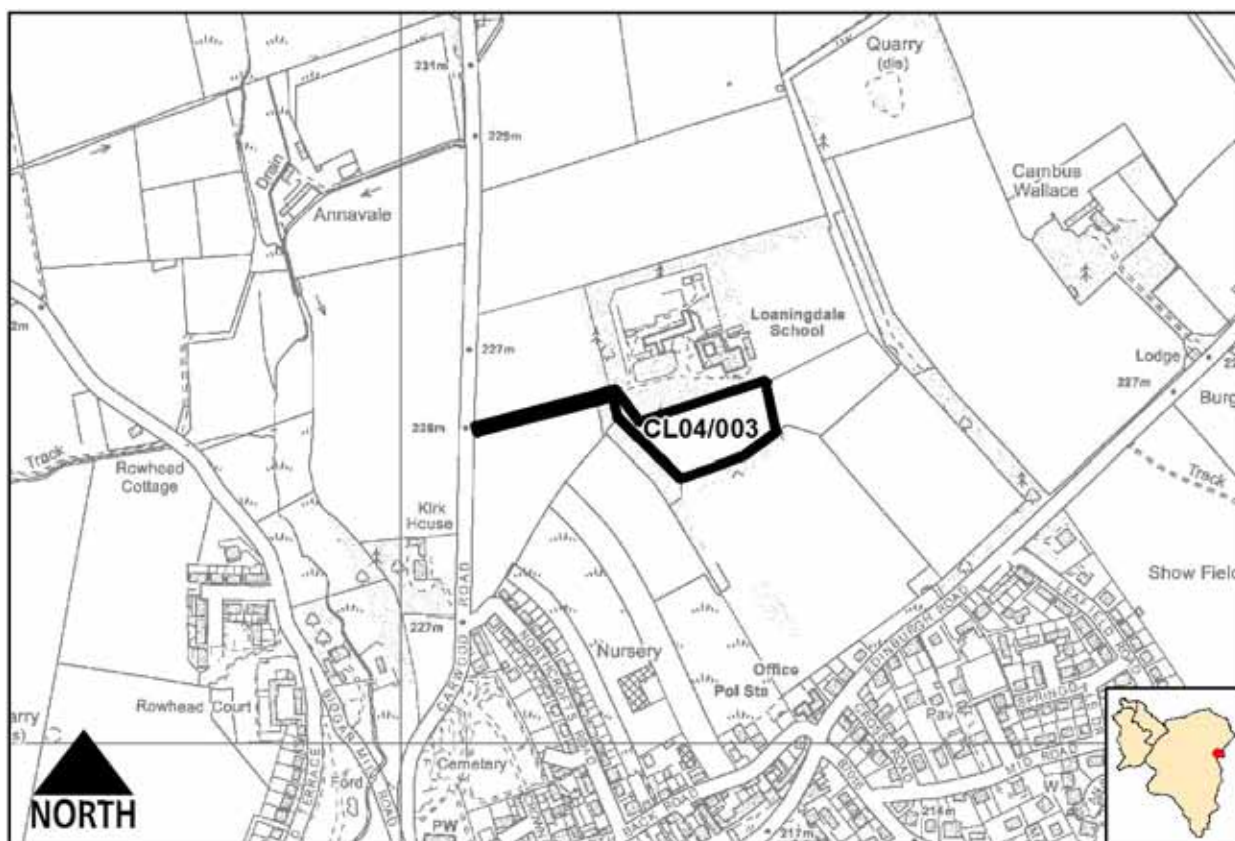
Site Access	Off Boghall Road, southern part of which national speed limit applies, northern part 30mph limit. Boghall Avenue private.
Public Transport	Bus stops >400m. Lanark railway station ~20km.
Access to Services	Biggar village centre ~900m.
Additional Roads and Transportation Comments	None
Water	Coulter WOA currently has capacity there is a 4" uPVC mains to East of site and 3" main to the North West of site
Sewerage	Biggar WTW has limited capacity a growth project will be required to accommodate development. A 225mm Combined sewer runs through the north section of the site a 3-6 metre access distance will be required dependant on site conditions and a 225mm foul rising main to the NW of the site a 3-5 metre access distance will be required depending on site conditions. Surface water sewer surrounds site boundary. The site CL68/002 appears to lie outwith the catchment of the public sewer any discussions regarding private discharges should be discussed with Borders team.
SLC Flooding	Watercourses are present within this area. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A watercourse flows along the site boundary which could represent a potential fluvial flood risk. Surface water flooding also identified.
Water Environment (SEPA)	No baseline water bodies in the immediate vicinity of the site a few small watercourses around the area but possibly not much dilution to support private foul drainage. All watercourses on the boundaries of or within the site will require to be protected and enhanced as part of any development. Culverting for land gain is unlikely to be permissible.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Biggar</b>
Site Reference	<b>CL04/002</b>
Address	Leafield Road Biggar
Site size (hectares) supplied	0.50
Site size (hectares) GIS	0.55
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Residential Care Home
No of Units (residential)	N/A
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would constitute built development in the rural area. Prominent location beyond edge of settlement boundary. Tree belt provides existing defensible boundary of settlement
Landscape	Rolling Farmland. Special Landscape Area - Upper Clyde Valley
Natural Heritage	Within 20km buffer of Westwater Reservoir SPA
Historic Environment	WOSAS & Historic Scotland archaeological trigger zone covers the southern part of the site. Scheduled Monuments.
Open Space	N/A
Minerals	No legacy of coal mining. Site is on prime agricultural land
Public Access	Wider access network route CL/5946
Road Network	Mid Road east of Leafield Road does not appear to be public so access an issue. Leafield Road, a residential street, links to A702.

Site Access	As above
Public Transport	Bus stops <400m. Lanark railway station ~20km.
Access to Services	Biggar village centre ~800m.
Additional Roads and Transportation Comments	N/A
Water	Coulter WOA currently has capacity the site is 115m away from 4" Water Main on Broughton Road
Sewerage	Biggar WTW has limited capacity a growth project will be required to accommodate development 150m outwith current Biggar WOA via Broughton Road (300mm combined) Sites located on the edge of the sewer catchment area discussions should be made with Scottish Water to determine feasibility to connect. The site lies outwith the catchment of the public sewer any discussions regarding private discharges should be discussed with Borders team.
SLC Flooding	Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	No baseline water bodies in the immediate vicinity of the site a few small watercourses around the area but possibly not much dilution to support private foul drainage. All watercourses on the boundaries of or within the site will require to be protected and enhanced as part of any development. Culverting for land gain is unlikely to be permissible.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Biggar</b>
Site Reference	<b>CL04/003</b>
Address	North of Edinburgh Road (Loaningdale School)
Site size (hectares) supplied	1.10
Site size (hectares) GIS	1.05
In previous call for sites?	No
Current Use	Green Network
Proposed Use	Housing
No of Units (residential)	Could accommodate 35
Location (within settlement/edge of settlement/isolated)	Within Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site falls within the settlement boundary but is green network for Edinburgh Rd housing site.
Landscape	Rolling Farmland. Special Landscape Area - Upper Clyde Valley
Natural Heritage	Within 20km buffer of Westwater reservoir SPA. Mature broadleaf trees along perimeter of site
Historic Environment	N/A
Open Space	Green Network designation
Minerals	N/A
Public Access	Used informally as part of Bizzyberry /Loaningdale access network.
Road Network	Private access to site which forms part of this submission will require upgrade,

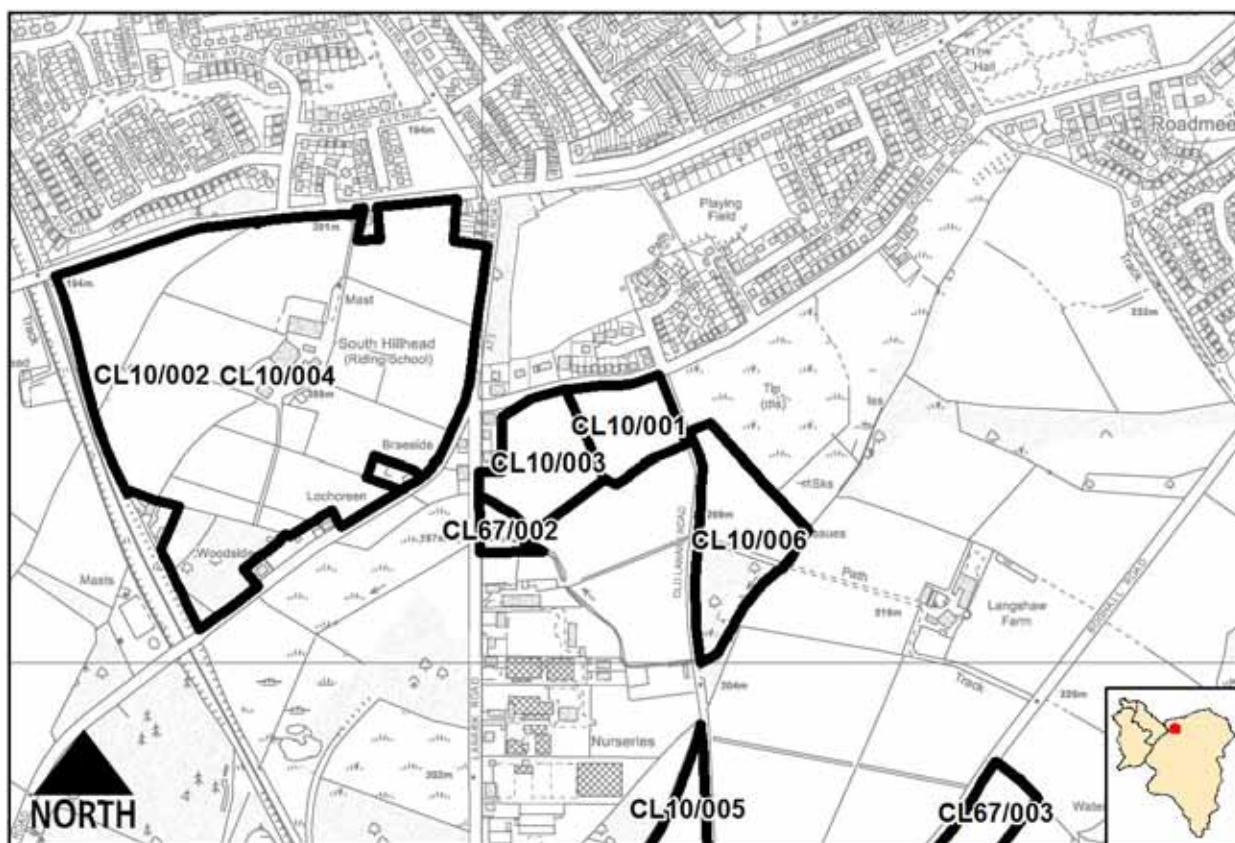
	including at junction with B7016 Carwood Road - not known if land required for this is in applicant's control. National speed limit applies to B7016 at this point. No footways on B7016.
Site Access	See above
Public Transport	Bus stops >400m. Lanark railway station ~20km.
Access to Services	Biggar village centre ~700m.
Additional Roads and Transportation Comments	N/A
Water	Coulter WOA currently has capacity there is a 90mm HPPE Main to West of site on B016
Sewerage	Biggar WTW has limited capacity a growth project will be required to accommodate development- Further information will be required on plans for waste water infrastructure as at present this site sits remotely from the current infrastructure (North Cross Road or through the Storey Homes site) Sites located on the edge of the sewer catchment area.
SLC Flooding	Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	No baseline water bodies in the immediate vicinity of the site a few small watercourses around the area but possibly not much dilution to support private foul drainage. All watercourses on the boundaries of or within the site will require to be protected and enhanced as part of any development. Culverting for land gain is unlikely to be permissible.
Air Quality	N/A
Noise	N/A
Planning History	Linked in with history of development of site at Edinburgh Rd Biggar.
Other Comments	At last LDP it was agreed that this site would remain as a green buffer between the new housing development and Loaningdale.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Blackwood/ Kirkmuirhill</b>
Site Reference	<b>CL05/001</b>
Address	Land west of Carlisle Rd Blackwood
Site size (hectares) supplied	0.46
Site size (hectares) GIS	0.45
In previous call for sites?	No
Current Use	Greenspace.
Proposed Use	Housing
No of Units (residential)	9
Location (within settlement/edge of settlement/isolated)	Within settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site falls within the settlement boundary.
Landscape	Plateau Farmland
Natural Heritage	Site is woodland covered by TPO.
Historic Environment	N/A
Open Space	Green network and priority open space.
Minerals	Site falls within the Coal Authority Referral Area-Standing Advice.
Public Access	Adjacent to wider access routes
Road Network	Good connectivity
Site Access	Direct frontage access to Old Carlisle Road.
Public Transport	Bus stops <400m. Larkhall railway station ~8km.
Access to Services	Kirkmuirhill village centre ~1000m
Additional Roads and Transportation Comments	None
Water	Daer WOA currently has capacity there is a 15" Cast Iron trunk Main which will require a 6 metre access distance and 8" distribution main to

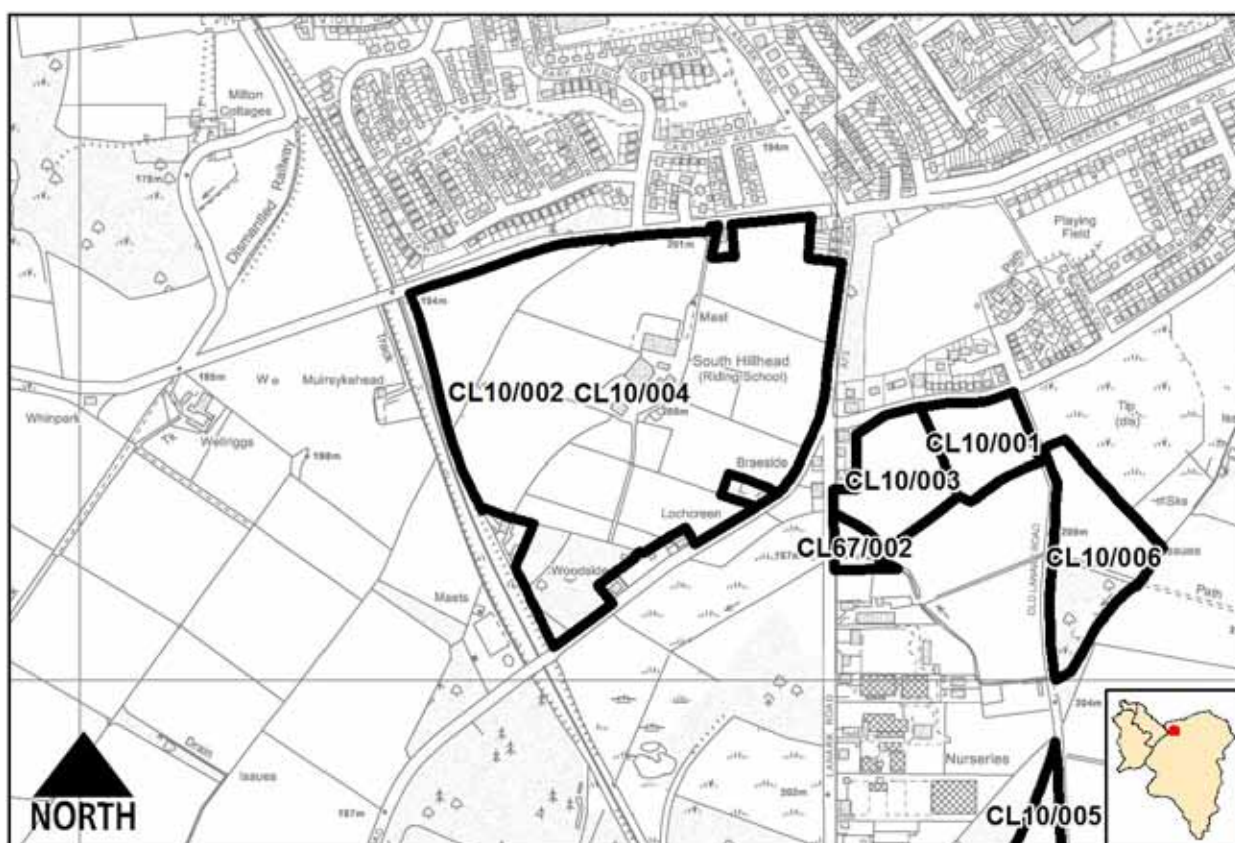
	East of site.
Sewerage	Blackwood Waste water Treatment Works has limited capacity a growth project will be required to accommodate the development
SLC Flooding	Watercourses are present within this area. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor partly culverted watercourse flows adjacent to the site and has been identified as being at surface water flood risk but also potentially indicative of a fluvial flooding issue.
Water Environment (SEPA)	No baseline water bodies associated with sites
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carluke/ Braidwood</b>
Site Reference	<b>CL10/001</b>
Address	Field 1932 Goremire Road Carluke
Site size (hectares) supplied	1.39
Site size (hectares) GIS	1.36
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate 50 units
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would constitute an encroachment into the Green Belt.
Landscape	Urban fringe Farmland.
Natural Heritage	No designations affected.
Historic Environment	N/A
Open Space	N/A
Minerals	Site falls within the Coal Authority Referral Area/Standing Advice.
Public Access	Core Path CL/3076 Old Lanark Road - upgrading of route required. Access Plan required
Road Network	Good connectivity although junction of Goremire Road with A73 / Bushelhead Road poor. Should be masterplanned with other proposals in the area such as CL10/003, CL10/006, the Community Growth Area and committed development such as the former Mayfield Brickworks site. Transport Assessment will be required.

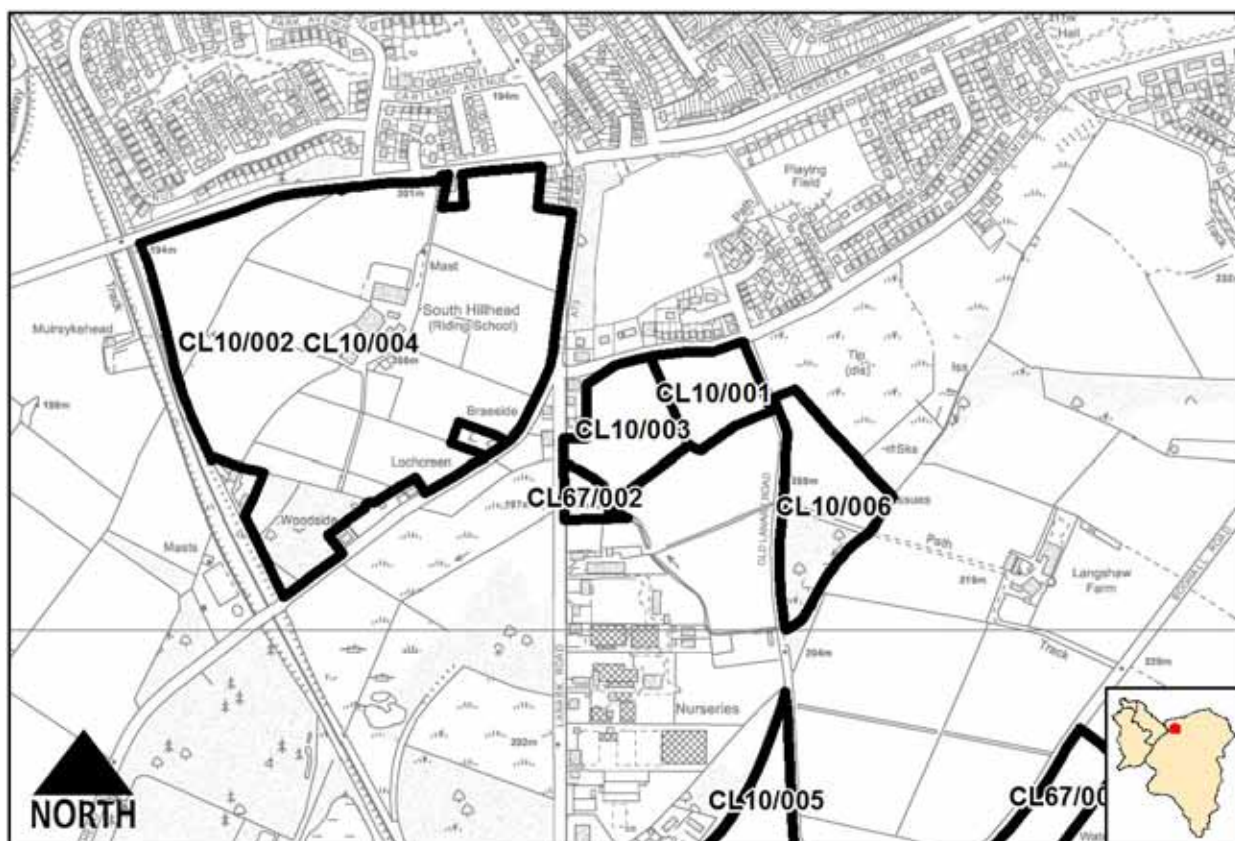
Site Access	Owing to the number of other proposals for the area the form of access will be informed by the Transport Assessment. Junction spacing could be an issue.
Public Transport	Bus stops <400m. Carluke railway station ~2km.
Access to Services	Carluke town centre 1500m
Additional Roads and Transportation Comments	None
Water	Camps and Daer WOA currently has capacity there is a 500mm Trunk Main to East of site and 100mm Distribution main to North of site
Sewerage	Mauldslie Waste Water Treatment Works currently has limited capacity and a growth project may be required to accommodate development On edge of SW sewer Sites fall within the above Sewer catchments; SEPA would expect foul drainage to connect to Scottish Water sewer. Some areas of Braidwood may have difficulty in connecting to the sewer and depending on location may also have problems determining a watercourse of appropriate size to provide adequate dilution for a private discharge.
SLC Flooding	Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. Scottish Water identified as owner to resolve by 2026. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carluke/ Braidwood</b>
Site Reference	<b>CL10/002</b>
Address	South Hillhead Farm, Carluke
Site size (hectares) supplied	20.00
Site size (hectares) GIS	19.77
In previous call for sites?	Yes – same site as last time CL10/002
Current Use	Agriculture and riding school
Proposed Use	Housing
No of Units (residential)	350-400
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Development of this scale would constitute a significant encroachment into the Green Belt.
Landscape	Urban fringe Farmland. Prominent edge of settlement location. Need for structural landscaping
Natural Heritage	No designations affected. Significant woodland and possible peatland habitat features within site
Historic Environment	N/A
Open Space	Open space / green space provision required.
Minerals	Site falls within the Coal Authority Referral Area/Standing Advice.
Public Access	Core Path CL/3053. Need for access plan
Road Network	Good connectivity with wider network if straight on to A73.

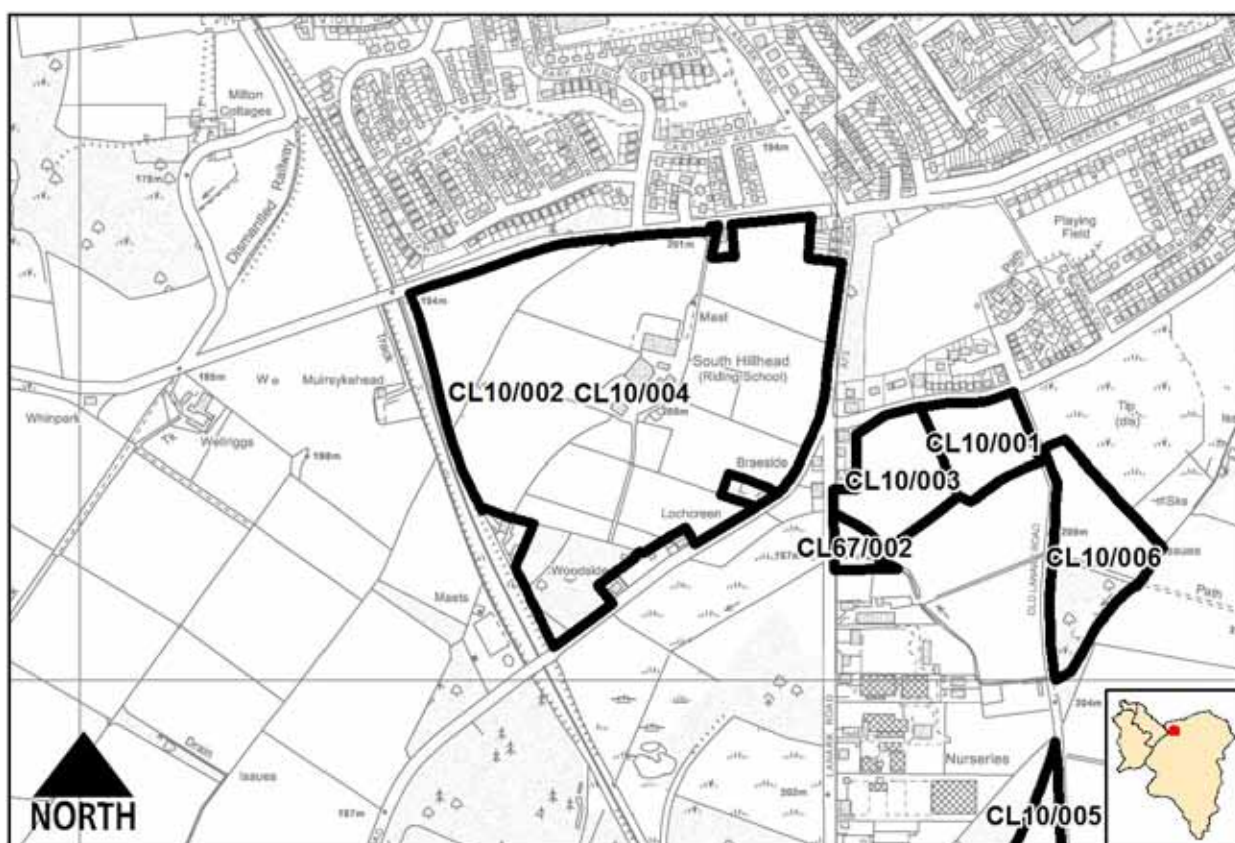
	Should be masterplanned with other proposals in the area such as CL10/003, CL10/006, the Community Growth Area and committed development such as the former Mayfield Brickworks site. Transport Assessment will be required.
Site Access	250 units so at least one access plus an emergency access required. If main access off A73 Lanark Road visibility splay of 4.5m x 120m required, site frontage of 210m so may not be achieved without third party land. Junction spacing will be an issue so possibly a roundabout. Could access from Milton Road and Loch Park Avenue. Visibility splay of 4.5m x 90m.
Public Transport	Bus stops < 400m for most of site. Carluke railway station 1700.
Access to Services	Carluke town centre 1200M
Additional Roads and Transportation Comments	None
Water	Camps and Daer WOA currently has capacity there is a 15" Trunk Main to East of site, 3" distribution main to south East of site and a 4" distribution main to the North of the site.
Sewerage	Mauldslie waste water treatment works currently has limited capacity and a growth project may be required to accommodate development. On edge of sewer.
SLC Flooding	Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A small area of surface water flooding has been identified which should be taken into consideration.
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. Scottish Water identified as owner to resolve by 2026. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carluke/ Braidwood</b>
Site Reference	<b>CL10/003</b>
Address	South Hillhead Farm, Carluke (east of Lanark Road)
Site size (hectares) supplied	1.83
Site size (hectares) GIS	1.83
In previous call for sites?	no
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate 60 units.
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would constitute an encroachment into the Green Belt. Could cause coalescence of Carluke and Braidwood.
Landscape	Urban fringe Farmland
Natural Heritage	No designations affected.
Historic Environment	N/A
Open Space	N/A
Minerals	Site falls within the Coal Authority Referral Area - Standing Advice.
Public Access	none
Road Network	Good connectivity with wider network if straight on to A73. Transport Assessment required. Should be masterplanned with other proposals in the area such as CL10/001, CL10/006, the Community Growth Area and committed development such as the former Mayfield Brickworks site.
Site Access	

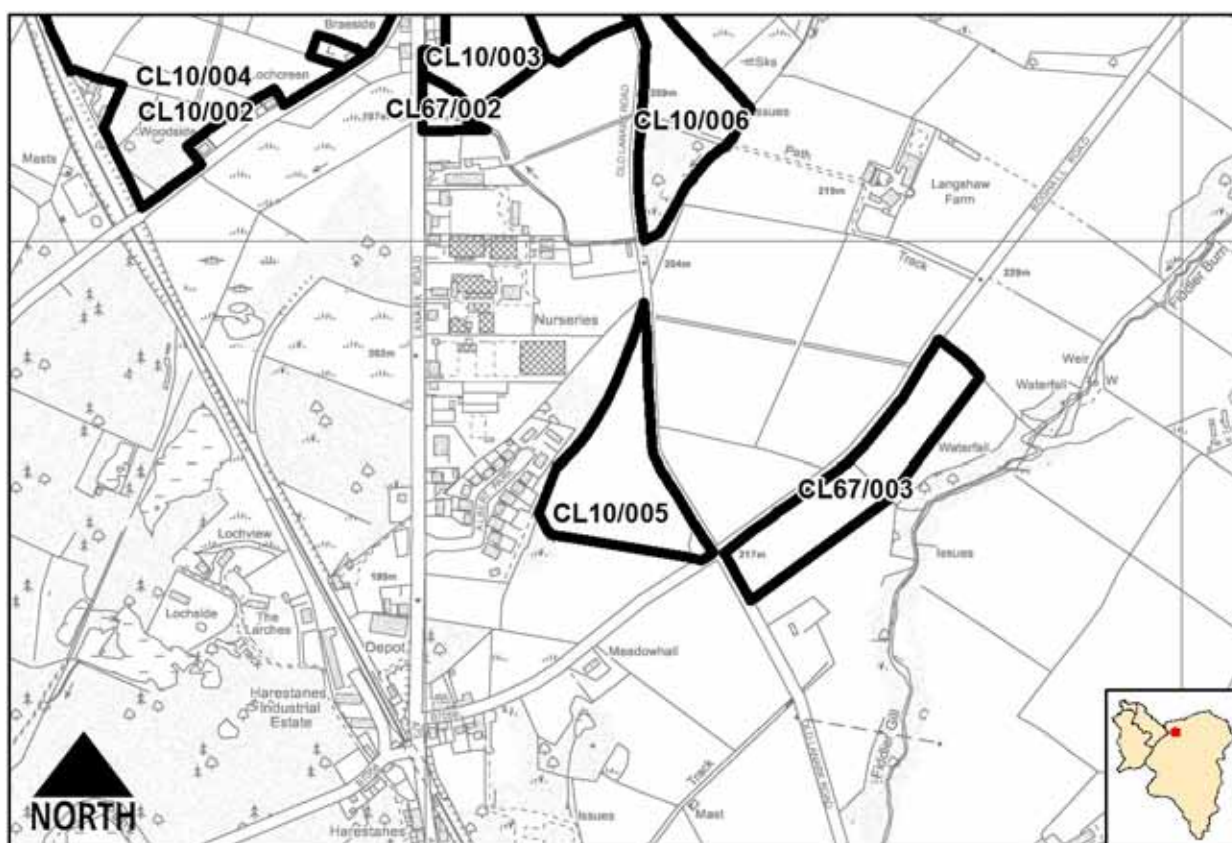
Public Transport	Bus stops <400m. Carluke railway station ~2km.
Access to Services	Carluke town centre 1500m
Additional Roads and Transportation Comments	None
Water	Camps and Daer WOA currently has capacity there is a 4" Distribution Main, 15" and 18" trunk main to West of site, also a 100mm Distribution main to the North of the site
Sewerage	Mauldslie Waste Water Treatment Works currently has limited capacity and a growth project may be required to accommodate development On edge of SW sewer
SLC Flooding	Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor partly culverted watercourse flows adjacent to the site and has been identified as being at surface water flood risk but also potentially indicative of a fluvial flooding issue.
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. Scottish Water identified as owner to resolve by 2026. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carluke/ Braidwood</b>
Site Reference	<b>CL10/004 (same site as CL10/002)</b>
Address	South Hillhead Farm, Carluke (Stewart Milne)
Site size (hectares) supplied	19.80
Site size (hectares) GIS	19.94
In previous call for sites?	No
Current Use	Agriculture, equestrian centre, farm buildings
Proposed Use	Housing
No of Units (residential)	350-400
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Development of this scale would constitute a significant encroachment into the Green Belt.
Landscape	Urban fringe Farmland. Prominent edge of settlement location. Need for structural landscaping
Natural Heritage	No designations affected. Significant woodland and possible peatland habitat features within site.
Historic Environment	N/A
Open Space	open space / green space provision required
Minerals	Site falls within the Coal Authority Referral Area/Standing Advice.
Public Access	Core Path CL/3053. Need for access plan
Road Network	Good connectivity with wider network if straight on to A73.

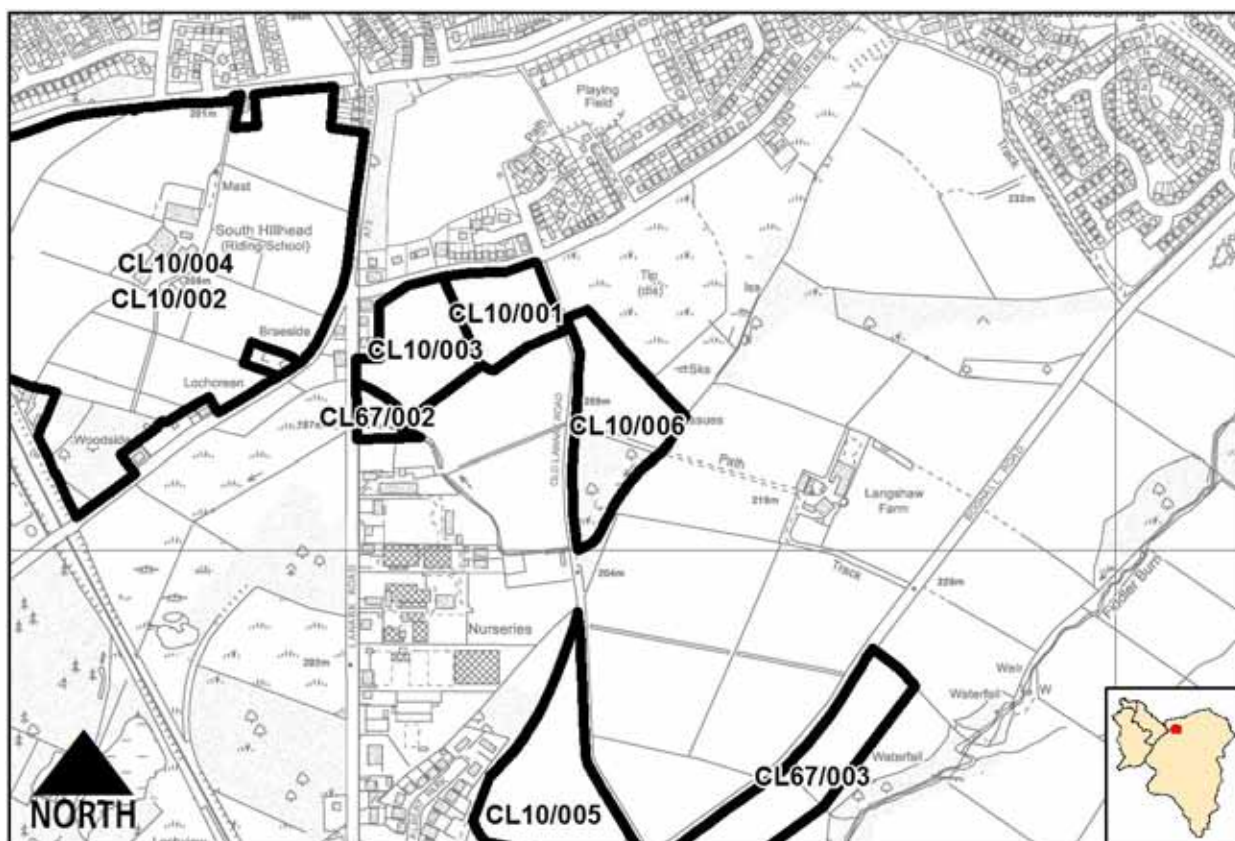
	Should be masterplanned with other proposals in the area such as CL10/003, CL10/006, the Community Growth Area and committed development such as the former Mayfield Brickworks site. Transport Assessment will be required.
Site Access	This number of units will require two accesses.
Public Transport	Bus stops < 400m for most of site. Carlisle railway station 1700.
Access to Services	Carlisle town centre 1200M
Additional Roads and Transportation Comments	None
Water	Camps and Daer WOA currently has capacity there is a 15" Trunk Main to East of site, 3" distribution main to south East of site and a 4" distribution main to the North of the site.
Sewerage	Mauldslee waste water treatment works currently has limited capacity and a growth project may be required to accommodate development. On edge of sewer.
SLC Flooding	Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A small area of surface water flooding has been identified which should be taken into consideration. However, this should not materially affect the proposed developable area.
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. Scottish Water identified as owner to resolve by 2026. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carlisle/ Braidwood</b>
Site Reference	<b>CL10/005</b>
Address	Land at Braidwood
Site size (hectares) supplied	2.74
Site size (hectares) GIS	3.02
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate 90 units
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would constitute an encroachment into the Green Belt.
Landscape	Urban fringe Farmland
Natural Heritage	No designations affected.
Historic Environment	WOSAS archaeological trigger zone covers the south eastern part of the site.
Open Space	N/A
Minerals	Site falls within the Coal Authority Referral Area/Standing Advice.
Public Access	None
Road Network	Boghall Road rural in nature and substandard, with no footways. National speed limit applies. Old Lanark Road is a track. Should be masterplanned with other proposals in the area such as CL10/003, CL10/006, the Community Growth Area and committed development such as the former Mayfield Brickworks site, site off A73, etc. Transport Assessment will be required.
Site Access	Very little frontage on public road network. Not clear how it will be accessed.

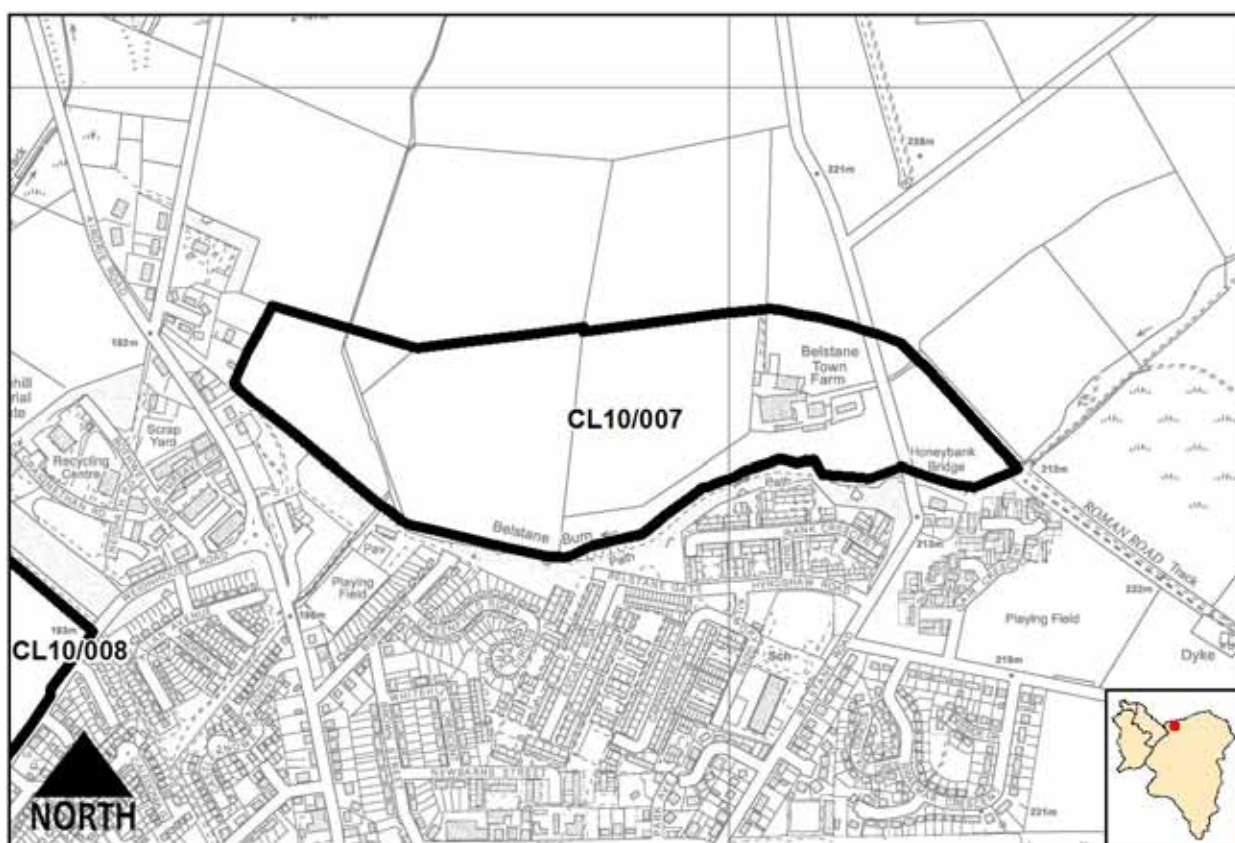
	Issue of junction spacing with southern section of Old Lanark Road.
Public Transport	Bus stops >400m. Carluke railway station ~3km.
Access to Services	Carluke town centre ~2.5km.
Additional Roads and Transportation Comments	None
Water	Camps and Daer WOA currently has capacity there is a 21" Trunk main to East of site which will require a 8 metre access distance and 8" distribution main in South East Corner of the development.
Sewerage	Crossford/Mauldslie waste water treatment works currently have limited capacity and a growth project may be required to accommodate development Outwith sewer catchment Sites fall within the above Sewer catchments; SEPA would expect foul drainage to connect to Scottish Water sewer. There are no known capacity issues at the works. Some areas of Braidwood may have difficulty in connecting to the sewer and depending on location may also have problems determining a watercourse of appropriate size to provide adequate dilution for a private discharge.
SLC Flooding	Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. Scottish Water identified as owner to resolve by 2026. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carlisle/ Braidwood</b>
Site Reference	<b>CL10/006</b>
Address	Land at Braidwood 2
Site size (hectares) supplied	2.48
Site size (hectares) GIS	2.49
In previous call for sites?	No
Current Use	Former railway land
Proposed Use	Housing
No of Units (residential)	Potential for 100 units
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would constitute an encroachment into the Green Belt.
Landscape	Urban fringe Farmland
Natural Heritage	No designations affected.
Historic Environment	N/A
Open Space	N/A
Minerals	Site falls within the Coal Authority Referral Area/Standing Advice.
Public Access	Core Path CL/3076. Old Lanark Road Part of site (and adjacent area) used for informal recreational access
Road Network	Should be masterplanned with other proposals in the area such as CL10/003, CL10/005, the Community Growth Area and committed development such as the former Mayfield Brickworks site, site off A73, etc. Transport Assessment will be required.
Site Access	No frontage on public road network. Not clear how it will be accessed. Old Lanark Road is a track - if to be upgraded issue with forming a crossroads

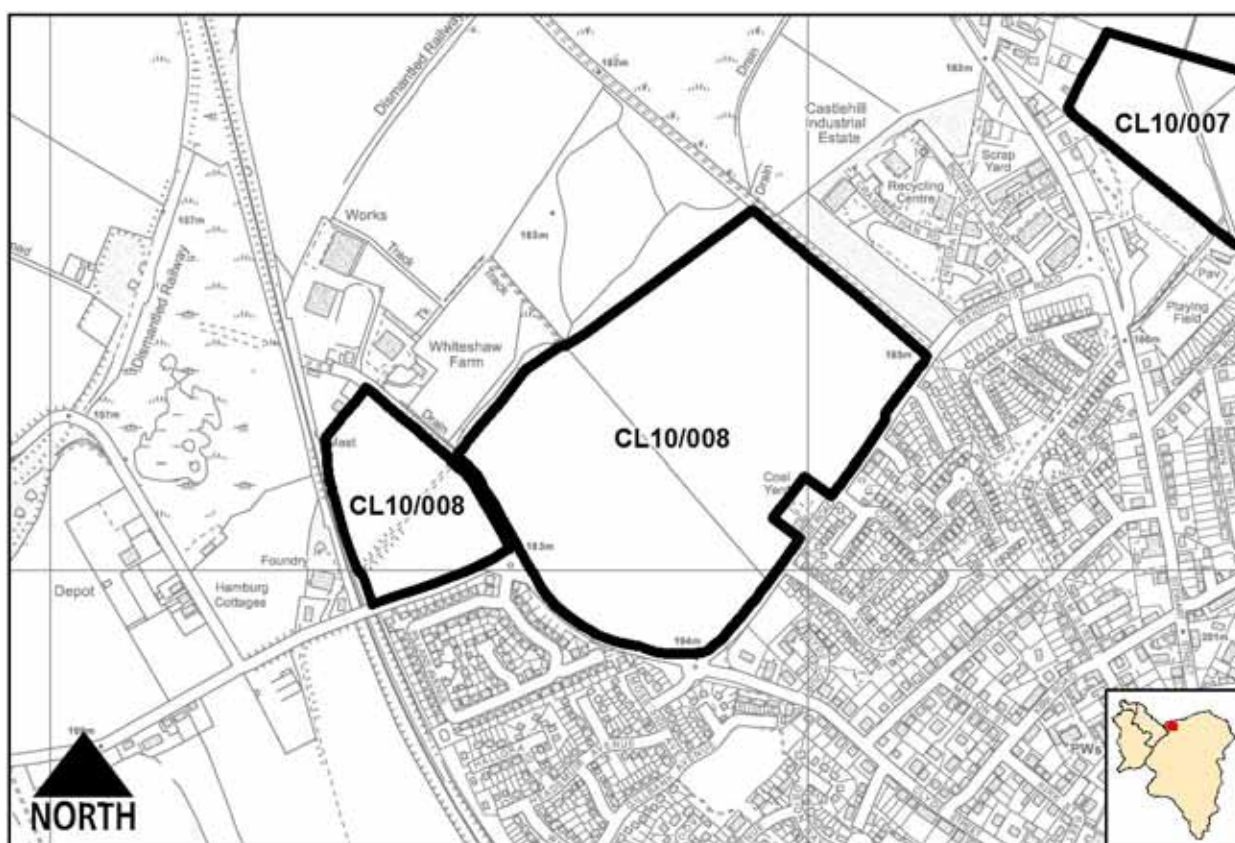
	with Mayfield Place.
Public Transport	Bus stops <400m. Carluke railway station ~2km.
Access to Services	Carluke town centre 1500m
Additional Roads and Transportation Comments	None
Water	Camps and Daer WOA currently has capacity there is a 21" Trunk Main to West of site - an 8m access distance will be required and a 63mm Distribution main running from West to East through the site.
Sewerage	Mauldslie waste water treatment works currently has limited capacity and a growth project may be required to accommodate development. Approx. 115m from closest sewerage infrastructure. On edge of SW sewer. Sites fall within the above Sewer catchments; SEPA would expect foul drainage to connect to Scottish Water sewer.
SLC Flooding	Watercourses are present within this area. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk.
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. Scottish Water identified as owner to resolve by 2026. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carluke/ Braidwood</b>
Site Reference	<b>CL10/007</b>
Address	Belstane Town Farm, Carluke
Site size (hectares) supplied	TBC
Site size (hectares) GIS	21.03
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Not Known but could accommodate over 700 units
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would constitute an encroachment into the Green Belt.
Landscape	Urban fringe Farmland. Prominent edge of settlement location. Need for structural landscaping
Natural Heritage	Belstane Burn biodiversity corridor enhancement
Historic Environment	WOSAS archaeological trigger zone covers the north eastern part of the site. Linear Monuments.
Open Space	Open space / green space provision required.
Minerals	Site mostly falls within the Coal Authority Referral Area
Public Access	Adjacent to aspirational core path CL/5658. Access plan required
Road Network	Belstane Road rural in nature at this point. National speed limit applies. Transport Assessment will be required. Should be masterplanned with northern Community Growth Area.
Site Access	Development of this size will require at least two accesses; may be an issue with junction spacing as limited frontage on public road.

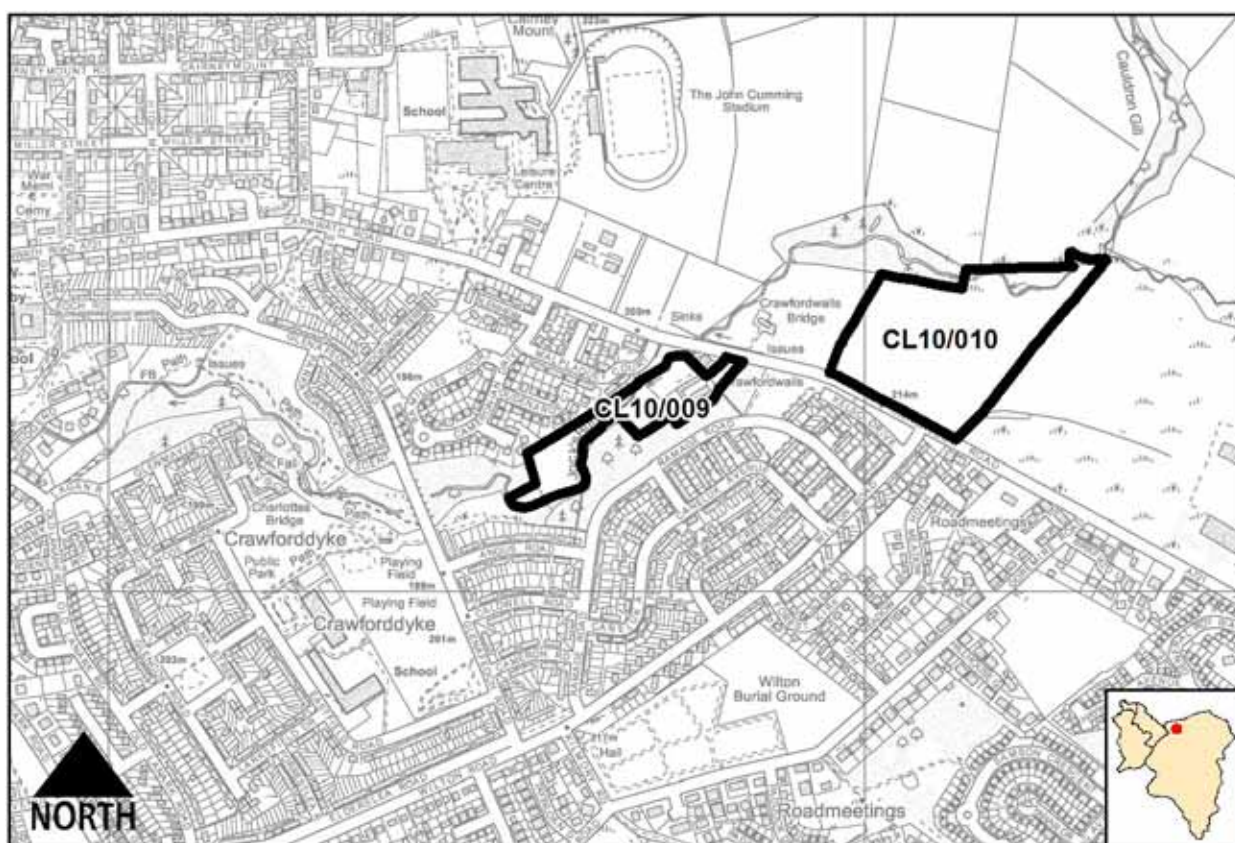
Public Transport	Bus stops >400m. Carluke railway station ~2.5km.
Access to Services	Carluke town centre 1300m
Additional Roads and Transportation Comments	None
Water	Camps and Daer WTW currently has capacity
Sewerage	Mauldslie waste water treatment works currently has limited capacity and a growth project may be required to accommodate development. On edge of sewer.
SLC Flooding	Watercourses are present within this area. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor partly culverted watercourse (Belstane Burn) flows through site and has been identified as being at surface water flood risk but also potentially indicative of a fluvial flooding issue.
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. Scottish Water identified as owner to resolve by 2026. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carlisle/ Braidwood</b>
Site Reference	<b>CL10/008</b>
Address	Mauldslie Rd/ Luggie Rd, Carlisle
Site size (hectares) supplied	24.28
Site size (hectares) GIS	24.20
In previous call for sites?	Yes – same site as last time CL10/013
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Not Known but could accommodate over 800 units
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would constitute an encroachment into the Green Belt.
Landscape	Urban fringe Farmland. Prominent edge of settlement location. Need for structural landscaping
Natural Heritage	No designations affected
Historic Environment	N/A
Open Space	Open space / green space provision required. Adjacent to community woodland site
Minerals	Southern edge of the site falls within the Coal Authority Referral Area
Public Access	Core Paths CL3043 & 3031 and Old Wishaw Road Right of Way. Need for access plan as part of any future development proposal
Road Network	Transport Assessment will be required. Carlisle Cross and Garrion Bridge (Brownlee Road/Horsley Brae) junctions currently at, or near, capacity. Otherwise, good connectivity with wide road network. Difficult site.

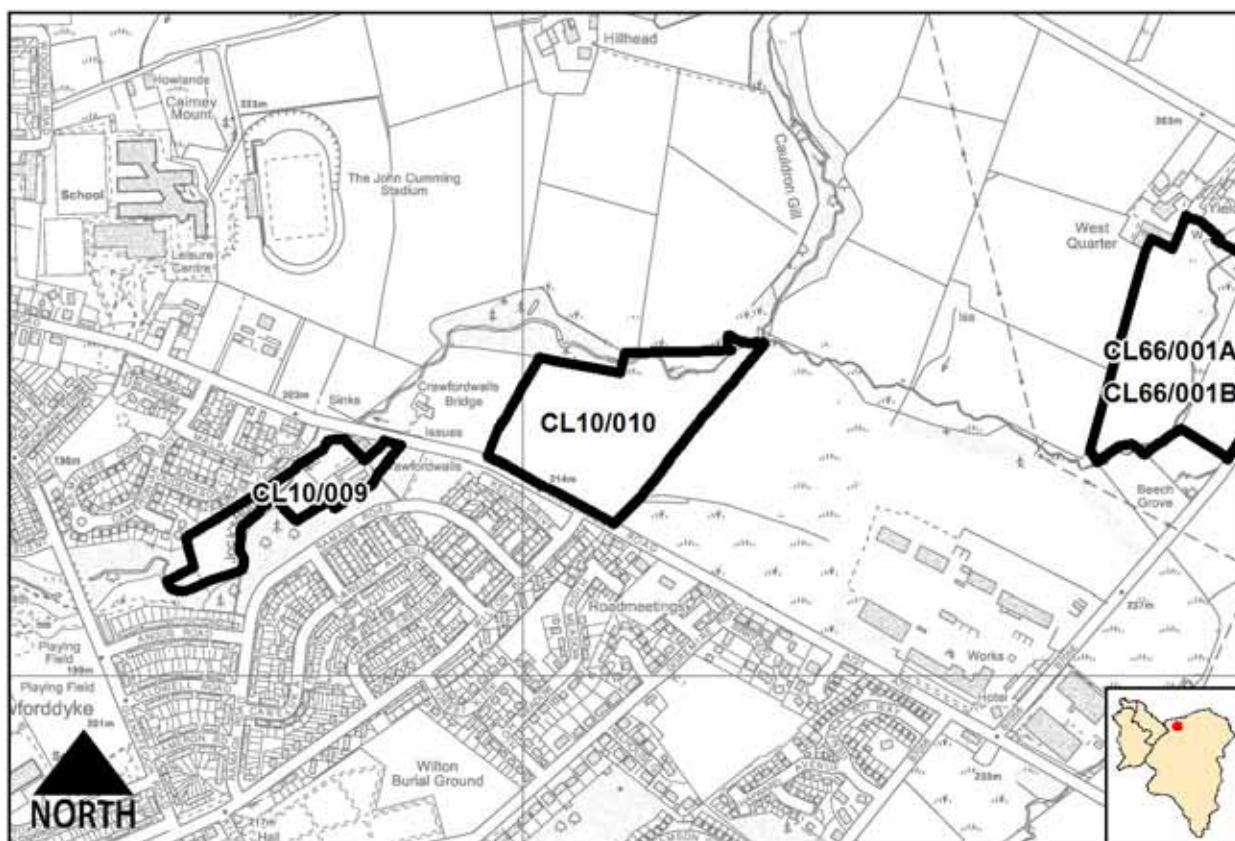
Site Access	Due to its size this site will require at least one access and an emergency access despite being unclassified. Mauldslie Road can be considered as a district distributor, given the volume of traffic it carries and its strategic importance, therefore, an access between the existing roundabouts is not possible (junction spacing). Access may be possible off Luggie Road (district distributor) or a revised layout at one of the roundabouts, but this will be difficult. Visibility splay 4.5m x 90m.
Public Transport	Bus stops < 400m. Carluke railway station 1000m.
Access to Services	Carluke town centre 900m.
Additional Roads and Transportation Comments	None
Water	There is an 8" distribution main surrounding site on South and East which will require a 4.5 metre access distance and 18" Trunk main to North East of development which will require a 6 metre access distance and a 200mm ductile iron distribution main running around the south of the site. 4.5m access distance
Sewerage	Mauldslie waste water treatment works currently has limited capacity - Combined sewer potentially within development polygon to North of site.
SLC Flooding	Possible watercourses adjacent to this site. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk. A small area of potential surface water flooding has also been identified.
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. Scottish Water identified as owner to resolve by 2026. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carlisle/ Braidwood</b>
Site Reference	<b>CL10/009</b>
Address	Land at Crawfordwalls Farmhouse, Kilncadzow Road, Carlisle
Site size (hectares) supplied	1.62
Site size (hectares) GIS	1.60
In previous call for sites?	Yes – same site as last time CL10/010
Current Use	Farmhouse, derelict farm buildings, garden ground
Proposed Use	Housing
No of Units (residential)	Could accommodate 40+ units
Location (within settlement/edge of settlement/isolated)	Within Settlement
Brownfield/Greenfield	Mixed
Settlement Pattern	Site falls within the settlement boundary.
Landscape	Urban - green space
Natural Heritage	Jock's Burn corridor - adjacent to significant woodland site. Jocks burn high biodiversity value for habitat network function. Baseline ID No 10079. Currently poor status.
Historic Environment	N/A
Open Space	Green Network / Priority Greenspace
Minerals	Site falls within the Coal Authority Referral Area - Standing Advice
Public Access	None
Road Network	Good connectivity with wider road network.
Site Access	Very limited frontage on A721 (30m) unlikely suitable access could be formed given topography. Visibility splay 2.5m x 120m very unlikely to be

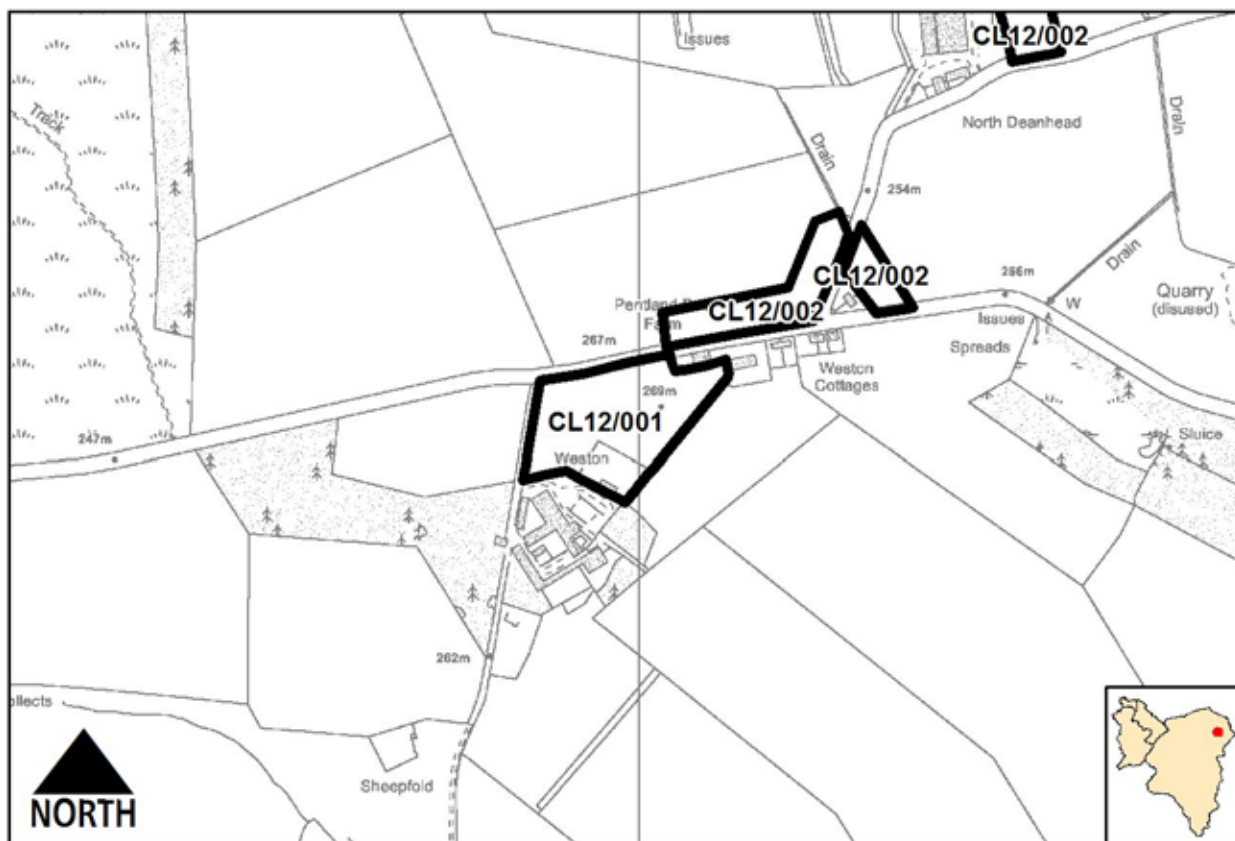
	achieved without third party land. Also bridge parapet likely to be in splay. Unsuitable.
Public Transport	Bus stops > 400m. No service on A721. Carluke railway station 2300m.
Access to Services	Carluke town centre 1600.
Additional Roads and Transportation Comments	None
Water	Camps and Daer WTW currently have capacity there is a 21" Trunk main runs through site and a 5" distribution main in Kilncadzow Road which will require a 3metre access distance
Sewerage	Mauldslie waste water treatment works currently has limited capacity and a growth project may be required to accommodate development
SLC Flooding	A substantial part of the site may lie within the 1 in 200 year floodplain. No development should take place within this area. Flood Risk Assessment required. The Jocks Burn watercourse flows through this site.
Flood Risk (SEPA)	Partially within the 1:200 year flood outline of the Jock's Burn. FRA required
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. Scottish Water identified as owner to resolve by 2026. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carlisle/ Braidwood</b>
Site Reference	<b>CL10/010</b>
Address	Land at Crawfordwalls, Kilncadzow Road, Carlisle
Site size (hectares) supplied	4.56
Site size (hectares) GIS	4.61
In previous call for sites?	Yes – same site as last time CL10/009
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate 100+ units
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would constitute an encroachment into the Green Belt.
Landscape	Urban fringe Farmland.
Natural Heritage	Biodiversity value along Jock's Burn corridor - continuation of local network. Baseline Waterbody ID No 10079. Currently poor status.
Historic Environment	N/A
Open Space	N/A
Minerals	Western part of the Site falls within the Coal Authority Referral Area
Public Access	None
Road Network	Good connectivity with wider road network. No linking footway on north of A721.
Site Access	A721 Kilncadzow Road is a district distributor so junction spacing of 210m required but cannot be achieved. Only possible solution is roundabout (or

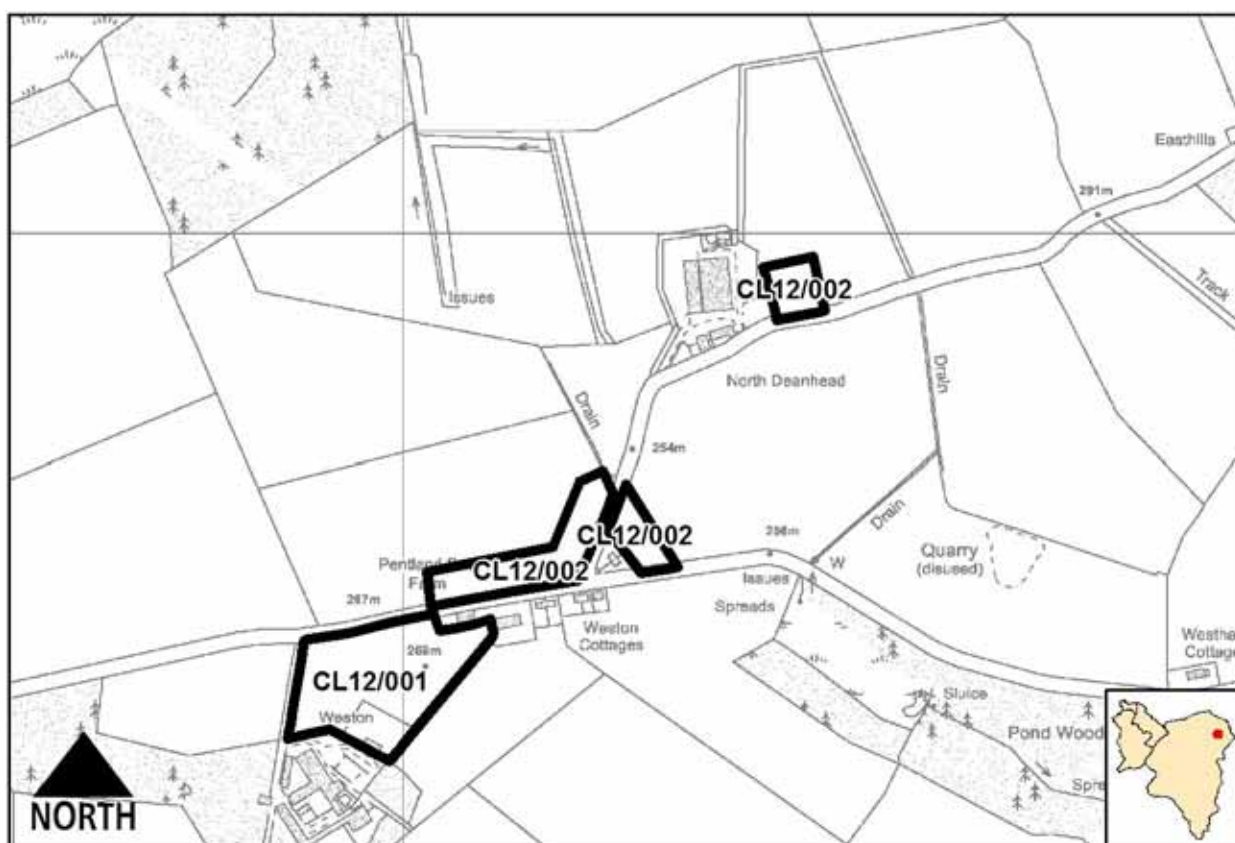
	traffic signals) at either Wilton Road but unlikely due to scale of development, cost and existing property. Not suitable.
Public Transport	Bus stops > 400m. No service on A721. Carluke railway station 2700m.
Access to Services	Carluke town centre 1600m.
Additional Roads and Transportation Comments	None
Water	Camps and Daer WTW currently has capacity there is a 18" and 280mm trunk mains to south of site which will require a 6 metre and 4.5 metre access distance respectively. It is recommended that the developer contact Scottish Water as soon as possible to discuss potential stand off distances
Sewerage	Mauldslie waste water treatment works currently has limited capacity and a growth project may be required to accommodate development - 225mm Combined Sewer to South of site and Kilncadzow Road CSO and Surface water sewer. On edge of SW sewer
SLC Flooding	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required
Flood Risk (SEPA)	Partially within the 1:200 year flood outline of the Jock's Burn. FRA required
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. Scottish Water identified as owner to resolve by 2026. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carnwath</b>
Site Reference	<b>CL12/001</b>
Address	Weston Farm 1, Carnwath
Site size (hectares) supplied	1.90
Site size (hectares) GIS	2.01
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	8
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development in the rural area.
Landscape	Plateau Farmland. Special Landscape Area - Pentlands
Natural Heritage	Within 20km buffer of Westwater reservoir SPA.
Historic Environment	N/A
Open Space	N/A
Minerals	N/A
Public Access	none
Road Network	Dunsyre Road rural in nature and substandard with no footways. 3.5km to classified road network.
Site Access	Direct frontage access. National speed limit applies.
Public Transport	Remote from public transport.
Access to Services	Carnwath village centre ~7km
Additional Roads and Transportation	None

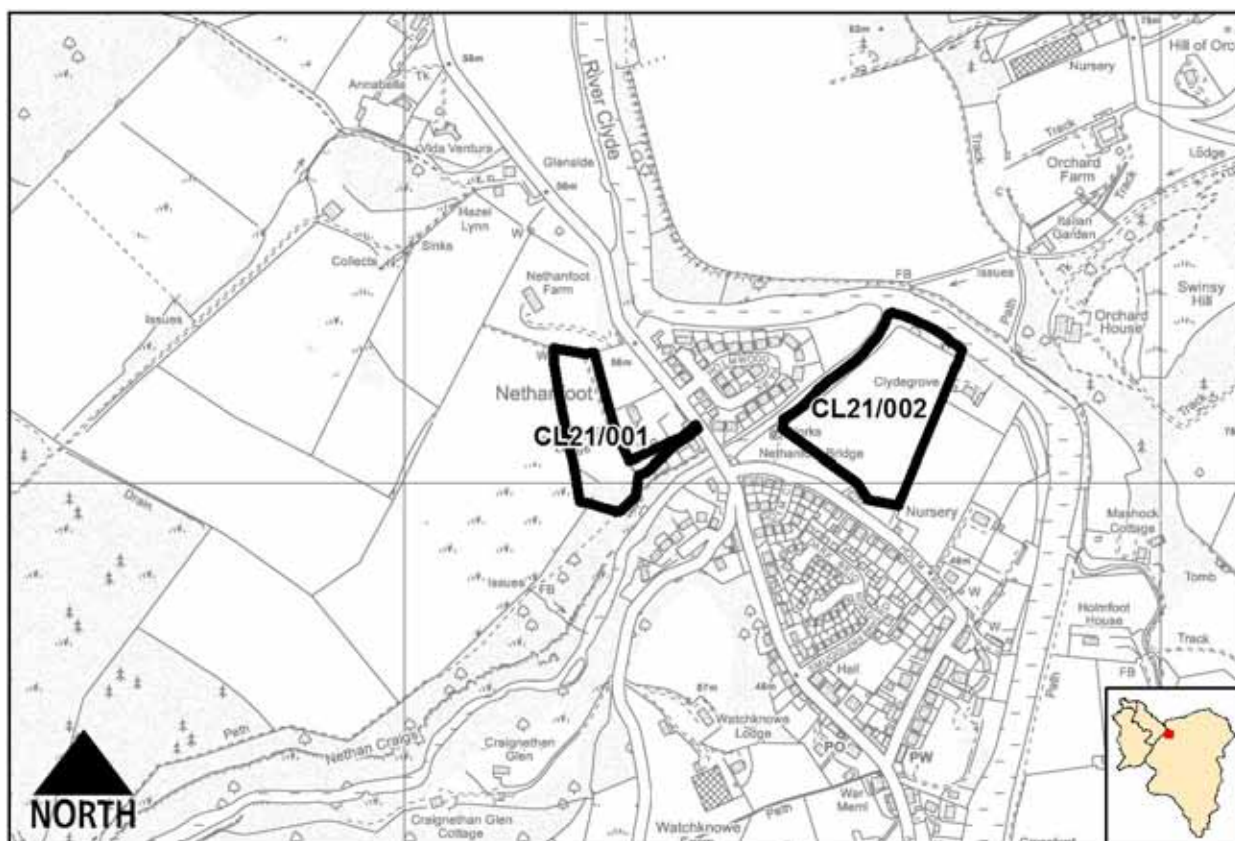
Comments	
Water	Coulter WTW currently has capacity
Sewerage	Weston cottages septic tank will require a growth project to accommodate this development A collection of small Scottish Water septic tanks in the area, unknown capacity.
SLC Flooding	Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	No baseline water bodies a few small watercourses around the area but possibly not much dilution to support private foul drainage.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Carnwath</b>
Site Reference	<b>CL12/002</b>
Address	North Deanhead, Carnwath
Site size (hectares) supplied	0.50
Site size (hectares) GIS	1.54
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing for retired farm workers
No of Units (residential)	6
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development in the rural area.
Landscape	Plateau Farmland. Special Landscape Area - Pentlands
Natural Heritage	Within 20km buffer zone of Westwater reservoir SPA
Historic Environment	WOSAS archaeological trigger zone covers the eastern part of the site.
Open Space	N/A
Minerals	N/A
Public Access	None
Road Network	Dunsyre Road rural in nature and substandard with no footways. 3.5km to classified road network.
Site Access	Direct frontage access.
	National speed limit applies.
Public Transport	Remote from public transport.

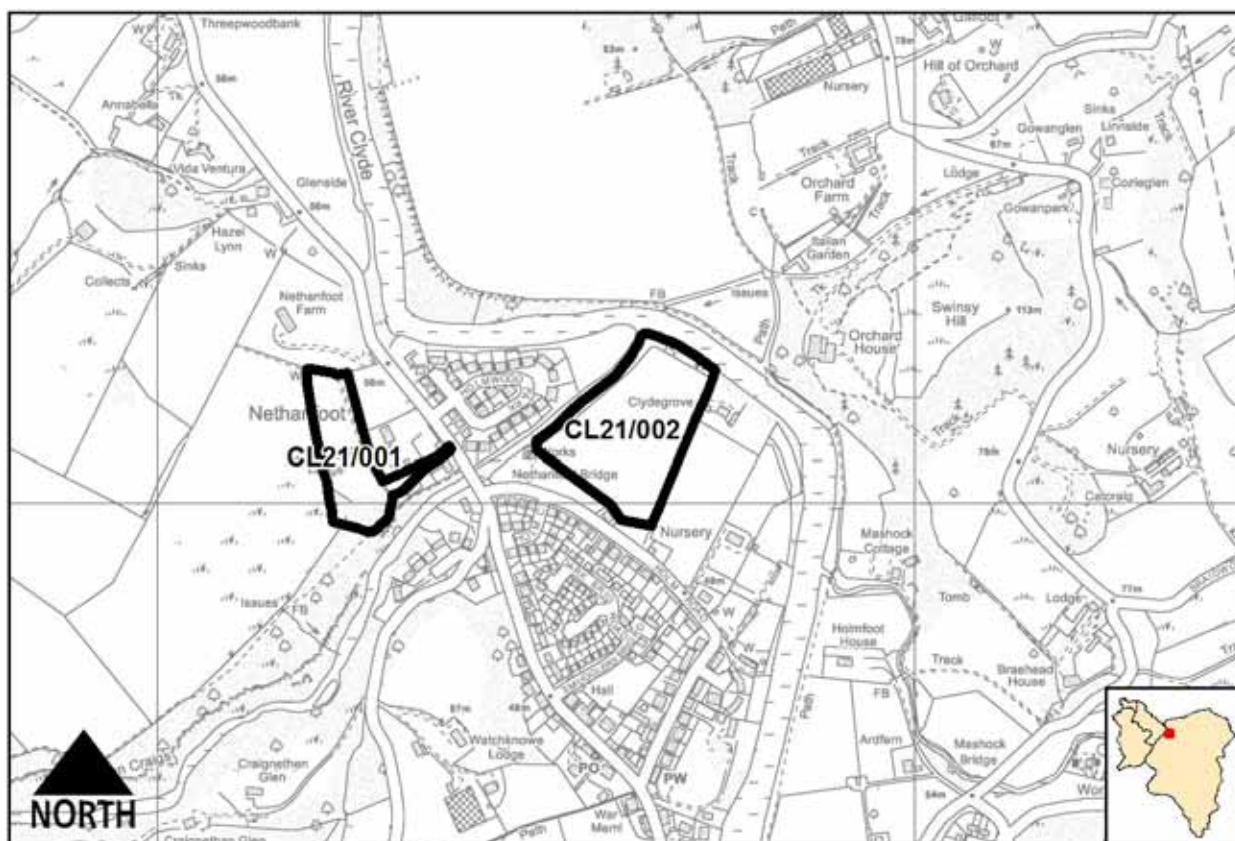
Access to Services	Carnwath village centre ~7km
Additional Roads and Transportation Comments	None
Water	Coulter WTW currently has capacity
Sewerage	Weston cottages septic tank will require a growth project to accommodate this development A collection of small Scottish Water septic tanks in the area, unknown capacity.
SLC Flooding	Possible watercourses in this area. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk.
Water Environment (SEPA)	No baseline water bodies a few small watercourses around the area but possibly not much dilution to support private foul drainage.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Crossford</b>
Site Reference	<b>CL21/001</b>
Address	Former Orchard Nethanfoot
Site size (hectares) supplied	1.50
Site size (hectares) GIS	1.49
In previous call for sites?	No
Current Use	Abandoned Orchard
Proposed Use	Housing
No of Units (residential)	4
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the Green Belt.
Landscape	Incised River Valley. Special Landscape Area - Clyde Valley
Natural Heritage	Adjacent to Clyde Valley woodlands SAC and SSSI.
Historic Environment	N/A
Open Space	N/A
Minerals	Site falls within the Coal Authority Referral Area-Standing Advice.
Public Access	None
Road Network	Direct access onto the classified road network.
Site Access	Existing access track will require upgrading. At approximately 5 metres wide suitable for this number of units.
Public Transport	Bus stops <400m. Carluke railway station ~6km.
Access to Services	Village shop and Post Office ~500m.
Additional Roads and Transportation Comments	None

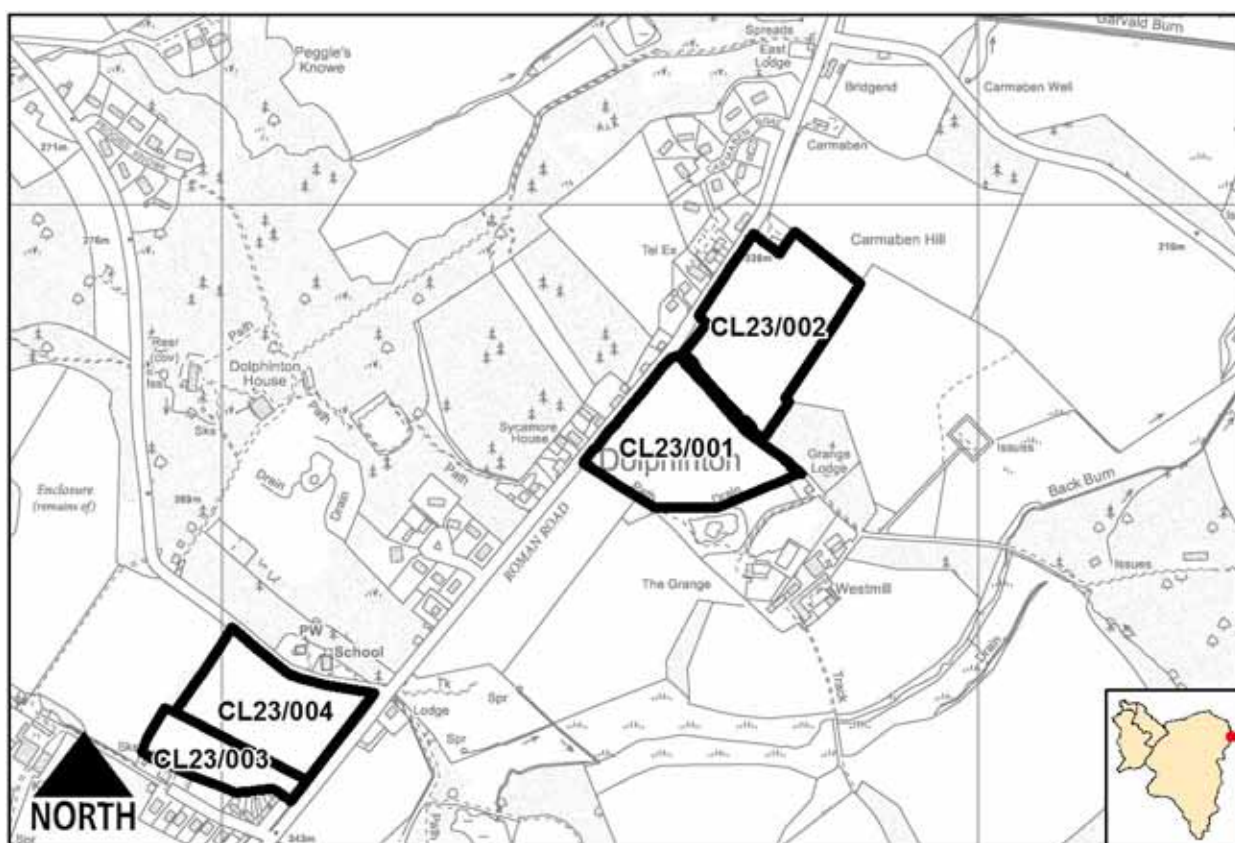
Water	Daer WOA currently has capacity- approx. 115m away from 90mm Distribution main
Sewerage	Crossford waste water treatment works has limited capacity and a growth project will be required to allow development to proceed - approx. 115m away from sewerage infrastructure On edge of sewer area
SLC Flooding	Possible watercourses in this area. Flood Risk Assessment required.
Flood Risk (SEPA)	Adjacent to River Nethan flood extent which could represent a potential flood risk.
Water Environment (SEPA)	Directly associated with WB ID 10080 WB ID 10080 moderate due to water quality and ecology, pressure noted as sewage diffuse pollution and parameter is phosphorus. Pressure noted as Coalburn STW and owner Scottish Water. WB ID 10919 due to water quality and ecology, pressure noted as sewage diffuse pollution and parameter is phosphorus. Pressure noted as Coalburn STW
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Crossford</b>
Site Reference	<b>CL21/002</b>
Address	Nethan Grove Holm Road, Crossford
Site size (hectares) supplied	3.50
Site size (hectares) GIS	3.14
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	18
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the Green Belt. Possibly Prime Agricultural land
Landscape	Incised River Valley. Special Landscape Area - Clyde Valley
Natural Heritage	220m to north east of SAC (Clyde Valley Woodlands).
Historic Environment	N/A
Open Space	N/A
Minerals	Site falls within the Coal Authority Referral Area/Standing Advice.
Public Access	None
Road Network	Good connectivity to classified road network.
Site Access	No frontage on public road network. Not clear how it will be accessed.
Public Transport	Bus stops <400m. Carlisle railway station ~6km.
Access to Services	Village shop and Post Office ~500m.

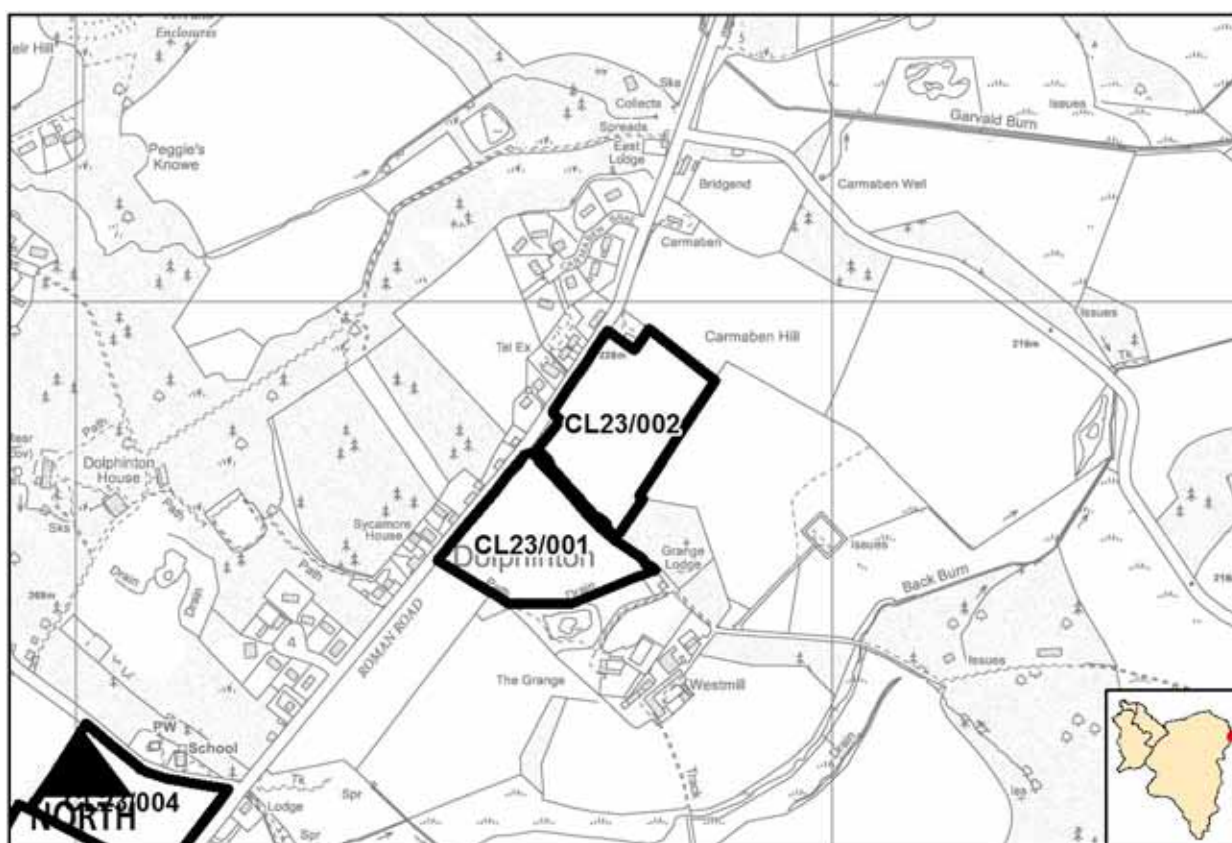
Additional Roads and Transportation Comments	None
Water	Daer WTW currently has capacity there is a 4" Distribution main to South of site
Sewerage	Crossford waste water treatment works has limited capacity and a growth project will be required to allow development to proceed - Nethanfoot/Crossford Waste Water Pumping station and rising main within site - Advise early contact with Asset Impact Team. On edge of sewer area SEPA would expect foul drainage to connect to Scottish Water sewer.
SLC Flooding	Object to development within this area. This area has undergone land raising activities to modify the natural flood plain of the River Clyde and Nethan Water, and has been subject of extensive negotiations between the landowner, SEPA and SLC.
Flood Risk (SEPA)	Fully within the 1 in 200 year floodplain of River Nethan and River Clyde.
Water Environment (SEPA)	Directly associated with WB ID 10919 WB ID 10080 moderate due to water quality and ecology, pressure noted as sewage diffuse pollution and parameter is phosphorus.
Air Quality	N/A
Noise	N/A
Planning History	Extensive history for this area.
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Dolphinton</b>
Site Reference	<b>CL23/001</b>
Address	Adjacent to A702, Dolphinton
Site size (hectares) supplied	2.68
Site size (hectares) GIS	3.01
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate 40+ units
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area.
Landscape	Rolling Farmland. Visually prominent site from A702 requirement for structural landscape to contain the site
Natural Heritage	Site is in the flight path of the Pink footed geese from Westwater SPA.
Historic Environment	WOSAS archaeological trigger zone covers the north western part of the site. Linear Monuments
Open Space	N/A
Minerals	N/A
Public Access	core path CL/5777 runs between this and adjacent site
Road Network	Direct access onto the classified road network. A702 is a Trunk Road so Transport Scotland should be advised.
Site Access	Need to consider with CL23/002 to ensure no issues with junction spacing.
Public Transport	Bus stops <400m. Very remote from railway station.

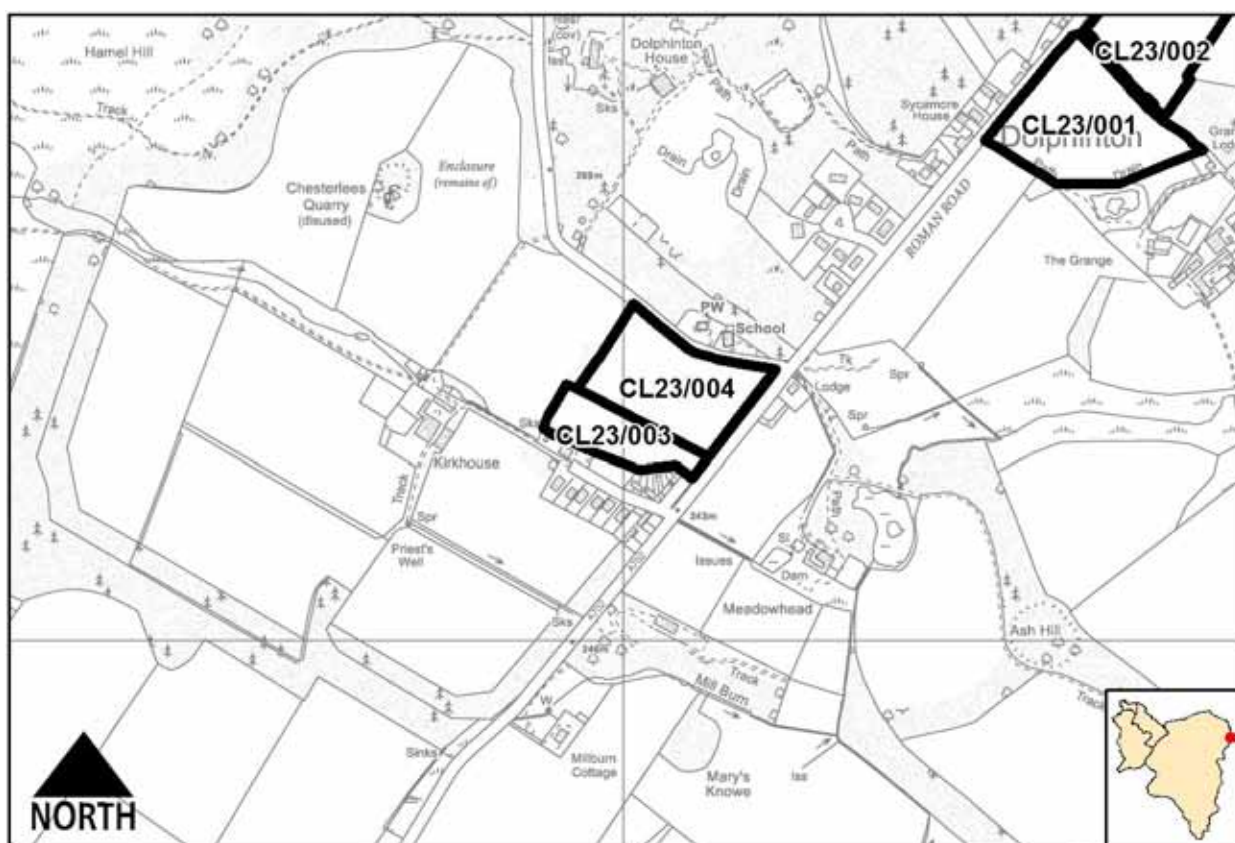
Access to Services	Remote from facilities; Biggar village centre ~11km.
Additional Roads and Transportation Comments	None
Water	Roseberry (Borders Council)
Sewerage	Dolphinton DOA has limited capacity a growth project will be required to accommodate this development
SLC Flooding	Water bodies are present in this area. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk.
Water Environment (SEPA)	No baseline water bodies a few small watercourses around the area but possibly not much dilution to support private foul drainage.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Dolphinton</b>
Site Reference	<b>CL23/002</b>
Address	Carmaben Bank, Dolphinton
Site size (hectares) supplied	3.37
Site size (hectares) GIS	3.39
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Not Known
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area
Landscape	Rolling Farmland. Visually prominent site from A702 requirement for structural landscape to contain the site
Natural Heritage	Site is in the flight path of the Pink footed geese from Westwater SPA.
Historic Environment	WOSAS archaeological trigger zone covers the north western part of the site. Linear Monuments
Open Space	N/A
Minerals	N/A
Public Access	core path CL/5777 runs between this and adjacent site
Road Network	Direct access onto the classified road network.
Site Access	A702 is a Trunk Road so Transport Scotland should be advised. Need to consider with CL23/001 to ensure no issues with junction spacing.

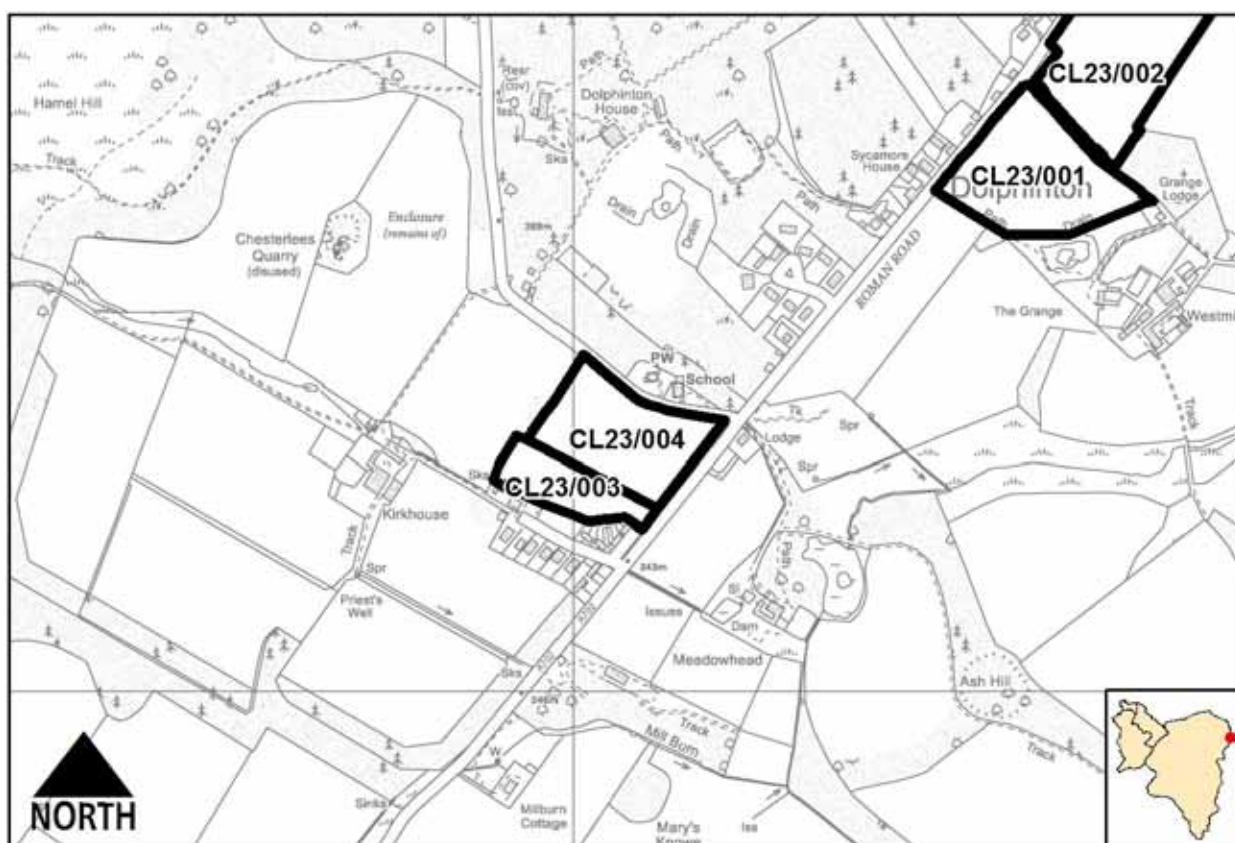
Public Transport	Bus stops <400m. Very remote from railway station.
Access to Services	Remote from facilities; Biggar village centre ~11km.
Additional Roads and Transportation Comments	None
Water	Roseberry (Borders Council)
Sewerage	Dolphinton DOA has limited capacity a growth project will be required to accommodate this development
SLC Flooding	Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	No baseline water bodies a few small watercourses around the area but possibly not much dilution to support private foul drainage.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Dolphinton</b>
Site Reference	<b>CL23/003</b>
Address	West School field (Logiebank), Dolphinton
Site size (hectares) supplied	1.12
Site size (hectares) GIS	1.14
In previous call for sites?	Yes – same as last time CL23/001 Hillside Gardens
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate 15+ units
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area
Landscape	Rolling Farmland. Special Landscape Area – Pentlands. Visually prominent site from A702 requirement for structural landscape to contain the site
Natural Heritage	Site is in the flight path of the Pink footed geese from Westwater SPA.
Historic Environment	WOSAS archaeological trigger zone covers the entire site
Open Space	Existing play area on western part of site
Minerals	N/A
Public Access	None
Road Network	Good connectivity with classified road network. A702 is a Trunk Road so Transport Scotland should be advised.
Site Access	Access off Hillside Gardens or Edinburgh Road spur not off A702 (Trunk Road). If former, visibility splay 2.4m x 90m.

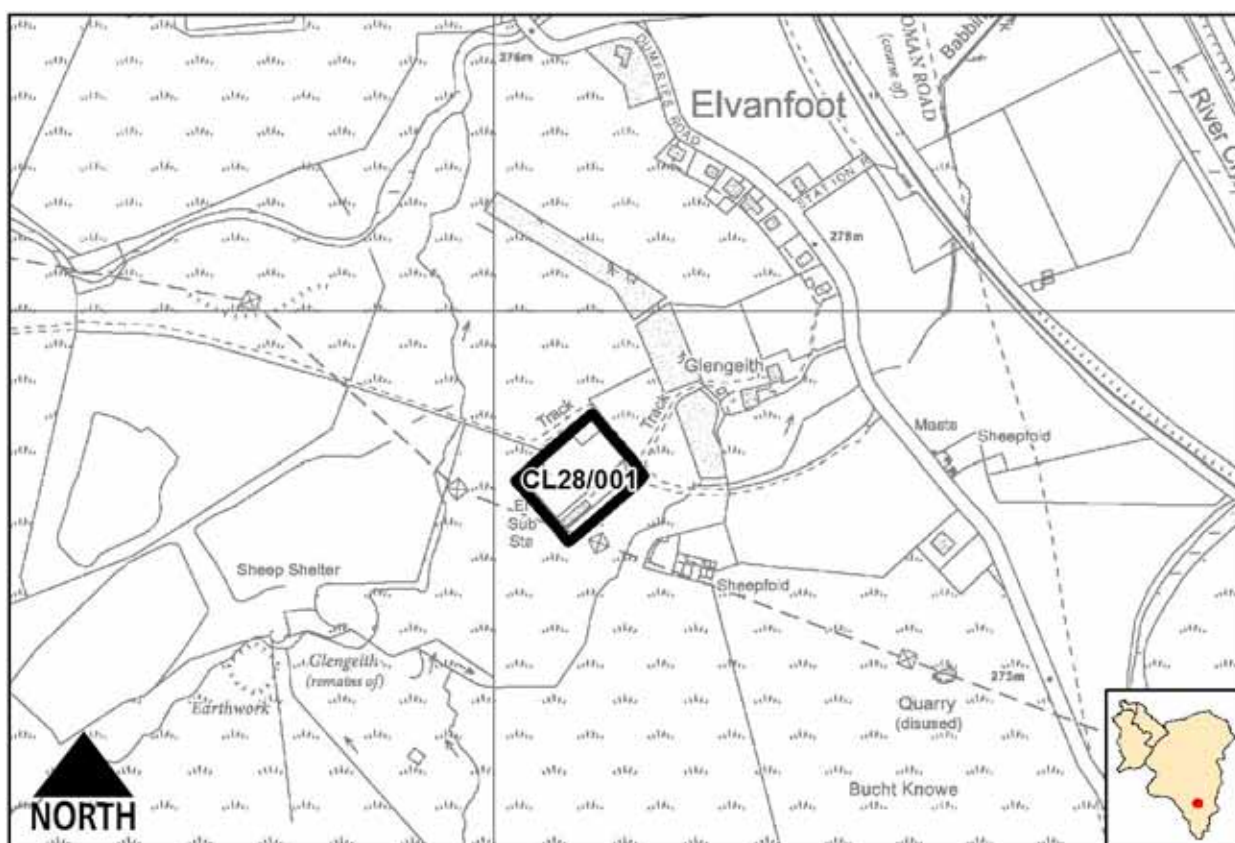
	Need to consider with CL23/004 to ensure no issues with junction spacing.
Public Transport	Bus stop < 400m. Railway stations > 10,000m
Access to Services	Biggar Village Centre 10,200m.
Additional Roads and Transportation Comments	None
Water	Roseberry (Borders Council)
Sewerage	Dolphinton DOA has limited capacity a growth project will be required to accommodate this development Discussions should be made with Scottish Water to determine feasibility to connect.
SLC Flooding	Flood Risk Assessment required.
Flood Risk (SEPA)	A minor partly culverted watercourse flows along the site boundary which could represent a potential flood risk.
Water Environment (SEPA)	No baseline water bodies a few small watercourses around the area but possibly not much dilution to support private foul drainage.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Dolphinton</b>
Site Reference	<b>CL23/004</b>
Address	School field, Dolphinton
Site size (hectares) supplied	2.83
Site size (hectares) GIS	2.49
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate 35+ units
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area
Landscape	Rolling Farmland. Special Landscape Area – Pentlands. Visually prominent site from A702 requirement for structural landscape to contain the site
Natural Heritage	Site is in the flight path of the Pink footed geese from Westwater SPA.
Historic Environment	WOSAS archaeological trigger zone covers the south eastern part of the site. Linear Monuments
Open Space	N/A
Minerals	N/A
Public Access	None
Road Network	Direct access onto the classified road network.
Site Access	A702 is a Trunk Road so Transport Scotland should be advised. Need to consider with CL23/003 to ensure no issues with junction

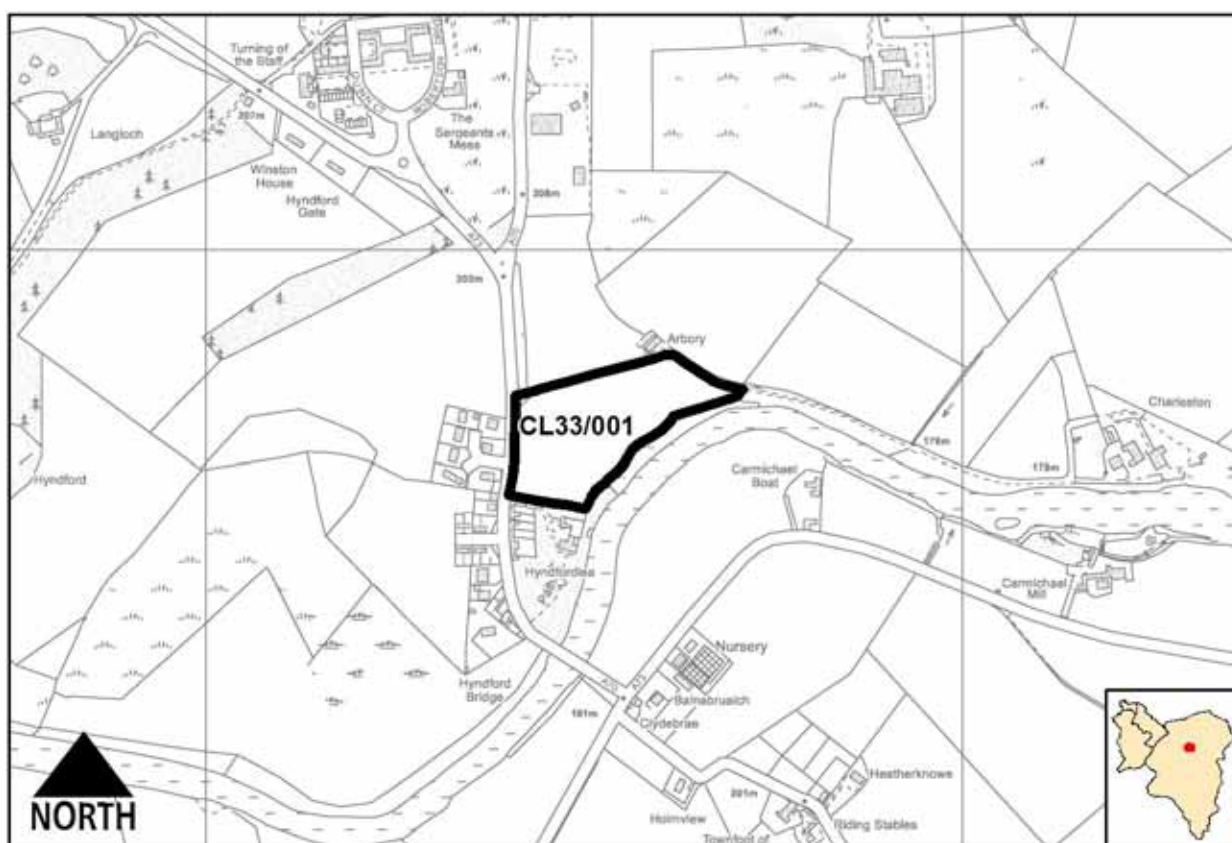
	spacing.
Public Transport	Bus stops <400m. Very remote from railway station.
Access to Services	Remote from facilities; Biggar village centre ~11km.
Additional Roads and Transportation Comments	None
Water	Roseberry (Borders Council)
Sewerage	Dolphinton DOA has limited capacity a growth project will be required to accommodate this development
SLC Flooding	Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	No baseline water bodies a few small watercourses around the area but possibly not much dilution to support private foul drainage.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Elvanfoot</b>
Site Reference	<b>CL28/001</b>
Address	Electrical Substation, Elvanfoot
Site size (hectares) supplied	0.80
Site size (hectares) GIS	0.92
In previous call for sites?	Yes – same as last time CL28/003
Current Use	Vacant, Former electrical sub-station
Proposed Use	Employment use
No of Units (residential)	N/A
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Brownfield
Settlement Pattern	Isolated development in the Rural Area
Landscape	Broad Valley Upland
Natural Heritage	No designations affected
Historic Environment	Setting of a Scheduled Ancient Monument
Open Space	N/A
Minerals	N/A
Public Access	No routes affected
Road Network	Direct access to A702 and close to M74 - no footway links
Site Access	Very limited site frontage onto A702 road alignment very poor - access likely to be sub-standard - topography difficult site higher than the road
Public Transport	No bus service other than 'my rural bus' railway station more than 30km
Access to Services	Very remote from all services.
Additional Roads and	None

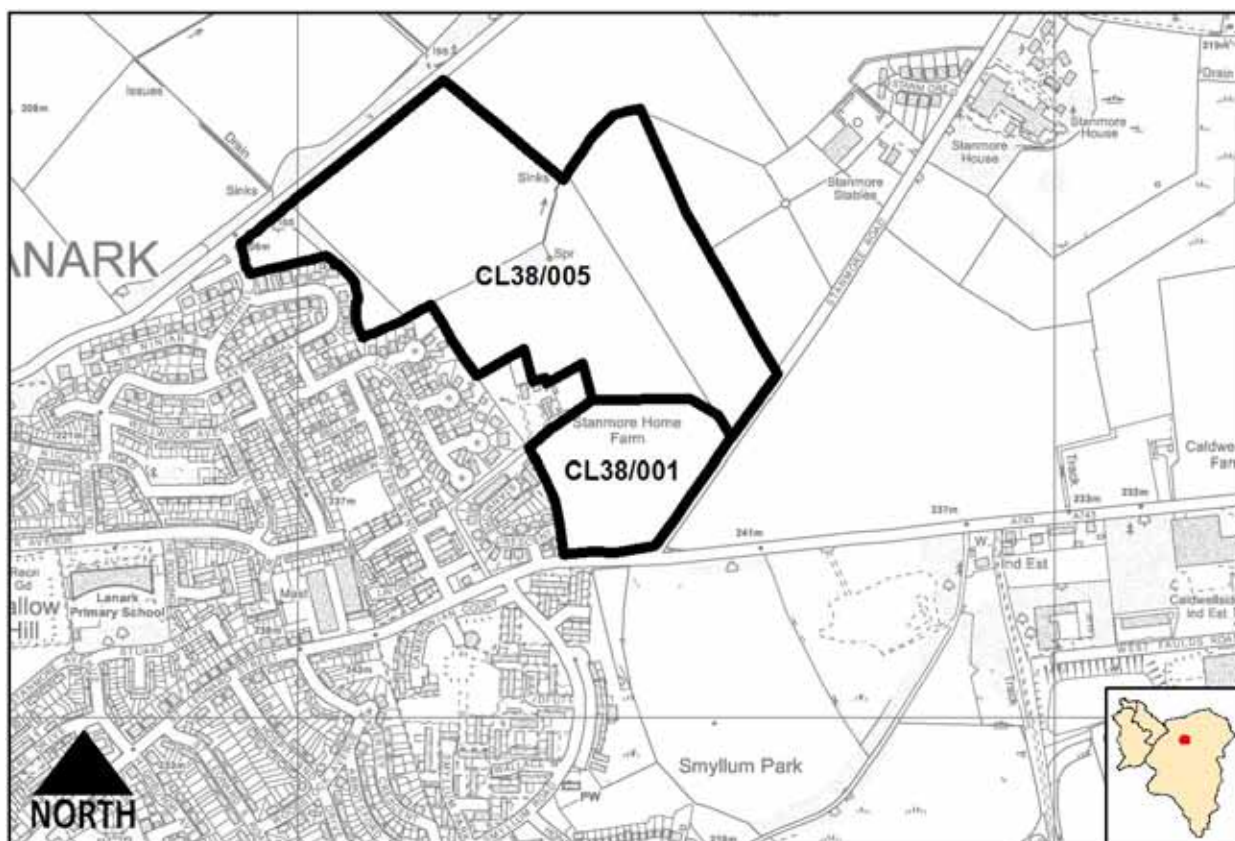
Transportation Comments	
Water	Daer WTW currently has capacity there is a 4" and 90mm Distribution mains in Eastern corner of site.
Sewerage	No Scottish Water assets within vicinity of the proposed site so would require to provide adequate private sewage treatment. No details on the scale of the development and unknown dilution in the receiving watercourse. No public sewer in vicinity to sites.
SLC Flooding	Surface water drainage proposals to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse flows adjacent to site. A basic FRA, consisting of topographic information the in first instance and a detailed layout plan will be required.
Water Environment (SEPA)	WB ID 10119 Elvan Water 2014 Classification Good. Pressure noted as alien species, no measures noted. WB ID 10042 River Clyde (Potrail Water to Mouse Water) 2014 classification Moderate due to presence of alien species and hydrology due to hydro power abstraction. No owner identified for measure of hydrology pressure and SEPA noted as owner for Alien species
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Site falls within Shell Ethylene 320m Buffer & Gas High Pressure Grouped Buffers
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Hyndford Bridge</b>
Site Reference	<b>CL33/001</b>
Address	Hyndford Bridge
Site size (hectares) supplied	4.20
Site size (hectares) GIS	3.23
In previous call for sites?	Larger than previous site CL33/001
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	30-40
Location (within settlement/edge of settlement/isolated)	Partly within
Brownfield/Greenfield	Greenfield
Settlement Pattern	Relatively extensive settlement expansion with no prospect of rounding off the boundary
Landscape	Broad Valley upland/ Special landscape area - Upper Clyde Valley Prominent site from A73 on opposite bank of river Clyde. Opportunity to create improved riparian habitat which would also function as structural landscaping along riverside boundary
Natural Heritage	Adjacent to River Clyde.
Historic Environment	WOSAS trigger map covers much of site
Open Space	N/A
Minerals	N/A
Public Access	Wider access network route CL/4822
Road Network	Good connectivity with classified road network. Incomplete footway links in Hyndfordbridge and towards Lanark.

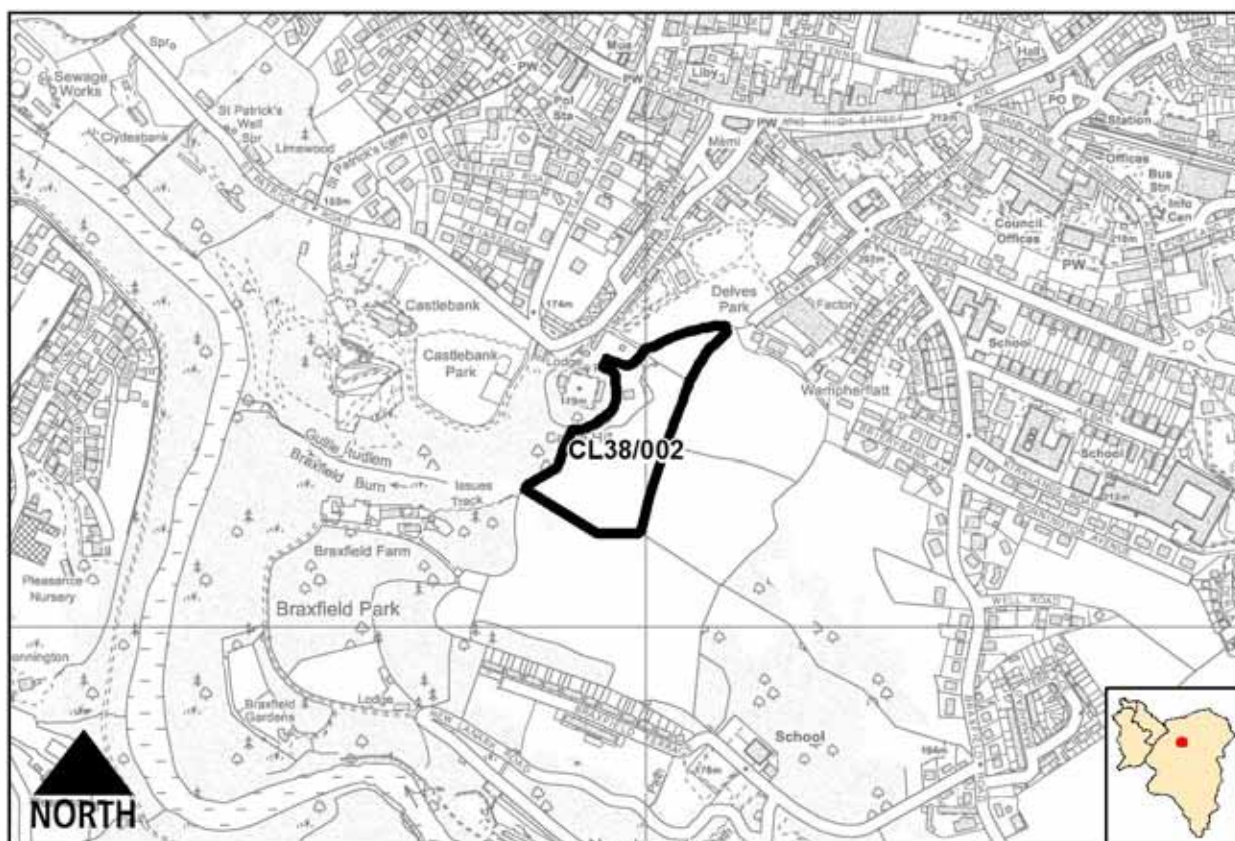
Site Access	A73 is district distributor road junction spacing requirement is 210m only 70m of frontage available before Hyndford Grange. Not suitable.  Even with larger site can only achieve 100m; however, this is an existing access, although it is unclear if it is in the control of the applicant.
Public Transport	Bus stop < 400m but incomplete footway links. Lanark Railway Station 3500m.
Access to Services	Lanark Town Centre 3500m.
Additional Roads and Transportation Comments	None
Water	Coulter WTW currently has capacity there is a 18" and 15" trunk mains and a 9" Distribution main to West of site
Sewerage	Hyndford Bridge DOA has limited capacity and a growth project will be required to accommodate this development Site is within a waste water drainage consultation area.
SLC Flooding	This site is adjacent to the 1 in 200 year flood extents of the River Clyde. The Flood Risk Assessment should consider the impacts of climate change. Flood Risk Assessment required
Flood Risk (SEPA)	Yes, adjacent to 1:200 outline of River Clyde. A basic FRA, consisting of topographic information the in first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Site is in close proximity to WB ID 10042 River Clyde (Potrail Water to Mouse Water) 2014 classification Moderate for ecology based on hydro morphology and hydrology. Pressures noted as flow regulation due to hydropower station.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Lanark</b>
Site Reference	<b>CL38/001</b>
Address	Stanmore Road, Lanark
Site size (hectares) supplied	4.10
Site size (hectares) GIS	3.80
In previous call for sites?	Smaller than previous cfc site CL37/009
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	60
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Moderate settlement expansion
Landscape	Rolling Farmland. Special Landscape Area - Clyde Valley. Prominent edge of settlement location high visual impact
Natural Heritage	No designations affected.
Historic Environment	Part of the site is within the WOSAS trigger zone - there may be potential for archaeological remains/issues
Open Space	N/A
Minerals	N/A
Public Access	None identified
Road Network	Good connectivity to classified road network. No footways on Stanmore Road. Transport Assessment not required if 60 units but should be masterplanned with CL38/003, CL38/004 and CL38/005 due to cumulative effects.

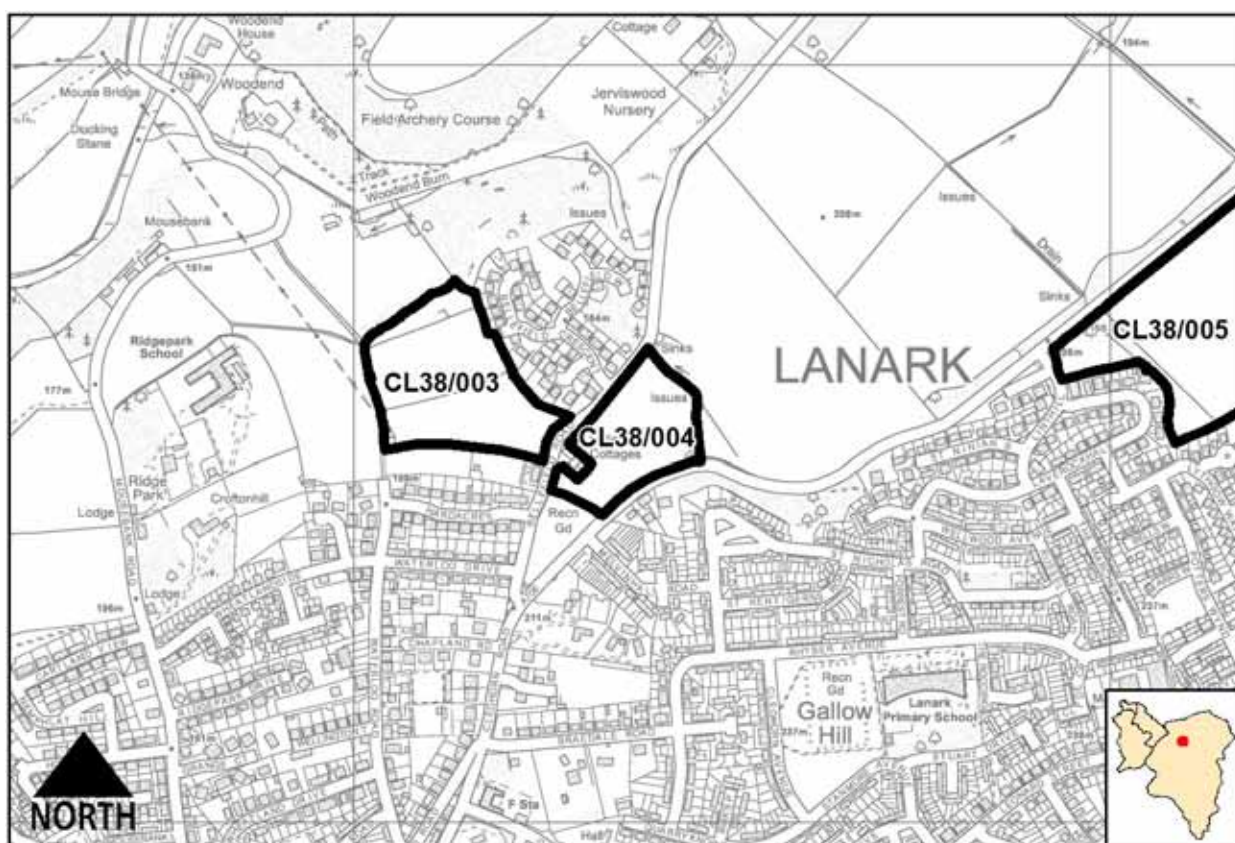
Site Access	Off Stanmore Road as junction spacing requirements will not be met on A743.
Public Transport	Majority of site < 400m to bus stop. Lanark railway station 1200m.
Access to Services	Lanark Town Centre 1200m
Additional Roads and Transportation Comments	None
Water	Coulter WTW currently has capacity there is a 18" and 15" trunk mains and a 9" Distribution main
Sewerage	Possible constraints on current sewage capacity. Sites located on the edge of the sewer catchment area discussions should be made with Scottish Water to determine feasibility to connect.
SLC Flooding	Areas downhill of this site have experienced flooding in recent years. Flood Risk Assessment required.
Flood Risk (SEPA)	Small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	Sites not directly associated with any baseline water bodies.
Air Quality	This is on the edge of the Lanark AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Lanark</b>
Site Reference	<b>CL38/002</b>
Address	Castlefield, Lanark
Site size (hectares) supplied	2.54
Site size (hectares) GIS	2.96
In previous call for sites?	No
Current Use	Garden ground/ Managed space
Proposed Use	Rationalisation of settlement boundary
No of Units (residential)	N/A
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend settlement into the adjoining rural area. However this is a boundary change rather than a development site.
Landscape	Rolling Farmland. Special Landscape Area - Clyde Valley. Prominent edge of settlement location high visual impact
Natural Heritage	Adjacent to Castlebank TPO
Historic Environment	Northern and western part of the site is within the WOSAS archaeological trigger zone. Site is also within the World Heritage Site Buffer zone.
Open Space	N/A
Minerals	N/A
Public Access	Adjacent to Right of Way
Road Network	Friar's Lane, Castlegate, Broomgate and Delves Road all substandard, narrow with little or no footways and very poor junctions with the A72
Site Access	No frontage on public road network. Not clear how it will be accessed.

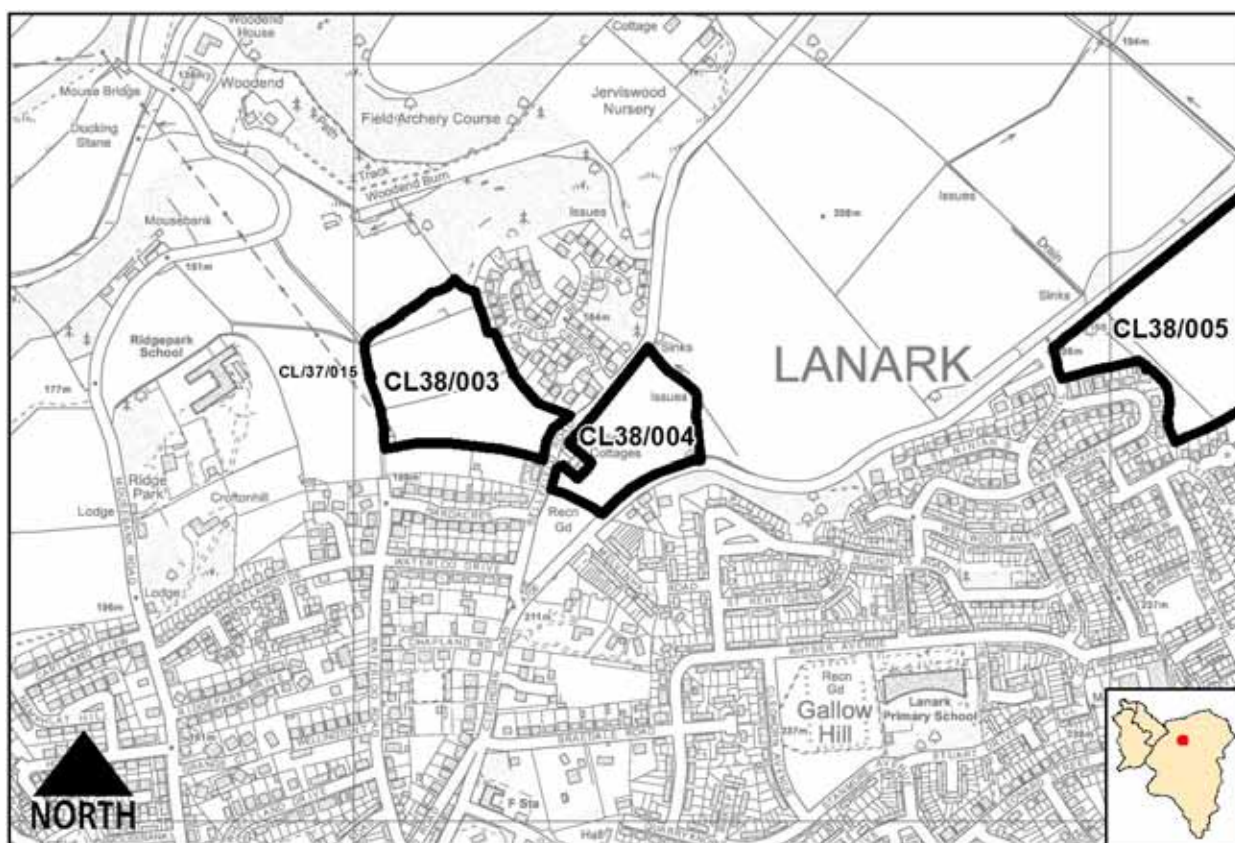
Public Transport	Majority of site > 400m to bus stop. Lanark railway station 800m.
Access to Services	Lanark Town Centre 500m
Additional Roads and Transportation Comments	Unclear what the proposed use means and its implications.
Water	Coulter WTW currently has capacity 1 1/2" distribution main to West of site
Sewerage	Lanark waste water treatment works currently has capacity to accommodate this development - CSO in vicinity of site Sites located on the edge of the sewer catchment area discussions should be made with Scottish Water to determine feasibility to connect.
SLC Flooding	Some previous flooding at this location. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor partly culverted watercourse (Braxfield Burn) flows through site and has been identified as being at surface water flood risk but also potentially indicative of a fluvial flooding issue.
Water Environment (SEPA)	Sites not directly associated with any baseline water bodies
Air Quality	This is within Lanark AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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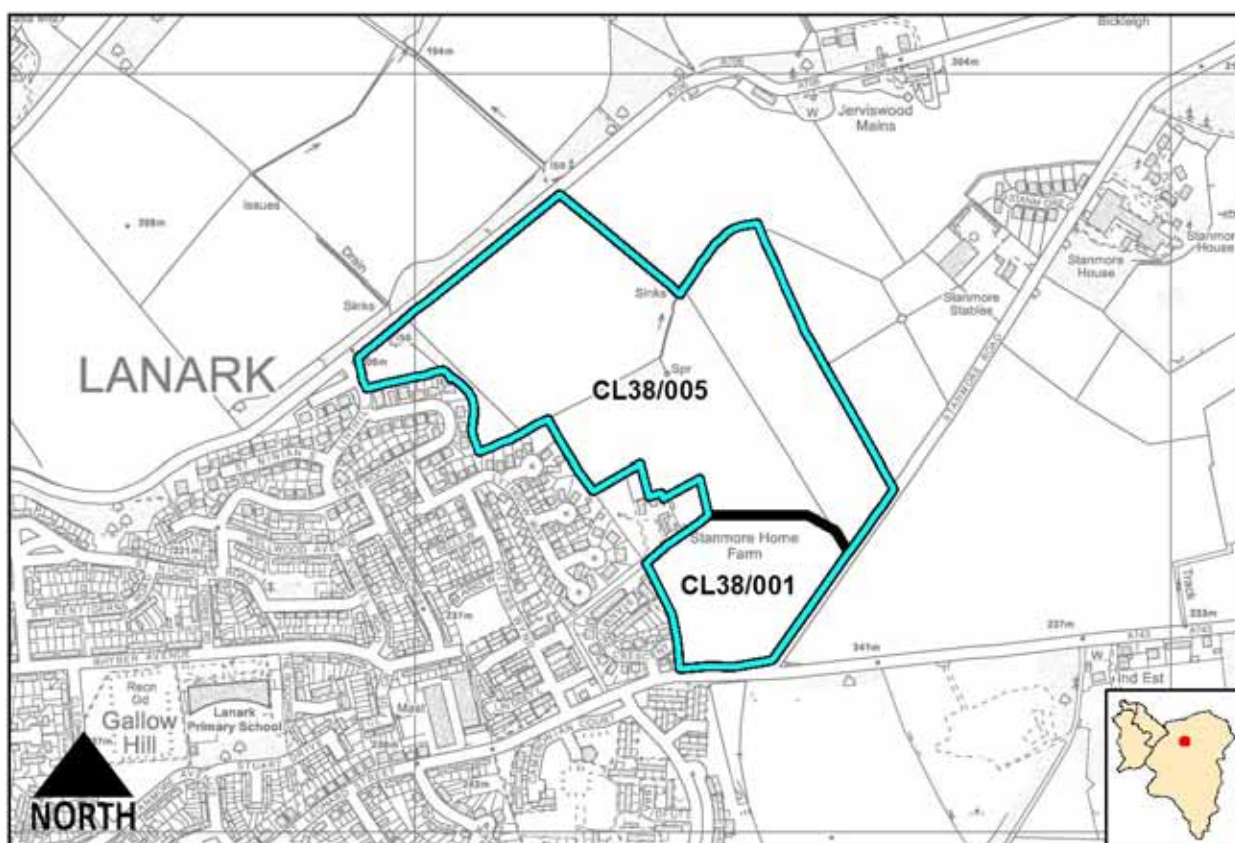
Settlement	<b>Lanark</b>
Site Reference	<b>CL38/003</b>
Address	West of Bellfield Road, Lanark (Site 1)
Site size (hectares) supplied	3.60
Site size (hectares) GIS	3.68
In previous call for sites?	No
Current Use	Agriculture, Outwith settlement
Proposed Use	Housing
No of Units (residential)	Could accommodate 90 units
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area. Development of this site would leave a strip of rural area between the site's southern boundary and the current settlement boundary.
Landscape	Rolling Farmland. Special Landscape Area - Clyde Valley
Natural Heritage	Clyde Valley woodlands SAC approximately 270m to north.
Historic Environment	N/A
Open Space	N/A
Minerals	N/A
Public Access	Core Paths (CL/3205 and CL/3207)
Road Network	Good connectivity with wider road network. Transport Assessment probably not required but should be masterplanned with CL38/001, CL34/004 and CL38/005 due to cumulative effects.
Site Access	Need to consider with CL38/004 regarding access location - spacing

	should not be an issue as Bellfield Road traffic calmed.
Public Transport	Majority of site > 400m to bus stop. Lanark railway station 1400m.
Access to Services	Lanark Town Centre ~1000m
Additional Roads and Transportation Comments	None
Water	Coulter WTW currently has capacity there is a 125mm distribution main to East of site.
Sewerage	Lanark waste water treatment works currently has capacity to accommodate this development - there is a privately owned combined rising main running diagonally from South West to North of site
SLC Flooding	Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	Sites not directly associated with any baseline water bodies
Air Quality	This is adjacent to Lanark AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



Settlement	<b>Lanark</b>
Site Reference	<b>CL38/004</b>
Address	East of Bellfield Road, Lanark (Site 2)
Site size (hectares) supplied	2.10
Site size (hectares) GIS	2.21
In previous call for sites?	No
Current Use	Agriculture, Outwith settlement
Proposed Use	Housing
No of Units (residential)	Not Known
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area
Landscape	Rolling Farmland. Special Landscape Area - Clyde Valley
Natural Heritage	Clyde Valley woodlands SAC 520m to north of site.
Historic Environment	N/A
Open Space	Green network areas adjacent to site
Minerals	N/A
Public Access	Core Path (CL3205)
Road Network	Good connectivity with wider road network.  Transport Assessment probably not required but should be masterplanned with CL38/001, CL34/003 and CL38/005 due to cumulative effects.

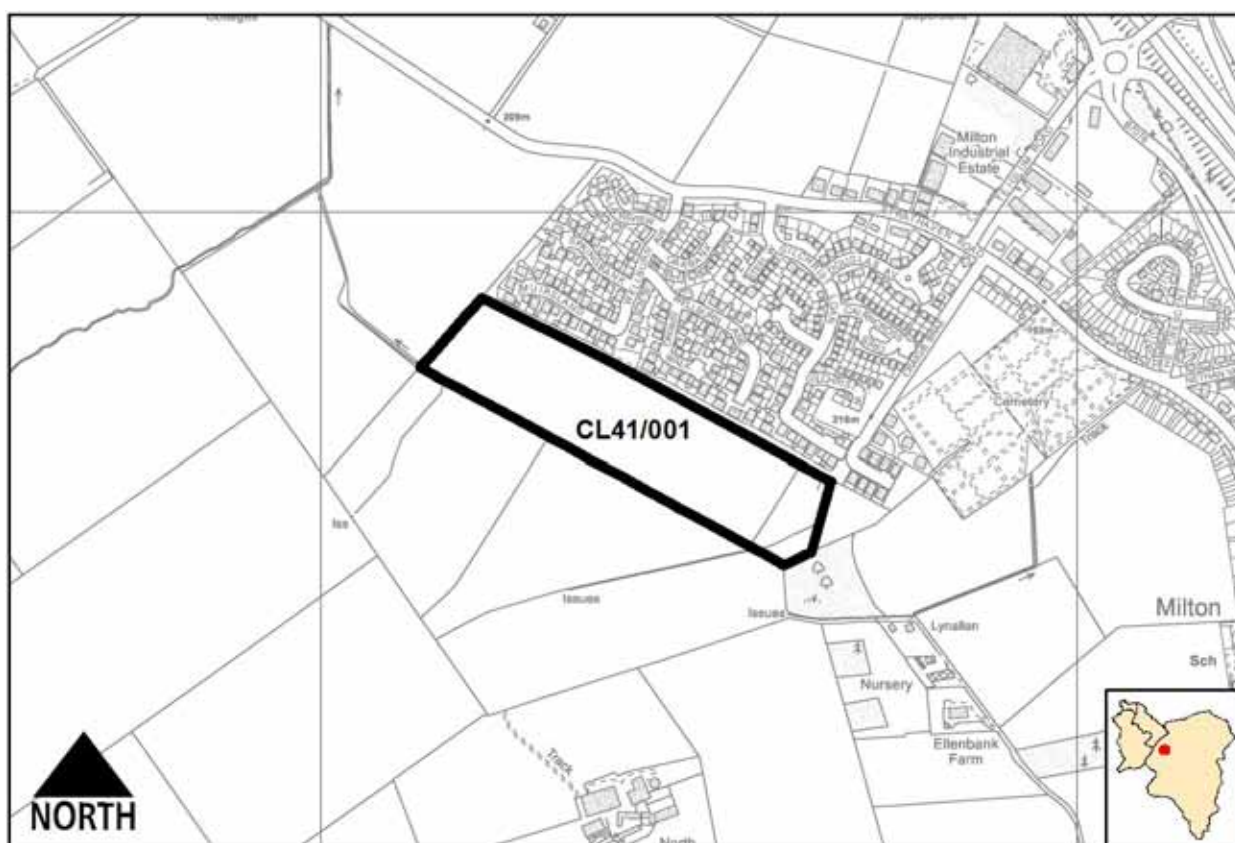
Site Access	Need to consider with CL38/003 regarding access location - spacing should not be an issue as Bellfield Road traffic calmed.
Public Transport	Majority of site > 400m to bus stop. Lanark railway station 1400m.
Access to Services	Lanark Town Centre ~1000m
Additional Roads and Transportation Comments	None
Water	Coulter WTW currently has capacity there is a 225mm combined sewer 3m minimum stand-off distance South of site running east to west. A 300mm combined sewer 3m minimum standoff distance. Running through southern end of site A 225mm combined sewer 3-5m standoff depending on depth Water Storage tank – stand-off unknown. 125mm HPPE water Distribution pipe .Access distance 3m 225mm surface water sewer running in Chapland cottage road, west of the site -3m Standoff distance.
Sewerage	Lanark waste water treatment works currently has capacity to accommodate this development 300mm and 225mm combined sewer running through site.
SLC Flooding	There has been previous flooding at this location and downstream from the watercourse which flows through the site. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor partly culverted watercourse flows along the site boundary and has been identified as being at surface water flood risk but also potentially indicative of a fluvial flooding issue.
Water Environment (SEPA)	Sites not directly associated with any baseline water bodies
Air Quality	This is adjacent to Lanark AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Lanark</b>
Site Reference	<b>CL38/005</b>
Address	Jerviswood Lanark
Site size (hectares) supplied	20.12
Site size (hectares) GIS	20.44
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	350
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Significant settlement expansion into rural area.
Landscape	Rolling Farmland. Special Landscape Area - Clyde Valley. Prominent edge of settlement location high visual impact
Natural Heritage	No designations affected. hedgerow/mature trees on site - should be retained
Historic Environment	N/A
Open Space	Existing open space to be retained
Minerals	N/A
Public Access	outdoor access plan required
Road Network	Good connectivity with wider road network, however, A706 Cleghorn Road rural in nature at this point. Transport Assessment required. Should be master planned with CL38/001, CL34/003 and CL38/004 due to cumulative effects.
Site Access	Two accesses will be required. Junction spacing (210m) will be an issue due

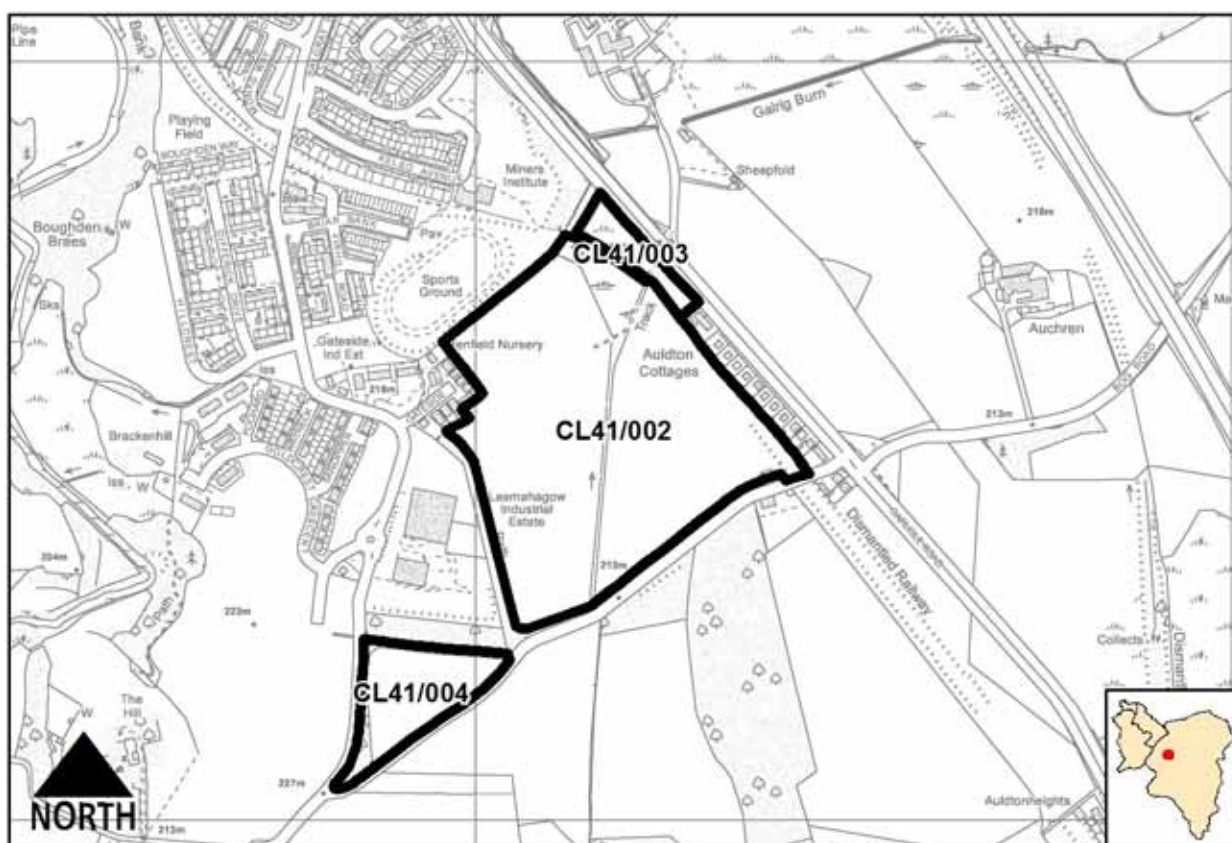
	to proximity of Linthill.
Public Transport	Majority of site < 400m to bus stop. Lanark railway station ~2000m.
Access to Services	Lanark Town Centre ~1800m
Additional Roads and Transportation Comments	None
Water	Camps and Daer WTW currently have capacity there is a 9" distribution main to the North West of site which will require a 4.5 metre access distance. 300mm surface water sewer, west of site 3-5m stand-off (depth dependant). A 110mm HPPE distribution main with an Access distance of 3m, Running in the A706, west of Site.
Sewerage	Lanark waste water treatment works currently has capacity to accommodate this development surface water sewer in north west section of development area.
SLC Flooding	Areas downhill of this site have experienced flooding in recent years. Flood Risk Assessment required.
Flood Risk (SEPA)	Small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of
Water Environment (SEPA)	Sites not directly associated with any baseline water bodies
Air Quality	This is adjacent to Lanark AQMA and this would need to be considered if any development were to proceed.
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Lesmahagow</b>
Site Reference	<b>CL41/001</b>
Address	Clannochdyke, Lesmahagow
Site size (hectares) supplied	7.24
Site size (hectares) GIS	6.81
In previous call for sites?	Yes – same as last time. CL40/005
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate 200+ units
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area.
Landscape	Plateau Farmland
Natural Heritage	No designations affected.
Historic Environment	N/A
Open Space	N/A
Minerals	N/A
Public Access	Rights of way close to site
Road Network	If site access can be achieved good linkage to B7078 and M74. Transport Assessment required.
Site Access	No frontage to public road - possible access via third party land. Use of Craigie Brae to Strathaven Road not possible without significant upgrade which may not be possible. TA required.
Public Transport	Majority of site more than 400m to bus stops. Railway station 9Km.
Access to Services	Supermarket 600m village centre and schools 1500m.

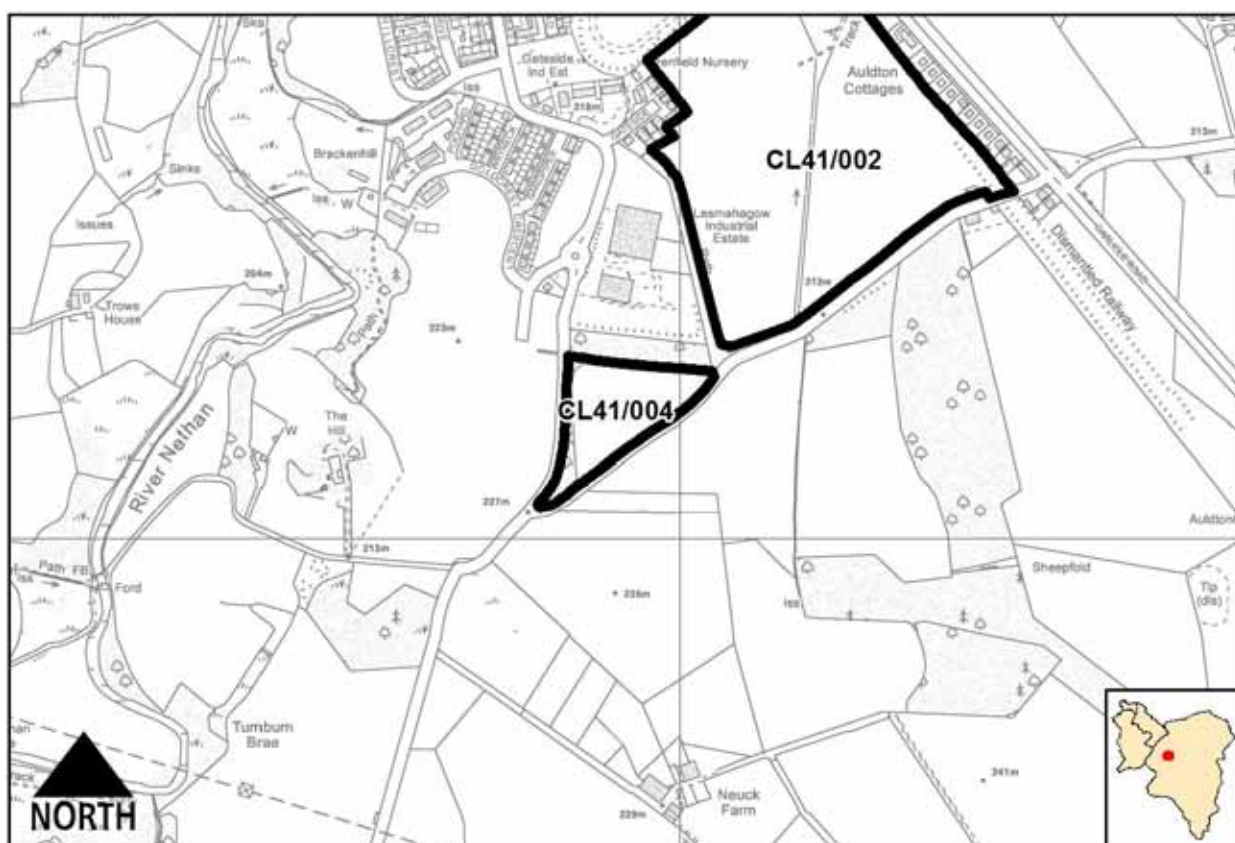
Additional Roads and Transportation Comments	None
Water	Camps WTW currently has capacity
Sewerage	Lesmahagow waste water treatment works has limited capacity and a growth project will be required to accommodate the development
SLC Flooding	Surface water drainage proposals to be confirmed. Watercourses are adjacent to and run through this site. Flood Risk Assessment required
Flood Risk (SEPA)	Minor watercourses flow through or along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	No sites directly associated with baseline waterbody
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Lesmahagow</b>
Site Reference	<b>CL41/002</b>
Address	Auldton Farm, Lesmahagow
Site size (hectares) supplied	13.67
Site size (hectares) GIS	13.66
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	150-200
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area
Landscape	Plateau Farmland
Natural Heritage	No designations affected. Small watercourse runs through the middle of the site. Non baseline waterbody
Historic Environment	N/A
Open Space	N/A
Minerals	N/A
Public Access	Core Path CL/5584 & Asp Core Path CL/5756
Road Network	Good connectivity with wider road network. B7078 Carlisle Road rural in nature at this location. National speed limit applies. Transport Assessment required.
Site Access	Depending on final number of units additional emergency access may be required.
Public Transport	Bus stops >400m. Remote from railway station

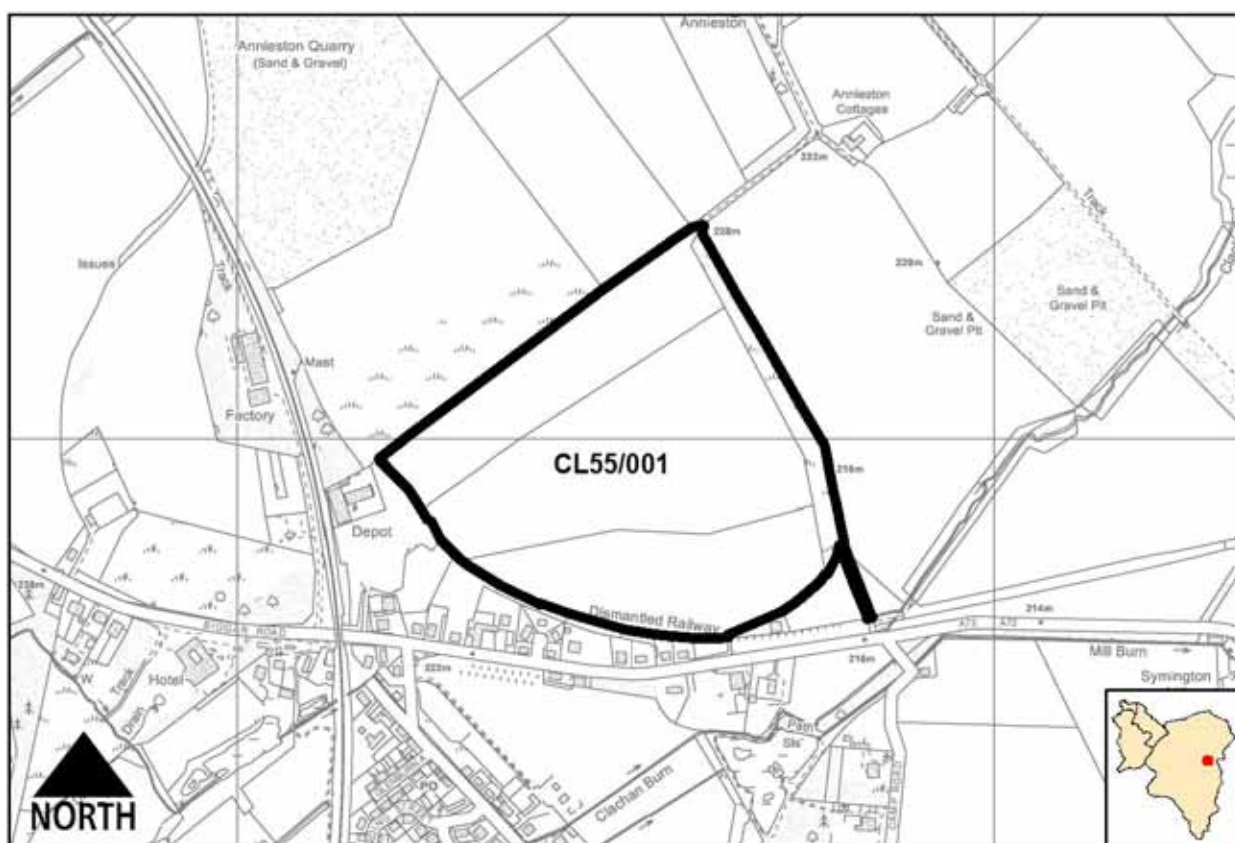
Access to Services	Village centre ~1600m, shop, Post Office and primary ~1000m
Additional Roads and Transportation Comments	None
Water	Daer WTW currently has capacity - there is a 180mm and 140mm Distribution mains to the South of the site
Sewerage	Lesmahagow waste water treatment works has limited capacity and a growth project will be required to accommodate the development
SLC Flooding	Watercourses are present in this area. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows through the site and has also been identified as being at surface water flood risk but also potentially indicative of a fluvial flooding issue.
Water Environment (SEPA)	No sites directly associated with baseline waterbody
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Lesmahagow</b>
Site Reference	<b>CL41/004</b>
Address	Balgray Road/ Coalburn Road, Lesmahagow
Site size (hectares) supplied	2.39
Site size (hectares) GIS	2.05
In previous call for sites?	No
Current Use	Vacant
Proposed Use	Business, Industrial
No of Units (residential)	N/A
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would round off settlement boundary
Landscape	Plateau farmland. Mature hedgerows around site boundary.
Natural Heritage	No designations affected. Hedgerows will have biodiversity value
Historic Environment	N/A
Open Space	N/A
Minerals	Coal authority referral area
Public Access	wider access network route CL/5205
Road Network	Reasonable connectivity to B7078 and M74
Site Access	Via existing access roundabout on Balgray Road
Public Transport	Bus stops <400m. Remote from railway station
Access to Services	Small general store – 600m Lesmahagow village centre – 2000m
Additional Roads and Transportation Comments	None
Water	Daer WTW currently has capacity - There are 3 180mm Distribution mains

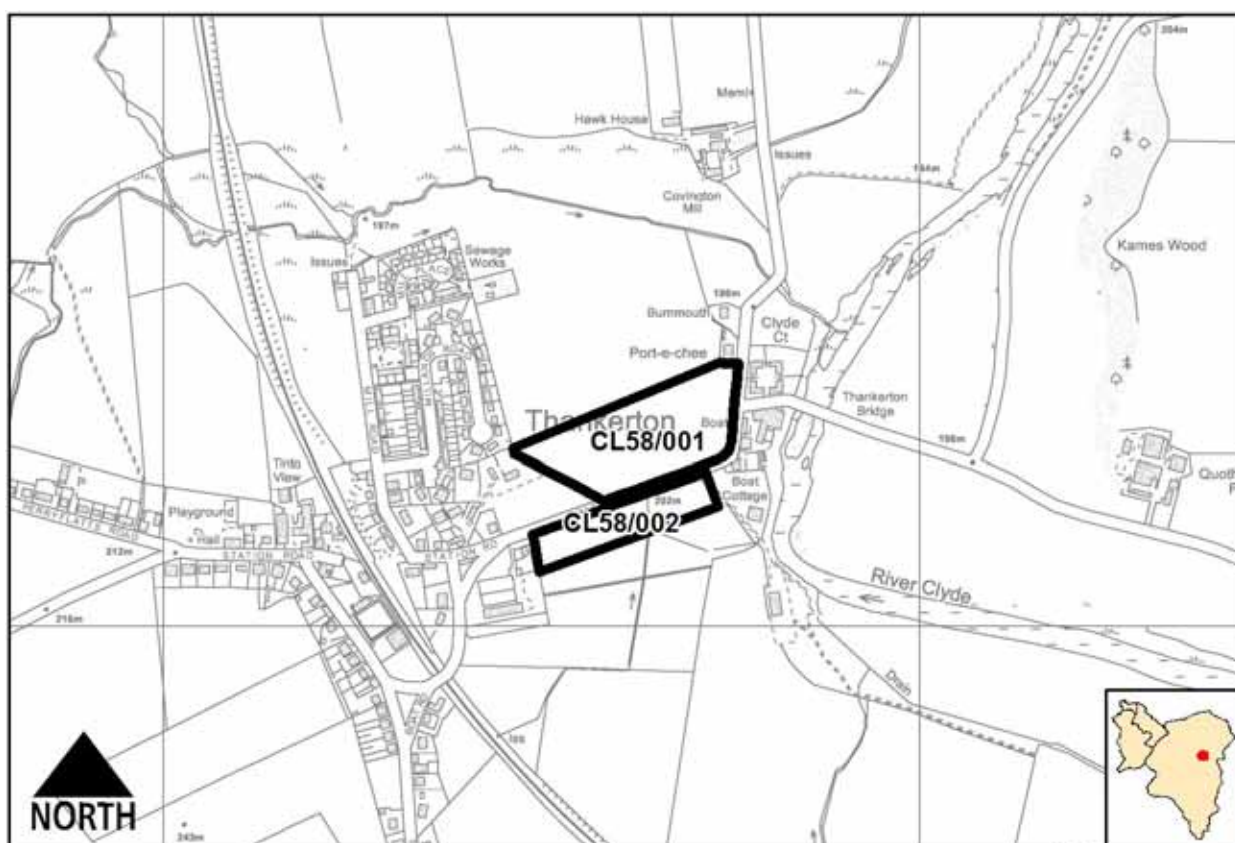
	surrounding the site
Sewerage	Lesmahagow waste water treatment works has limited capacity and a growth project will be required to accommodate the development there is a 225mm Foul sewer to the West of the site. (pumped)
SLC Flooding	Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent
Water Environment (SEPA)	No sites directly associated with baseline waterbody
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	This site would allow for greater choice of industrial sites in Lesmahagow.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	X
Site would accord with strategy, with mitigation	
Site does not accord with strategy	



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Settlement	<b>Symington</b>
Site Reference	<b>CL55/001</b>
Address	Land at Symington
Site size (hectares) supplied	20.13
Site size (hectares) GIS	20.15
In previous call for sites?	Larger than previous pfc site CL53/005
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate over 300 units
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development significantly into the adjoining rural area
Landscape	Broad Valley upland/ Special landscape area - Upper Clyde Valley. Structural landscaping required to contain development site
Natural Heritage	Within 20km buffer zone of Westwater reservoir SPA
Historic Environment	None
Open Space	internal open space / green space provision would be required
Minerals	No coal mining legacy. Site is on prime agricultural land
Public Access	Wider access network route CL/4493. Pedestrian cycle linkages to settlement. Access Plan required
Road Network	Transport Assessment required. Close to classified road network (A72), however, no frontage on to public road so unclear how it will be accessed.

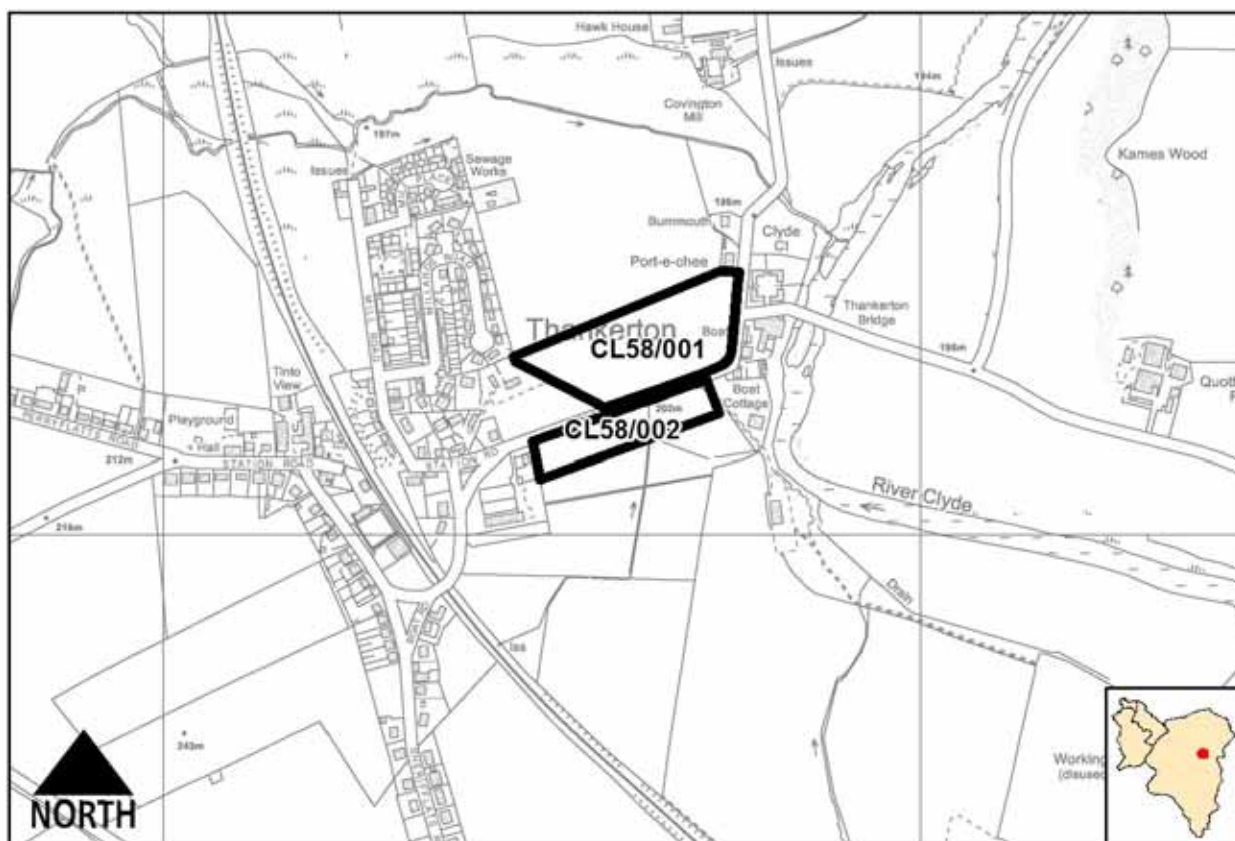
Site Access	No frontage on to public road so unclear how it will be accessed.
Public Transport	Hourly bus service though nearest stop >400m with lack of continuous footways through village. Lanark station 15km
Access to Services	Local convenience store and primary school, otherwise Biggar 5km. Lack of continuous footways through village.
Additional Roads and Transportation Comments	None
Water	Coulter WTW currently has capacity
Sewerage	Symington Townhead septic tank has limited capacity and a growth project would be required to accommodate this development
SLC Flooding	Flooding has occurred in close proximity of this site in recent years and should be taken cognisance of in the FRA. Flood Risk Assessment required.
Flood Risk (SEPA)	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area and a FRA required to confirm the flood extent.
Water Environment (SEPA)	Although not directly associated with the site, it is in the catchment of WB ID 10042 River Clyde (Potrail Water to Mouse Water) 2014 classification Moderate due to presence of alien species and hydrology due to hydro power abstraction. No owner identified for measure of hydrology pressure and SEPA noted as owner for Alien species although no fixed date identified.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Thankerton</b>
Site Reference	<b>CL58/001</b>
Address	Boat Road, Thankerton (site 1)
Site size (hectares) supplied	2.86
Site size (hectares) GIS	2.83
In previous call for sites?	Yes – same as last time CL55/001
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate over 40 units
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area
Landscape	Broad Valley upland/ Special landscape area - Upper Clyde Valley. Edge of settlement need for strong structural landscaping
Natural Heritage	Within 20km buffer zone of Westwater Reservoir SPA. River Clyde baseline watercourse 50m from the site
Historic Environment	WOSAS archaeological trigger zone covers eastern part of the site
Open Space	N/A
Minerals	N/A
Public Access	CL/5548 wider access network route
Road Network	Generally ok for 8-10 units but site is 2.83 hectares which could take 60 plus units in a rural setting.
Site Access	From Boat Road speed limit is 60mph. There is no footway connection to existing village. Junction spacing could likely be achieved. Visibility would be

	dependent on vehicle speeds. Visibility to require 215m due to nature of rural road.
Public Transport	Nearest bus stop greater than 400m.
Access to Services	Poor as site is outwith footway connections.
Additional Roads and Transportation Comments	None
Water	Coulter WTW currently has capacity there is a 4" distribution main to North of site
Sewerage	Thankerton septic tank has limited capacity and a growth project would be required to accommodate development
SLC Flooding	This site appears to experience pluvial flooding. It is also close to the River Clyde and the flood risk assessment should confirm the impact of climate change. Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent
Water Environment (SEPA)	WB ID 10042 River Clyde (Potrail Water to Mouse Water) 2014 classification Moderate due to presence of alien species and hydrology due to hydro power abstraction. No owner identified for measure of hydrology pressure and SEPA noted as owner for Alien species although no fix date identified. WB ID 10100 Glade Burn 2014 classification Good.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Thankerton</b>
Site Reference	<b>CL58/002</b>
Address	Boat Road , Thankerton (Site 2)
Site size (hectares) supplied	1.18
Site size (hectares) GIS	1.20
In previous call for sites?	Smaller than previous site CL55/002
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate approximately 20 units
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area
Landscape	Broad Valley upland/ Special landscape area - Upper Clyde Valley
Natural Heritage	River Clyde baseline watercourse 50m from the site. Within 20km buffer of Westwater Reservoir SPA.
Historic Environment	WOSAS archaeological trigger zone covers eastern part of the site
Open Space	N/A
Minerals	N/A
Public Access	CL/5548 wider access network route
Road Network	Generally ok for 4-6 units. However the site is 1.20 hectares which could take 30 plus units in a rural setting.
Site Access	No footway connections to centre of village. Visibility requirements to speed of vehicles within 60mph speed limit. Junction spacing should be ok. Generally ok subject to visibility requirement and suitable footway

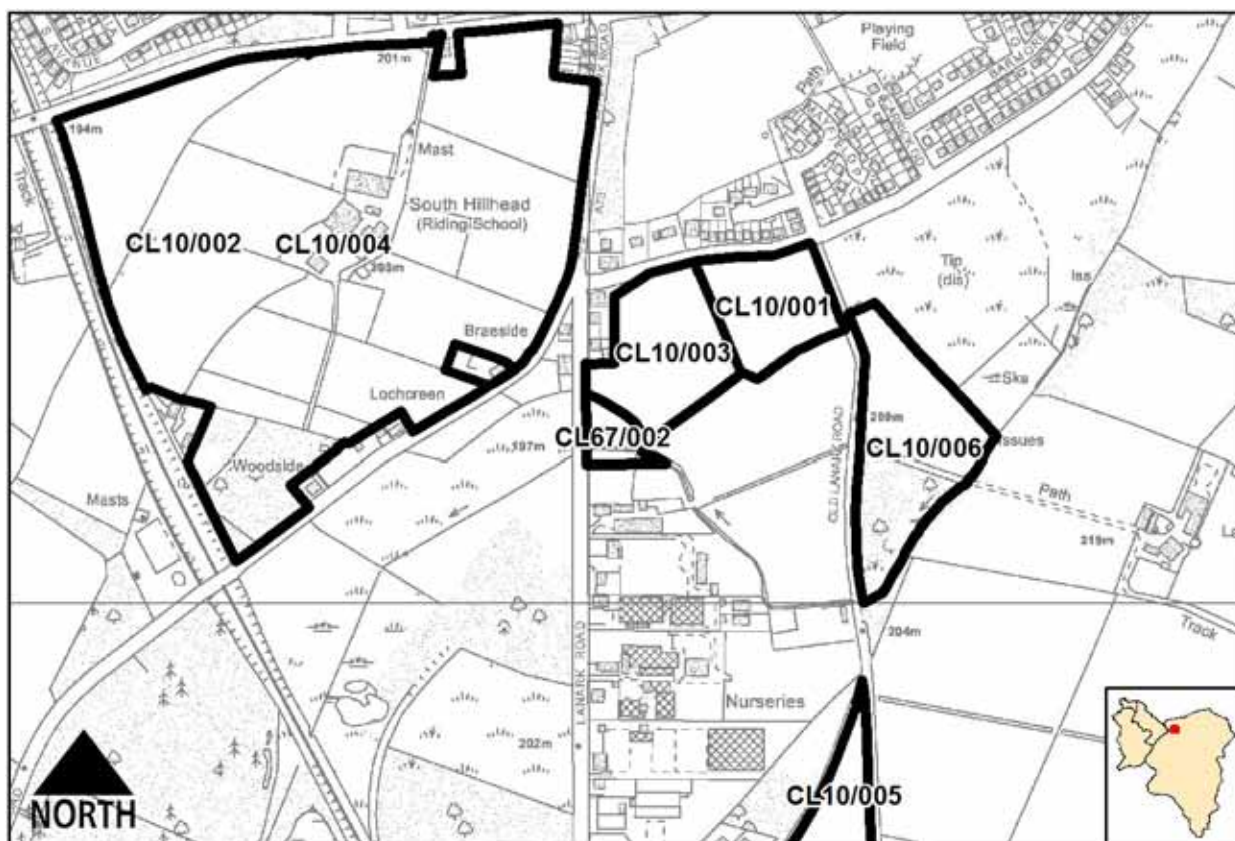
	connections.
Public Transport	Nearest bus stop is outwith 400m threshold.
Access to Services	Poor due to lack of continuous footway.
Additional Roads and Transportation Comments	None
Water	Coulter WTW currently has capacity there is a 4" distribution main to South of site
Sewerage	Thankerton septic tank has limited capacity and a growth project would be required to accommodate development
SLC Flooding	This site appears to experience pluvial flooding. It is also close to the River Clyde and the flood risk assessment should confirm the impact of climate change. There is a watercourse passing through this site. No culverting should take place except for road crossings. Flood Risk Assessment required
Flood Risk (SEPA)	Minor watercourses flow through or along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	WB ID 10042 River Clyde (Potrail Water to Mouse Water) 2014 classification Moderate due to presence of alien species and hydrology due to hydro power abstraction. No owner identified for measure of hydrology pressure and SEPA noted as owner for Alien species although no fix date identified. WB ID 10100 Glade Burn 2014 classification Good.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Walston</b>
Site Reference	<b>CL61/001</b>
Address	Land at Walston
Site size (hectares) supplied	0.50
Site size (hectares) GIS	0.33
In previous call for sites?	
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	4
Location (within settlement/edge of settlement/isolated)	Edge of Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend built development into the adjoining rural area. Ribbon development along Oggs Castle Road.
Landscape	Broad Valley Upland/ Special landscape area - Pentlands
Natural Heritage	Within 20km buffer zone of Westwater Reservoir SPA.
Historic Environment	N/A
Open Space	N/A
Minerals	N/A
Public Access	None
Road Network	Oggs Castle Road rural in nature and substandard with no footways. 3km to classified road network
Site Access	Direct frontage access National speed limit applies - 30mph limit will require extending.
Public Transport	Remote from public transport except MyBus Rural.
Access to Services	No facilities.

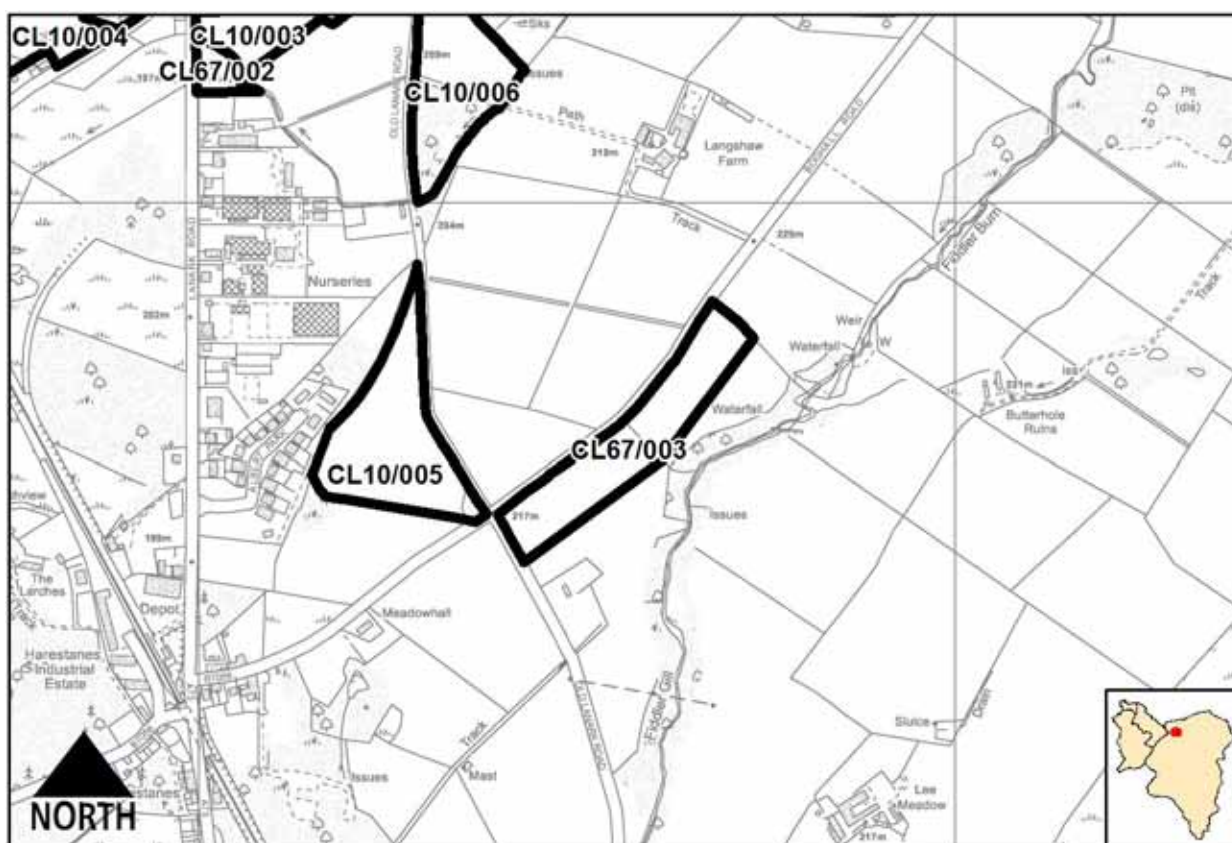
	Carnwath village centre ~9km
Additional Roads and Transportation Comments	None
Water	Coulter WTW currently has capacity
Sewerage	Walston septic tank has limited capacity and a growth project would be required. 2 small Scottish Water rural septic tanks noted in the area unknown capacity.
SLC Flooding	Flood Risk Assessment required.
Flood Risk (SEPA)	No flood risk apparent
Water Environment (SEPA)	No baseline water bodies noted in the catchment. Very small watercourses that may not have enough dilution for a private foul system.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Clydesdale Greenbelt</b>
Site Reference	<b>CL67/002</b>
Address	Land at Lanark Road near Braidwood
Site size (hectares) supplied	0.40
Site size (hectares) GIS	0.36
In previous call for sites?	No
Current Use	Former Glasshouses/ derelict ground
Proposed Use	Housing
No of Units (residential)	4
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Brownfield
Settlement Pattern	Would constitute an encroachment into the Green Belt.
Landscape	Urban fringe Farmland
Natural Heritage	No designations affected.
Historic Environment	N/A
Open Space	N/A
Minerals	Site falls within the Coal Authority Referral Area - Standing Advice
Public Access	none
Road Network	Adjacent to A73 so good connectivity.
Site Access	Direct frontage access
	40mph speed limit applies.
Public Transport	Bus stops <400m. Carluke railway station 2000m

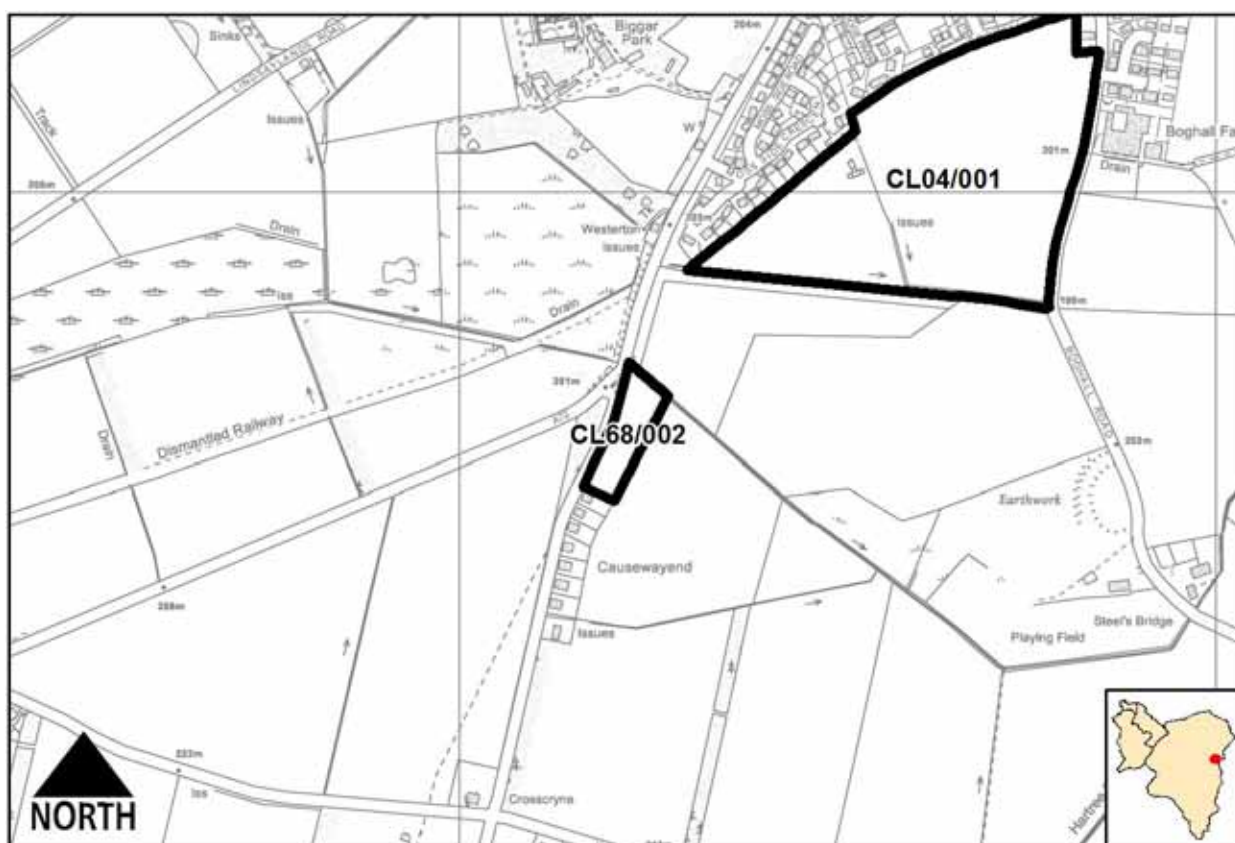
Access to Services	Carluke town centre 1500m
Additional Roads and Transportation Comments	Should be masterplanned with other proposals in the area such as CL10/001, CL10/003, CL10/006, the Community Growth Area and committed development such as the former Mayfield Brickworks site.
Water	Camps and Daer WTW currently has capacity there is a 4" Distribution Main, 15" and 18" trunk main to West of site
Sewerage	Crossford waste water treatment works has limited capacity and growth funding would be required. On edge of SW sewer
SLC Flooding	Watercourses are present in this area. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows through site and has been identified as being at surface water flood risk but also potentially indicative of a fluvial flooding issue.
Water Environment (SEPA)	WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	This is a small site but is adjacent to other sites that are part of the Call for Sites process. This site has been considered alongside these sites to ensure a comprehensive picture of this part of Carluke/Braidwood is considered.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Clydesdale Greenbelt</b>
Site Reference	<b>CL67/003</b>
Address	Nellfield near Braidwood
Site size (hectares) supplied	2.97
Site size (hectares) GIS	2.93
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate over 70 units
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would constitute an isolated development within the Green Belt.
Landscape	Rolling Farmland
Natural Heritage	No designations affected.
Historic Environment	WOSAS archaeological trigger zone covers the south western edge of the site
Open Space	N/A
Minerals	Site falls within the Coal Authority Referral Area - Standing Advice
Public Access	None
Road Network	Boghall Road rural in nature and substandard, with no footways. National speed limit applies. Old Lanark Road is a track. Should be masterplanned with other proposals in the area such as CL10/003, CL10/006, the Community Growth Area and committed development such as the former Mayfield Brickworks site, site off A73, etc.

	Transport Assessment probably not required if considered in isolation but will be if part of masterplan.
Site Access	Access should be achievable but very shallow, linear site so internal road layout challenging.
Public Transport	Bus stops >400m. Carluke railway station ~3km.
Access to Services	Carluke town centre ~2.5km.
Additional Roads and Transportation Comments	None
Water	Camps and Daer WTW currently has capacity there is a 21" Trunk Main to West of site.
Sewerage	Crossford/Mauldslie WOA (235m from Crossford, 793m from Mauldslie). Crossford/Mauldslie waste water treatment works currently have limited capacity.
SLC Flooding	Flood Risk Assessment required.
Flood Risk (SEPA)	Adjacent to 1 in 200 fluvial flood outline of the Fiddler Burn. A basic FRA, consisting of topographic information the in first instance and a detailed layout plan will be required.
Water Environment (SEPA)	WB ID 10083 directly associated - WB ID 10079 Jocks Burn 2014 classification status Poor due to diffuse pollution pressures and issues on SNL. WB ID 10083 Fiddler Burn/ Mashock Burn 2014 Good but pressure noted as American Signal Crayfish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

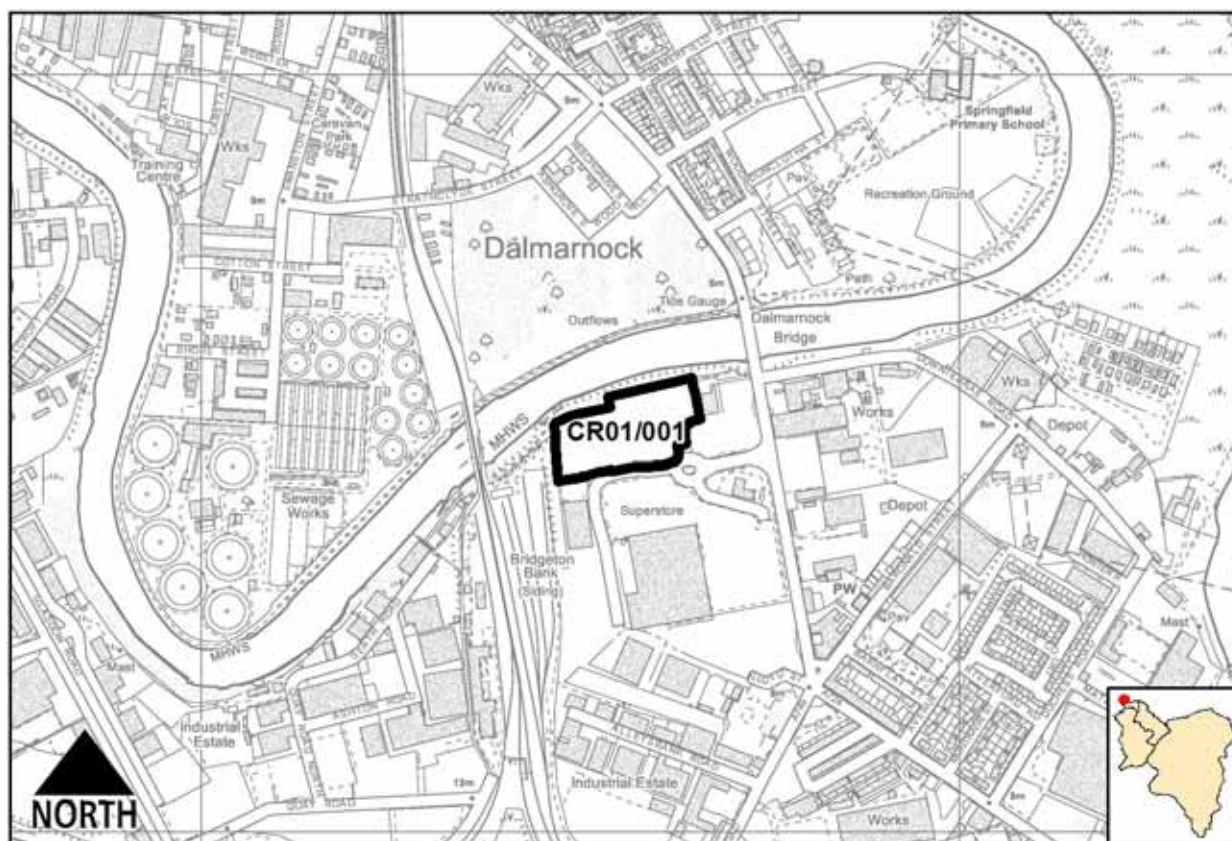


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Settlement	<b>Clydesdale Rural Area</b>
Site Reference	<b>CL68/002</b>
Address	Causewayend, Biggar
Site size (hectares) supplied	0.90
Site size (hectares) GIS	0.84
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	6
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site lies in rural area adjacent to a linear group of existing houses at Causewayend. The proposal would extend ribbon development towards the boundary of Biggar.
Landscape	Broad Valley upland/ Special landscape area - Upper Clyde Valley
Natural Heritage	Watercourse runs along northern boundary. Within 20km buffer zone of Westwater reservoir SPA.
Historic Environment	N/A
Open Space	N/A
Minerals	No coal mining legacy. Site is on prime agricultural land.
Public Access	No access routes affected although opportunity to upgrade pedestrian / cycle linkage to Biggar
Road Network	Adjacent to A702 which is a Trunk Road. Good connectivity.

Site Access	Frontage access, however, north end adjacent to junction with A72.
Public Transport	Bus stops <400m. Lanark railway station ~20km.
Access to Services	Biggar village centre ~1500m
Additional Roads and Transportation Comments	N/A
Water	Coulter WTW currently has capacity there is a 150mm HPPE mains to West of site
Sewerage	200m away from closest sewerage infrastructure. (Biggar DOA). Biggar waste water treatment works has limited capacity and growth would likely be required.
SLC Flooding	Watercourses are present in this area. Flood Risk Assessment required.
Flood Risk (SEPA)	A watercourse flows along the site boundary and is within the 1 in 200 year flood outline. Also been identified as being at surface water flood risk and again potentially indicative of a fluvial flooding issue.
Water Environment (SEPA)	No baseline water bodies in the immediate vicinity of the site.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

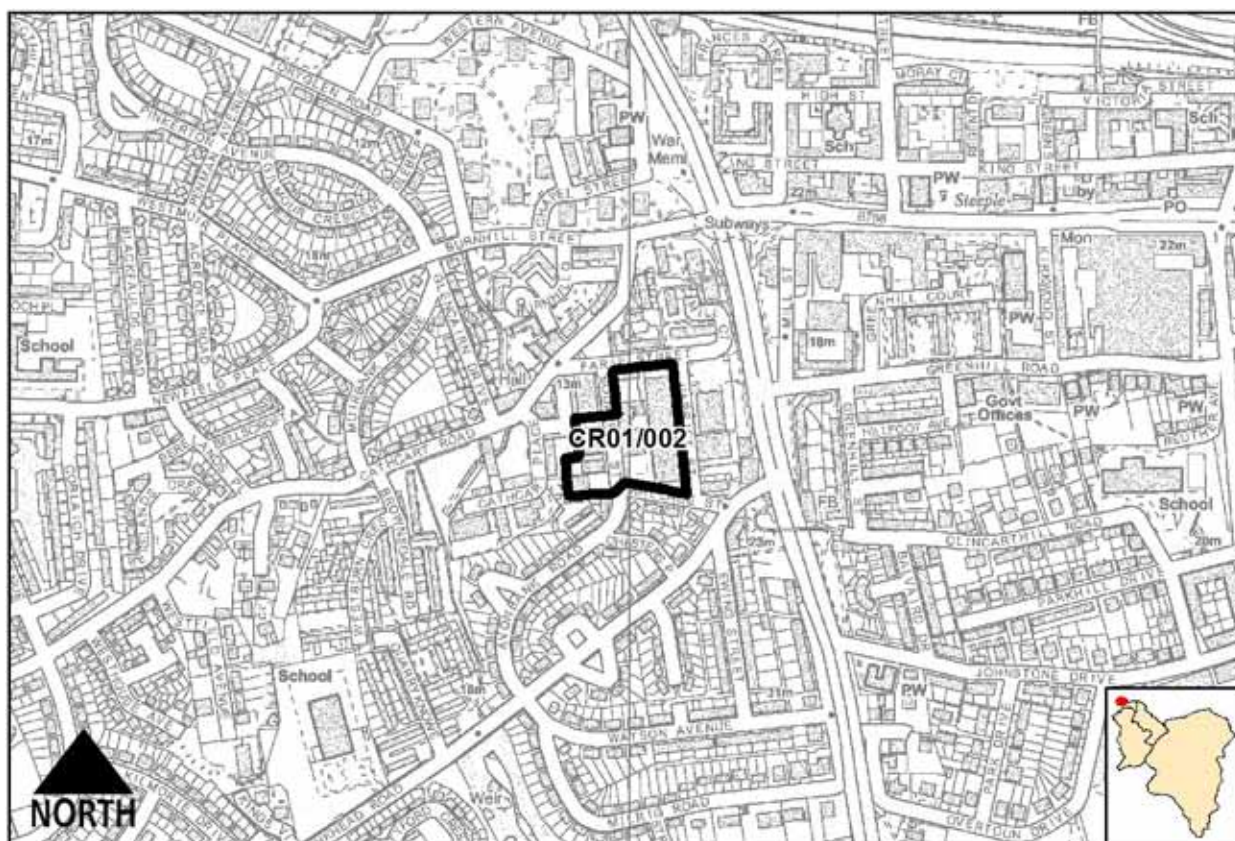
Cambuslang/Rutherglen Sites



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Settlement	<b>Cambuslang/Rutherglen</b>
Site Reference	<b>CR01/001</b>
Address	Dalmarnock Trading Estate Rutherglen
Site size (hectares) supplied	1.50
Site size (hectares) GIS	1.67
In previous call for sites?	No
Current Use	Employment land
Proposed Use	Mixed use
No of Units (residential)	N/A
Location (within settlement/edge of settlement/isolated)	Within settlement
Brownfield/Greenfield	Brownfield
Settlement Pattern	N/A
Landscape	N/A
Natural Heritage	No designations but adjacent to River Clyde. HRA will require impacts on Clyde Estuary SPA to be considered.
Historic Environment	N/A
Open Space	Green network along banks of Clyde
Minerals	Coal Authority – standing advice area.
Public Access	Riverside Right of Way must be protected. Strategic access link (wider access network route CR/4054)
Road Network	A TA will be required. Although it is unlikely that there will be any wider network or capacity issues due to recent improvements for M74 Completion and Clyde Gateway there is a fourth arm proposed for the junction on Dalmarnock Road

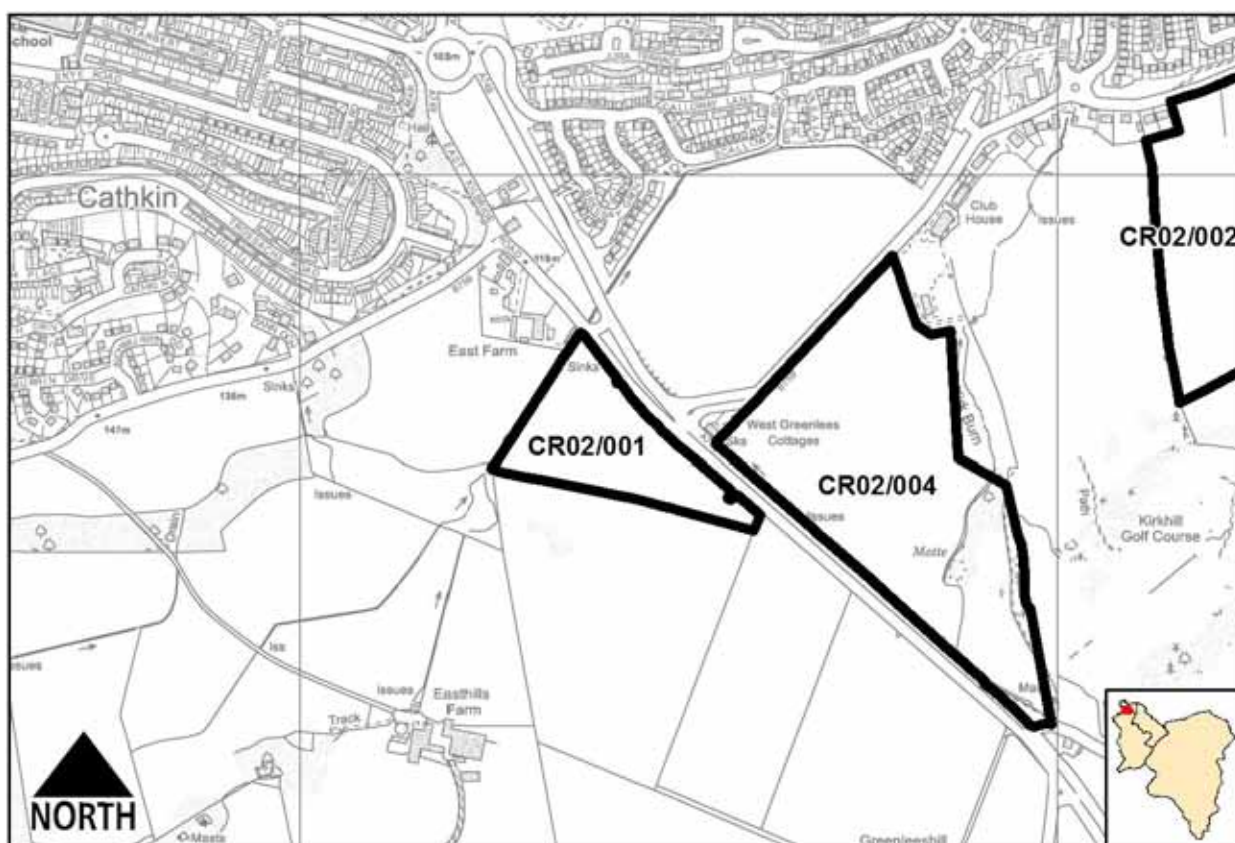
	which needs to be assessed.
Site Access	Suitable access designed within existing retail park development.
Public Transport	Bus stops <250m. Railway station ~ 1000m.
Access to Services	Urban location close to all services.
Additional Roads and Transportation Comments	None
Water	Milngavie WOA currently has capacity there is a 6" distribution main to the east of the site
Sewerage	Shieldhall waste water treatment works currently has capacity to accommodate development however should all development be realised a growth project may be required - waste water pumping station within site boundary. Combined sewer to North of site and separate system to the South.
SLC Flooding	Existing flood embankment at this location. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required
Flood Risk (SEPA)	Potential fluvial flood risk from the River Clyde along with a tidal influence as well. Dalmarnock Bridge and rail bridge in proximity to site. Further assessment required.
Water Environment (SEPA)	WB ID 10040, River Clyde (North Calder to Tidal Weir), 2014 Classification Poor ecological potential due to point source pressures from STW - Phosphorus & STW overflows. Identified measures in place with Scottish Water to address. SL site CR01/001 in close proximity to this waterbody. WB ID 10930 Malls Mire Burn/ Polmadie Burn/Cityford Burn - HMWB, 2014 classification Bad ecological potential due to morphology, water quality for ammonia and phosphorus due to point source sewage disposal.
Air Quality	Rutherglen AQMA
Noise	N/A
Planning History	Core industrial and business area in adopted LDP. Had previous consent for industrial units which was never implemented CR/05/0317
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Rutherglen</b>
Site Reference	<b>CR01/002</b>
Address	Bouverie Street, Rutherglen
Site size (hectares) supplied	1.12
Site size (hectares) GIS	
In previous call for sites?	No
Current Use	Industrial
Proposed Use	Residential
No of Units (residential)	Approximately 45 units
Location (within settlement/edge of settlement/isolated)	Within settlement
Brownfield/Greenfield	Brownfield
Settlement Pattern	Urban
Landscape	N/A
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	Coal authority standing advice area
Public Access	No paths affected
Road Network	The site is close to Mill Street and Burnhill Street which both convey significant traffic flows connecting to Rutherglen town centre. Given the scale of development for circa 45 flats it is not anticipated that the proposals would have a significant impact on the existing road network. Given the proximity of the site to the town centre a Transport Statement would require to be provided to

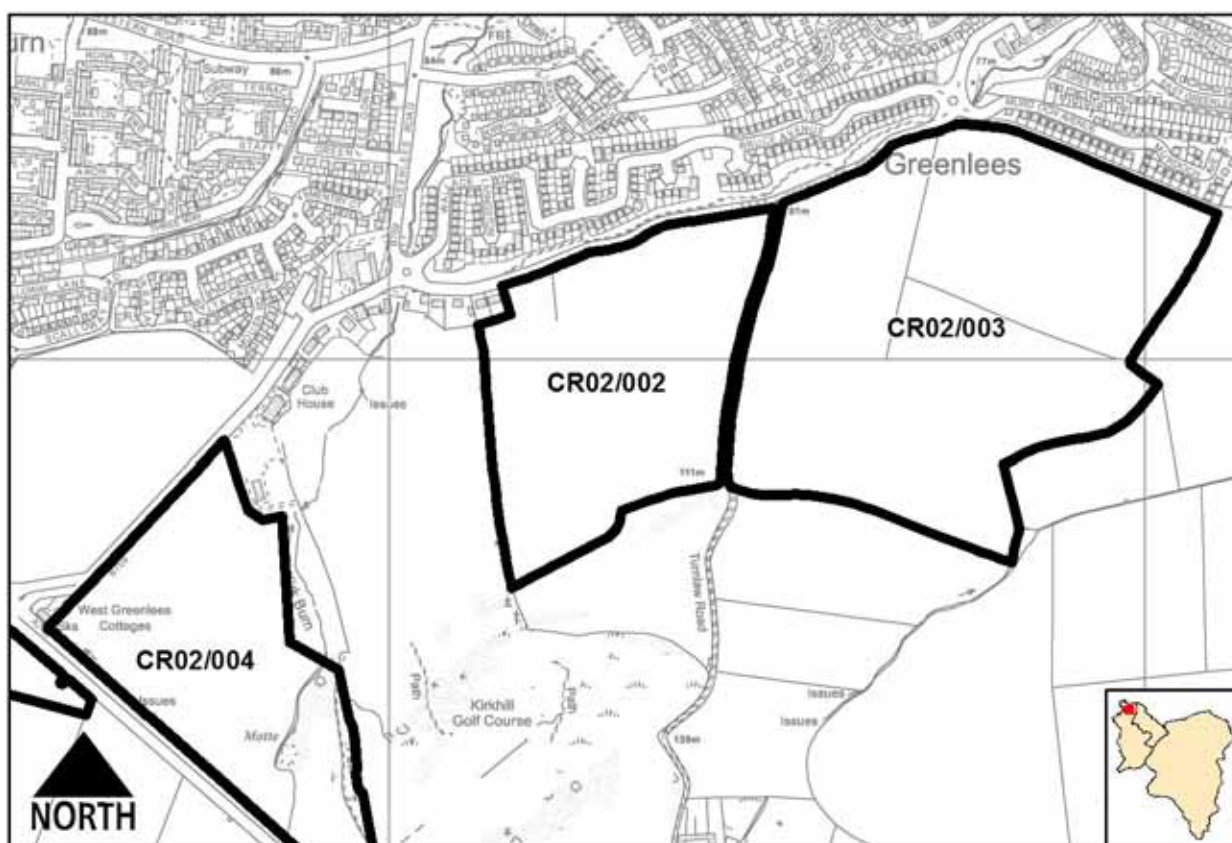
	comment on the anticipated trip rates compared to existing site activities
Site Access	At present there is no information relating to the proposed site layout or access arrangements; it may be that parking accessed directly off the existing roads would be suitable subject to meeting current design standards. Parking should be provided in accordance with the SCOTS National Roads Development Guide. There are a number of existing accesses along Bouverie Street and Harriet Street; any proposal should include continuous footways and, therefore, all redundant accesses would require to be removed.
Public Transport	The site is within 400 metres walking distances of bus stops on Bankhead Road, Mill Street, Cathcart Road and Burnhill Street. The site is also located within 1,200 metres of Rutherglen railway station
Access to Services	The site is within reasonable walking distances of local amenities, schools and Rutherglen town centre
Additional Roads and Transportation Comments	None
Water	A Drainage Impact Assessment may be required
Sewerage	The separation and attenuation of the surface water arising within the development footprint will be required, prior to connection to the combined sewer.
SLC Flooding	Although the site appears to be free of flooding quite a bit of the surrounding area is impacted which could suggest issues including sewer capacity. For this reason a Flood Risk Assessment for the site would be required and suitable SUDS to be utilised to ensure that there is no detriment to the site or from the site.
Flood Risk (SEPA)	The site (or parts thereof) lies adjacent to the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of flooding. In addition the site (or parts thereof) lies adjacent to the medium probability extent of the surface water hazard map published as part of the flood maps for Scotland. A basic Flood Risk Assessment (FRA) to be undertaken.
Water Environment (SEPA)	Given the location of the proposed development it is expected that both the foul drainage and the surface water from the site will probably require to be connected to the public sewerage system
Air Quality	Rutherglen AQMA
Noise	N/A
Planning History	
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>Cambuslang/Rutherglen</b>
Site Reference	<b>CR02/001</b>
Address	Corner of East Kilbride Road Cambuslang
Site size (hectares) supplied	3.59
Site size (hectares) GIS	3.58
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Residential and community green space
No of Units (residential)	Could accommodate over 100 units
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Extension beyond the established Green Belt boundary formed by the East Kilbride Road/Glasgow Road and Cathkin Road.
Landscape	Urban Fringe farmland
Natural Heritage	Improved pasture field boundary to the west mature tree line, to the south established hedge.
Historic Environment	None
Open Space	N/A
Minerals	Coal Authority Referral Area - Standing Advice
Public Access	Need to provide access network links to settlement
Road Network	TA will be required although it is unlikely that there will be any network or capacity issues due to proposed improvements associated with other

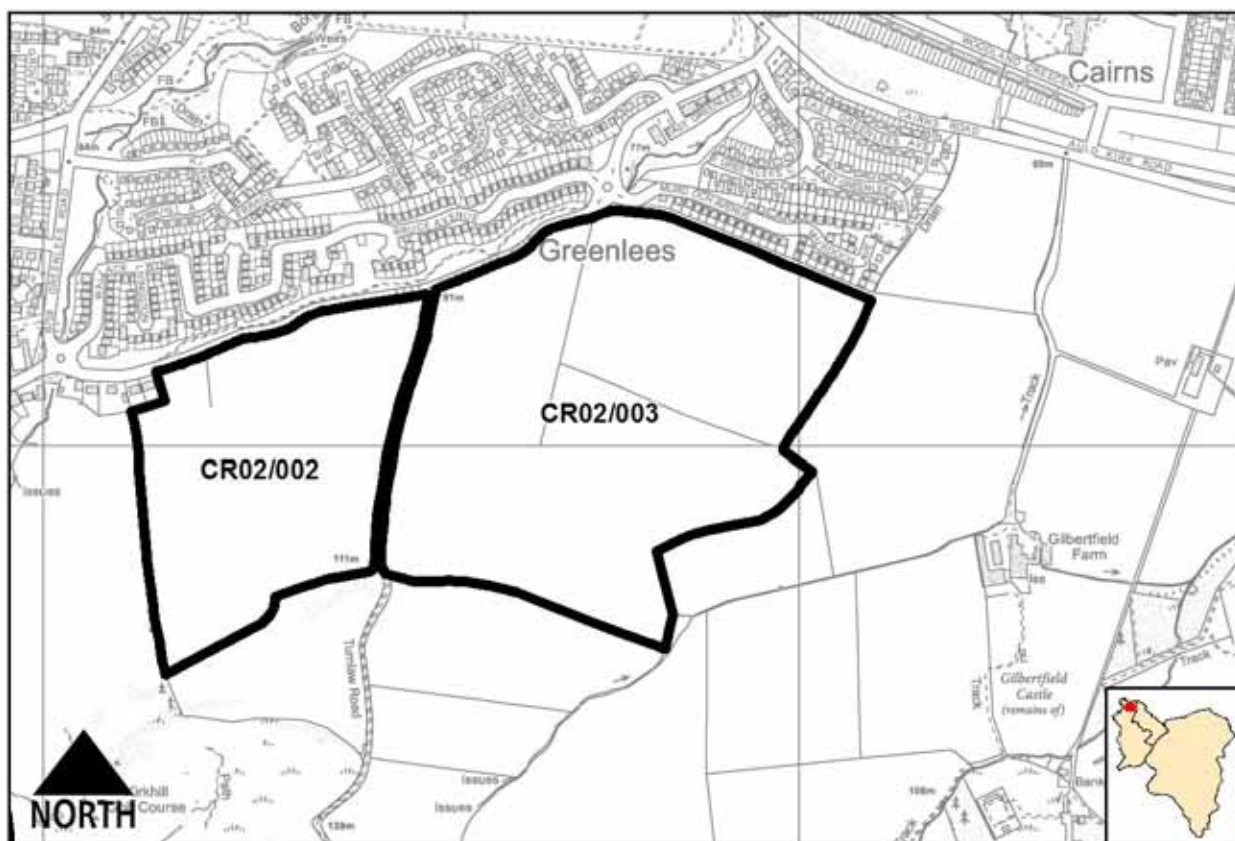
	developments in the area. Pedestrian linkage very poor and a footway would require to be constructed on third party land to remove the need for multiple crossings of the A749.
Site Access	A749 East Kilbride Road is dual carriageway across the frontage of the site and is subject to a 40mph speed limit across the majority of that frontage. A requirement of the developments associated with CR/67/001 and CR/66/001 is that the junction of the A749 and Greenlees Road is signalised; access to this site will have to be via a new fourth arm at these signals, otherwise junction spacing will not be achieved (Min. 210m).
Public Transport	Bus stops <300m. Railway station ~ 2000m.
Access to Services	Remote from services. See comments re. pedestrian links.
Additional Roads and Transportation Comments	None
Water	Daer water treatment works currently has capacity 700mm trunk main to the east within site boundary and 12" trunk main to East of site
Sewerage	Shieldhall waste water treatment works currently has capacity to accommodate development should all development be realised a growth project may be required. Majority of sites falls within Shieldhall WWTW Sewer catchment, SEPA would expect foul drainage to connect to Scottish Water sewer.
SLC Flooding	Flood Risk Assessment required
Flood Risk (SEPA)	Two minor partly culverted watercourses flow along boundary of site and could represent a potential flood risk.
Water Environment (SEPA)	WB ID 10040, River Clyde (North Calder to Tidal Weir), 2014 Classification Poor ecological potential due to point source pressures from STW - Phosphorus & STW overflows. SL site CR01/001 in close proximity to this waterbody. WB ID 10930 Malls Mire Burn/ Polmadie Burn/Cityford Burn - HMWB, 2014 classification bad ecological potential due to morphology, water quality for ammonia and phosphorus due to point source sewage disposal.
Air Quality	Rutherglen AQMA
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Cambuslang/Rutherglen</b>
Site Reference	<b>CR02/002</b>
Address	East Greenlees Farm Phase 1, Cambuslang
Site size (hectares) supplied	11.80
Site size (hectares) GIS	12.18
In previous call for sites?	Western part of CR67/002
Current Use	Agricultural land and woodland planting
Proposed Use	Residential
No of Units (residential)	200 – 250
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site would breach an existing well defined settlement edge and would protrude into the Green belt in a manner which would create a settlement boundary that would be difficult to defend against future proposals.
Landscape	Urban fringe farmland
Natural Heritage	No designations
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority referral area. Small area of prime agricultural land in north west corner.
Public Access	Access plan required to link development site to adjacent settlement and access infrastructure
Road Network	A TA would be required. Access to road network to the west generally OK.

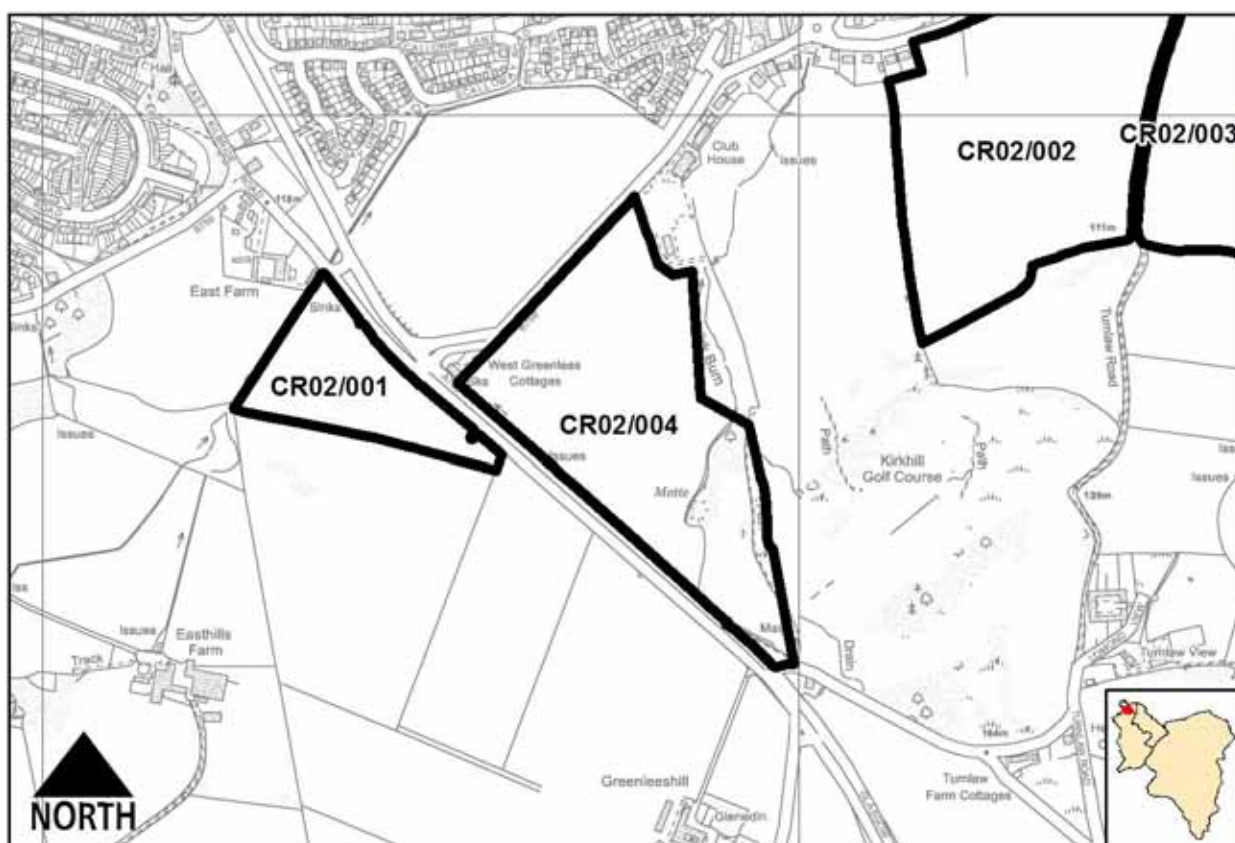
	Access to east would need further investigations. East Greenlees Road not suitable in its current form. Footways/path would need to be integrated into existing network. Concern over Cairns Road junction due to previous complaints. Potential concern over number of right turn trips from Greenlees Road onto A749.
Site Access	See above
Public Transport	Kirkhill train station <1600m. Bus stops (existing are generally outwith 400m)
Access to Services	Very poor.
Additional Roads and Transportation Comments	A requirement of the developments associated with CR/67/001 and CR/66/001 is that the junction of the A749 and Greenlees Road is signalised and other improvements are undertaken along Greenlees Road. While some mitigation is being provided on the surrounding road network several junctions, in particular East Greenlees Road at Cairns Road will remain near, or at, capacity. Further development in the area cannot be accommodated within the existing road network and there is no potential for mitigation without third party land.
Water	Daer Water Treatment Works currently has capacity to accommodate this development. A water impact assessment or Flow and Pressure test may be required to assess the impact of the development on the local infrastructure
Sewerage	Shieldhall waste water treatment works currently has capacity for this development a DIA may be required to determine impact of development on local infrastructure.
SLC Flooding	Flood Risk Assessment required.
Flood Risk (SEPA)	A potentially culverted watercourse flows through the site which could represent a potential flood risk. No built development should be proposed over the culvert.
Water Environment (SEPA)	WB ID 10040, River Clyde (North Calder to Tidal Weir), 2014 Classification Poor ecological potential due to point source pressures from STW - Phosphorus & STW overflows. SL site CR01/001 in close proximity to this waterbody. WB ID 10930 Malls Mire Burn/ Polmadie Burn/Cityford Burn - HMWB, 2014 classification Bad ecological potential due to morphology, water quality for ammonia and phosphorus due to point source sewage disposal.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Cambuslang/Rutherglen</b>
Site Reference	<b>CR02/003</b>
Address	East Greenlees Farm Phase 2 Cambuslang
Site size (hectares) supplied	23.70
Site size (hectares) GIS	23.99
In previous call for sites?	Overlaps with CR67/002 but larger
Current Use	Agricultural land and woodland planting
Proposed Use	Residential
No of Units (residential)	375 - 425
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site would breach an existing well defined settlement edge and would protrude into the Green belt in a manner which would create a settlement boundary that would be difficult to defend against future development proposals
Landscape	Urban fringe farmland
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	Referral Area
Public Access	Access plan required to link development site to adjacent settlement and access infrastructure
Road Network	A TA would be required. Access to road network to the west generally OK. Access to east would need further investigations. East Greenlees Road not

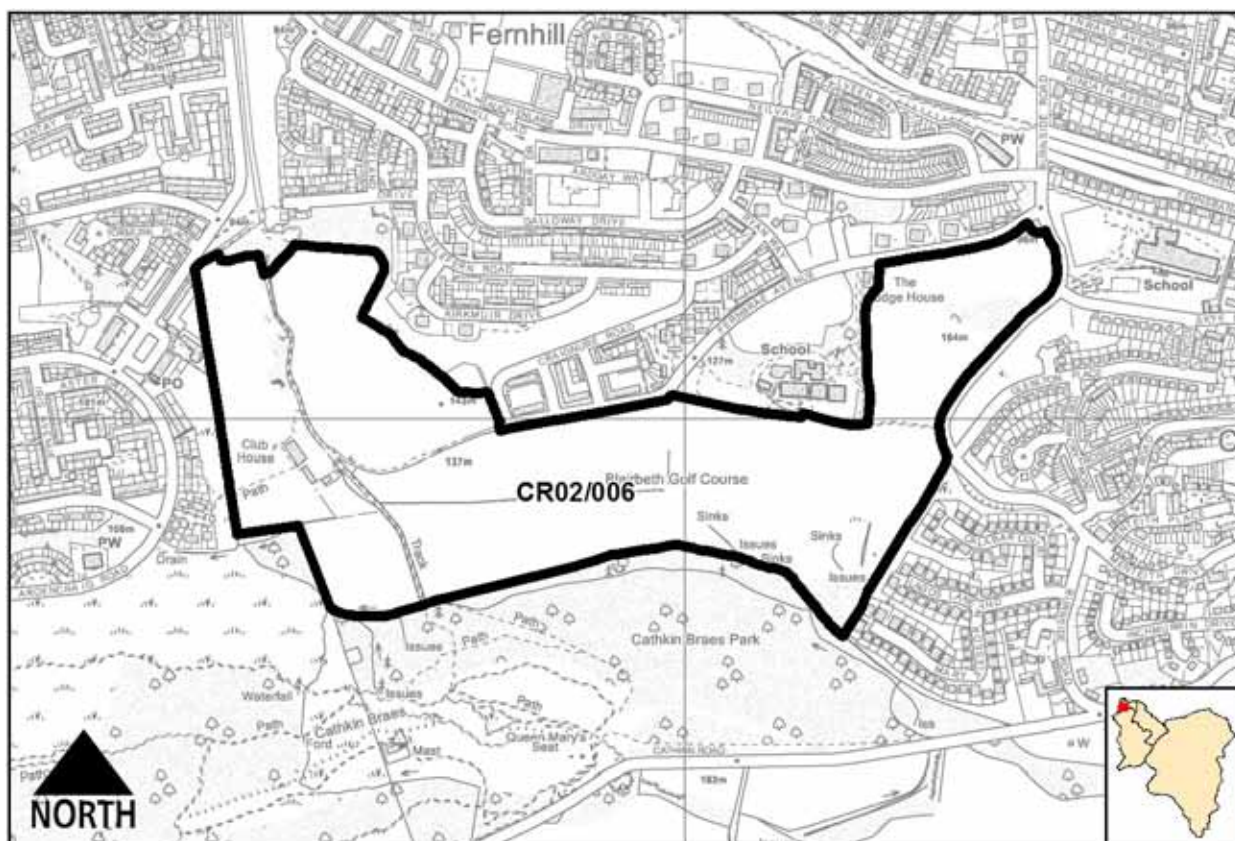
	suitable in its current form. Footways/path would need to be integrated into existing network. Concern over Cairns Road junction due to previous complaints. Potential concern over number of right turn trips from Greenlees Road onto A749.
Site Access	See above
Public Transport	Kirkhill train station <1600m. Bus stops (existing are generally outwith 400m)
Access to Services	Very poor.
Additional Roads and Transportation Comments	A requirement of the developments associated with CR/67/001 and CR/66/001 is that the junction of the A749 and Greenlees Road is signalised and other improvements are undertaken along Greenlees Road. While some mitigation is being provided on the surrounding road network several junctions, in particular East Greenlees Road at Cairns Road will remain near, or at, capacity. Further development in the area cannot be accommodated within the existing road network and there is no potential for mitigation without third party land.
Water	Daer Water Treatment Works currently has capacity to accommodate this development. A water impact assessment or Flow and Pressure test may be required to assess the impact of the development on the local infrastructure
Sewerage	Shieldhall waste water treatment works currently has capacity for this development a DIA may be required to determine impact of development on local infrastructure.(Assumption is foul drainage is served via public sewerage system. Limited opportunity for private system)
SLC Flooding	Flood Risk Assessment required
Flood Risk (SEPA)	A potentially culverted watercourse could flow through part of the site which could represent a potential flood risk. No built development should be proposed over the culvert.
Water Environment (SEPA)	WB ID 10040, River Clyde (North Calder to Tidal Weir), 2014 Classification Poor ecological potential due to point source pressures from STW - Phosphorus & STW overflows. Identified measures in place with Scottish Water to address. SL site CR01/001 in close proximity to this waterbody. WB ID 10930 Malls Mire Burn/ Polmadie Burn/Cityford Burn - HMWB, 2014 classification Bad ecological potential due to morphology, water quality for ammonia and phosphorus due to point source sewage disposal.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Cambuslang</b>
Site Reference	<b>CR02/004</b>
Address	Kirkhill Golf Club, Cambuslang
Site size (hectares) supplied	11.30
Site size (hectares) GIS	11.42
In previous call for sites?	no
Current Use	Practice area for golf club
Proposed Use	Housing
No of Units (residential)	260
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Extension beyond the established Green Belt boundary formed by Greenlees Road. Loss of a valuable recreational facility and natural buffer formed by the Golf Course
Landscape	Urban Fringe Farmland LCT however developed as a golf course.
Natural Heritage	Improved pasture however developed as golf course. Established hedges along Greenlees Rd and Glasgow Road. Areas and lines of mature trees in the eastern area of the site and in the south in the area of the SAM Motte
Historic Environment	Scheduled Monument: Greenlees Cottages Motte SE of SM3334 & Archaeological Trigger Map 2 Identified Zones
Open Space	Formal golf course
Minerals	Coal Authority Referral Area - Standing Advice
Public Access	Core Path EK/1004; 1007; 1008. need for access plan and links to national

	cycle route
Road Network	A TA would be required. Access to road network to the west generally OK. Access to east would need further investigations. East Greenlees Road not suitable in its current form. Footways/path would need to be integrated into existing network. Concern over Cairns Road junction due to previous complaints. Potential concern over number of right turn trips from Greenlees Road onto A749. A new roundabout is to be provided on Greenlees Road to access the site to the north (CR67/001).
Site Access	See above
Public Transport	Kirkhill train station <1600m. Bus stops (existing are generally outwith 400m
Access to Services	Very poor
Additional Roads and Transportation Comments	A requirement of the developments associated with CR/67/001 and CR/66/001 is that the junction of the A749 and Greenlees Road is signalised and other improvements along Greenlees Road. Several junctions, in particular East Greenlees Road at Cairns Road near, or at, capacity. Further development in the area cannot be accommodated within the existing road network and no potential for mitigation without third party land.
Water	Daer Water Treatment Works currently has capacity to accommodate this development. A water impact assessment or Flow and Pressure test may be required to assess the impact of the development on the local infrastructure
Sewerage	Shieldhall waste water treatment works currently has capacity for this development a DIA may be required to determine impact of development on local infrastructure. (Limited opportunity for private system)
SLC Flooding	Flood Risk Assessment required
Flood Risk (SEPA)	Kirk Burn flows through the site and shown to be within the surface water flood extent which could also potentially be indicative of a fluvial flood risk. A minor partly culverted watercourse also flows along the site boundary which could represent a potential flood risk.
Water Environment (SEPA)	WB ID 10040, River Clyde (North Calder to Tidal Weir), 2014 Classification Poor ecological potential due to point source pressures from STW - Phosphorus & STW overflows. SL site CR01/001 in close proximity to this waterbody. WB ID 10930 Malls Mire Burn/ Polmadie Burn/Cityford Burn - HMWB, 2014 classification Bad ecological potential due to morphology, water quality for ammonia and phosphorus due to point source sewage disposal.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Cambuslang/Rutherglen</b>
Site Reference	<b>CR02/006</b>
Address	Blairbeth Golf Club, 144 Fernbrae Avenue, Rutherglen
Site size (hectares) supplied	27.00
Site size (hectares) GIS	29.14
In previous call for sites?	No
Current Use	Redundant disused golf course
Proposed Use	20 hectare urban park 7 hectares of housing
No of Units (residential)	140
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would extend settlement into existing green belt area however, as the site forms an infill area between the existing settlement edge and Cathkin Braes Park, the expansion of the settlement at this location could, in fact, create a more robust settlement boundary and improve the accessibility of the park.
Landscape	Urban Fringe Farmland
Natural Heritage	The south east corner of the site contains an area of long established woodland of plantation origin. However, it is understood that this part of the site would form part of the urban park rather than the proposed housing areas.
Historic Environment	Parts of the site are located within areas of archaeological interest. Fernhill school is a C listed building adjacent to site
Open Space	The site was previously utilised as a golf course. The golf course is no longer in use.

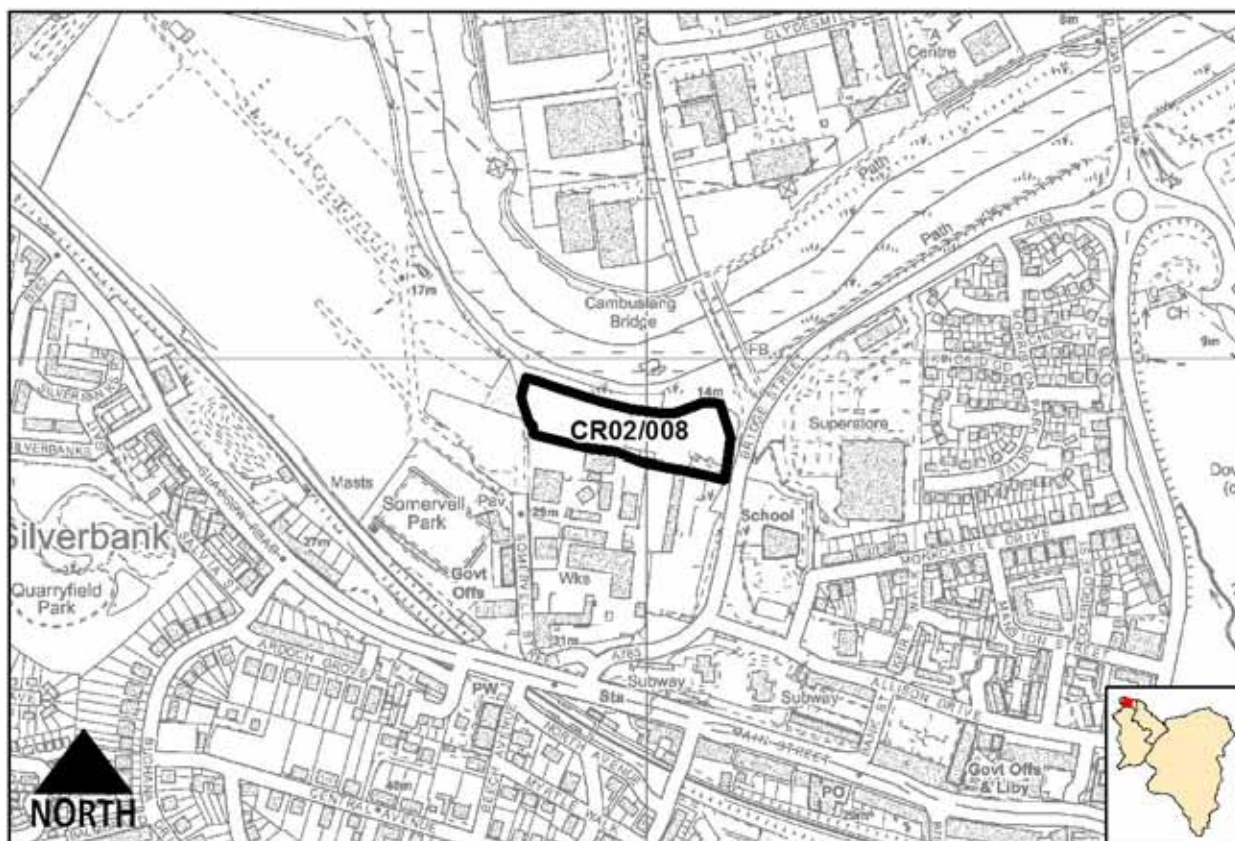
Minerals	N/A
Public Access	Various core path and wider access network routes. Links to Cathkin Braes. Need for access plan
Road Network	While the scale of the development is unlikely to have a significant impact on the road network (particularly given the improvements currently being undertaken as part of the Cathkin Relief Road project), however, a full Transport Assessment will be required.
Site Access	It is not clear how the site, and in particular the areas of housing, will be accessed although the western areas would appear to be via residential streets. It should be noted that the extreme western area is actually within Glasgow City Council. The Transport Assessment should clarify access arrangements.
Public Transport	Bus stops potentially <400m from most of housing areas, much of the recreational area >400m. Railway station ~2000m.
Access to Services	Facilities on Fernhill Road ~ 1000m.
Additional Roads and Transportation Comments	None
Water	Daer/Balmore West Region WOA, A water impact assessment or Flow and Pressure test may be required to assess the impact of the development on the local infrastructure
Sewerage	Shieldhall waste water treatment works currently has capacity to accommodate development however should all development be realised a growth project may be required - Culvert in western part of site
SLC Flooding	Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse with potentially culverted sections flows through the site which could represent a potential flood risk.
Water Environment (SEPA)	WB ID 10040, River Clyde (North Calder to Tidal Weir), 2014 Classification Poor ecological potential due to point source pressures from STW - Phosphorus & STW overflows. Identified measures in place with Scottish Water to address. SL site CR01/001 in close proximity to this waterbody. WB ID 10930 Malls Mire Burn/ Polmadie Burn/Cityford Burn - HMWB, 2014 classification Bad ecological potential due to morphology, water quality for ammonia and phosphorus due to point source sewage disposal.
Air Quality	Close to Rutherglen AQMA
Noise	N/A
Planning History	None
Other Comments	Two pockets of land could be developed for housing. Majority of the site will be parkland. This will be considered as part of a development framework site.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>Cambuslang/Rutherglen</b>
Site Reference	<b>CR02/007</b>
Address	Hallside East, Newton
Site size (hectares) supplied	2.61
Site size (hectares) GIS	2.61
In previous call for sites?	No
Current Use	Agricultural land/grazing
Proposed Use	Housing/open space/landscaping
No of Units (residential)	
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would round off north east edge of Hallside. A substantial landscape buffer should be retained along eastern edge of proposed site.
Landscape	Urban fringe farmland
Natural Heritage	No designations
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority – standing advice area
Public Access	
Road Network	Subject to density of development there may be requirement for a Transport Statement. Hallside Road is below acceptable width to allow two way traffic and separate pedestrian footway.

Site Access	It is anticipated that access will be taken off Hallside Road subject to the applicant being able to provide road upgrades to deliver a minimum 5.5 metre carriageway and 2.0 metre continuous footway on the north side and 2.0 metre wide verge on the south side.
Public Transport	The south west portion of the site is circa 400 metres walking distance from existing bus stops on Hallside Boulevard; however, the majority of the site exceeds this distance and is therefore in excess of what SPT consider reasonable walking distance to access local bus services. The entire site is within 1600 metre walking distance of Newton railway station which is considered a reasonable walking distance.
Access to Services	The site is circa 1200 metres walking distance to local amenities which include a local 'express' grocery shop and pharmacist.
Additional Roads and Transportation Comments	The site is located adjacent to the existing walking and cycling route on Manse Brae which connects to the NCN 75 on Calder Road and the wider cycling/walking network on the A724 Hamilton Road to the south. The site should be developed to include improved links to the surrounding pedestrian/cycling networks.
Water	Daer/Camps WOA currently have capacity there is a 16" trunk main to East of site
Sewerage	Daldowie waste water treatment works
SLC Flooding	
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	Expect foul drainage from the site to be connected to the public sewerage system and the surface water to be collected and treated using standard suds techniques.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	This is linked to the Hallside East site identified in the housing land audit. Further consideration of an appropriate boundary and developable area is required taking account of the Hallside East site already identified as a housing site in the SLLDP.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	

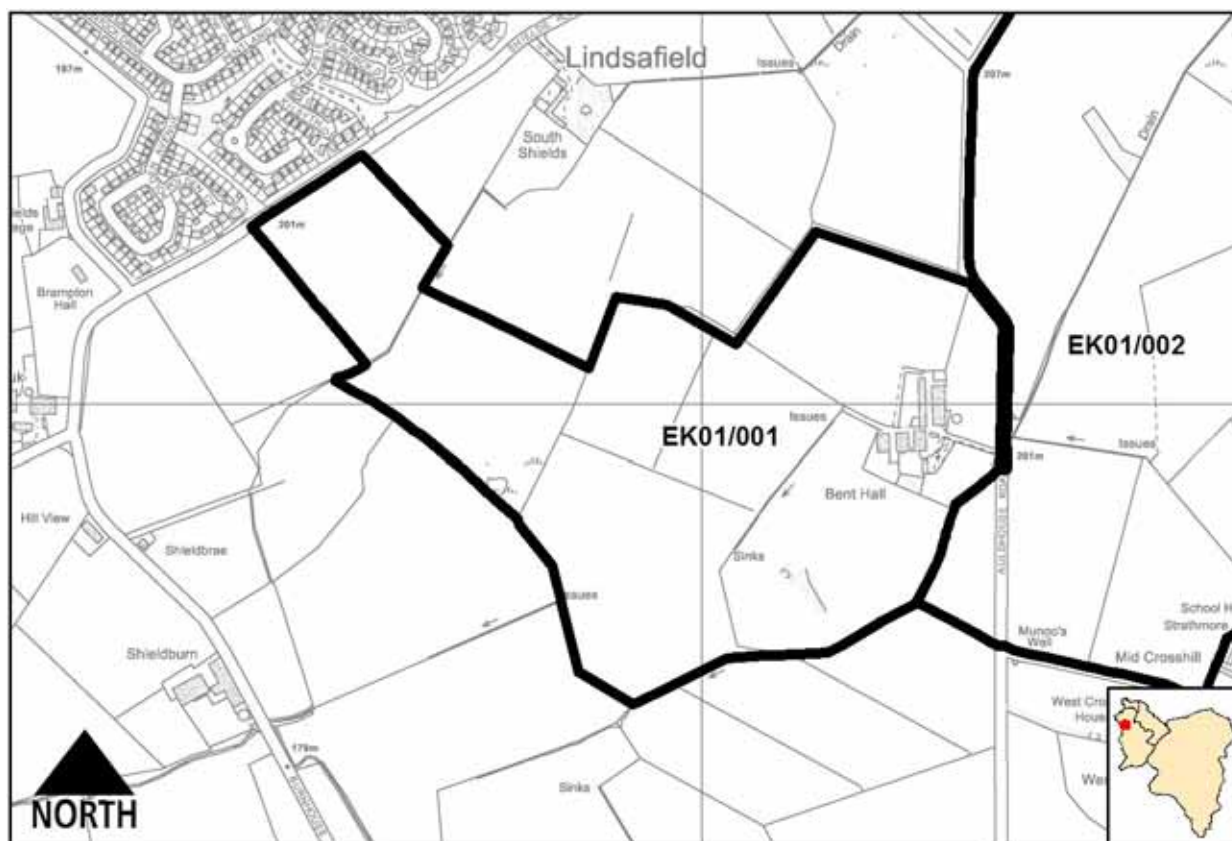


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Settlement	<b>Cambuslang</b>
Site Reference	<b>CR02/008</b>
Address	Bridge Street/Somervell Street Cambuslang
Site size (hectares) supplied	1.2
Site size (hectares) GIS	
In previous call for sites?	No
Current Use	Industrial
Proposed Use	Residential
No of Units (residential)	Approximately 40 units
Location (within settlement/edge of settlement/isolated)	Within settlement
Brownfield/Greenfield	Brownfield
Settlement Pattern	Urban
Landscape	N/A
Natural Heritage	Banks of Clyde. Connectivity to Clyde Estuary SPA.
Historic Environment	N/A
Open Space	Adjacent to banks of Clyde green network
Minerals	Coal authority standing advice area
Public Access	Right of Way route No SC3 Wider Access network (route CR/4061) Cycle route to be incorporated in redevelopment of the site.
Road Network	Close to a town centre location where the existing signalised junctions are operating at or close to capacity. A TA will be required to address the impact of the proposed development on these existing traffic signals and the proposed

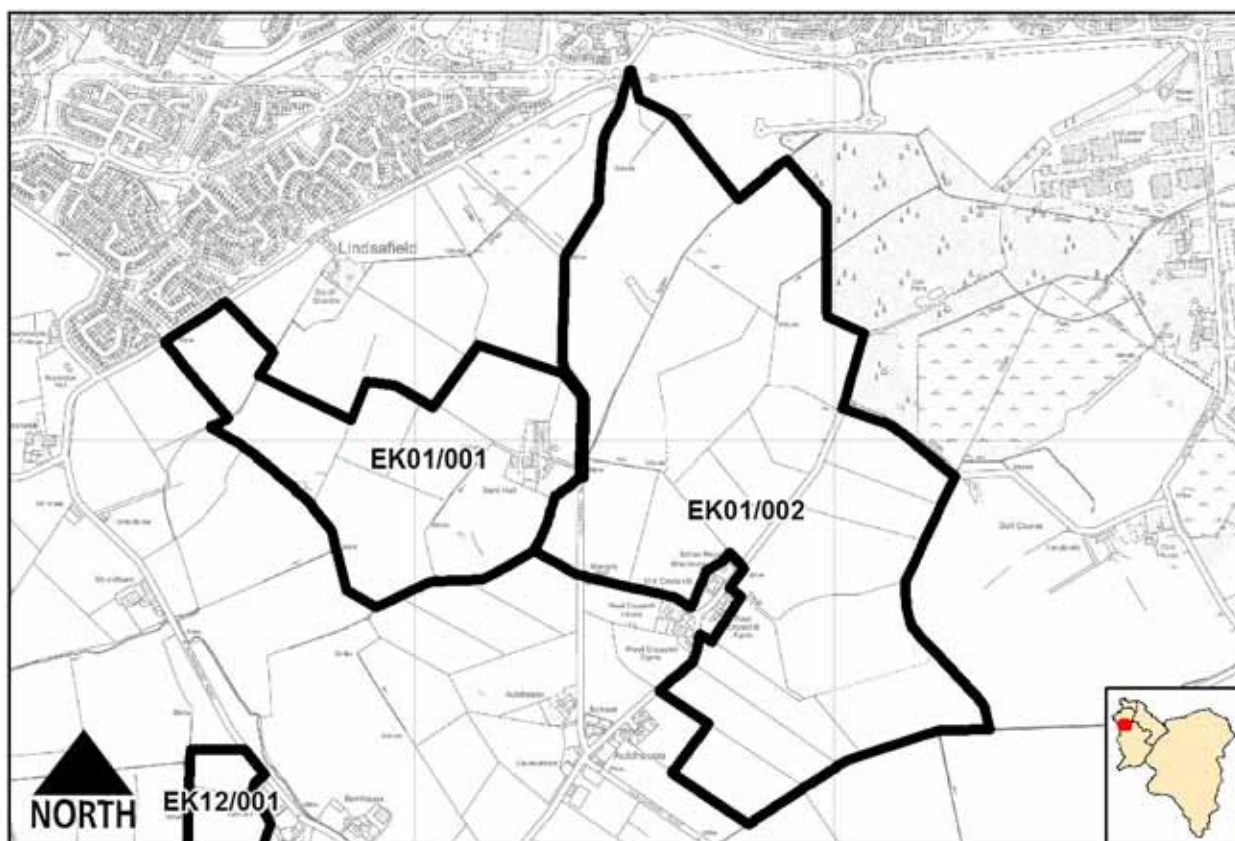
	site access.
Site Access	It is anticipated that the site will take access off Bridge Street by means of a new junction incorporating traffic signals.
Public Transport	Within 300m of existing bus stops on Bridge St and within 700m walking distance of Cambuslang railway station which provides connectivity to Glasgow, Motherwell and Hamilton. Site well served by public transport
Access to Services	Within reasonable walking distances of Cambuslang Town Centre with access to a range of amenities/shops.
Additional Roads and Transportation Comments	Site formed part of previously consented masterplan which was to incorporate a through road from land to the west and a connection onto Bridge St to the east. The adjacent Hoover site, consented for housing under CR/16/0096, incorporates a spine road which will terminate at its eastern boundary; any development of CR02/008, and adjacent sites; is expected to continue this spine road to provide a connection onto Bridge St. The masterplan site was also expected to deliver a park and ride facility on that part of the wider site to the south adjacent to Somervell St. Recommend the incorporation of a 3.0 metre wide woodland path to connection Bridge St and the proposed woodland path at the eastern boundary of CR/16/0096.
Water	To be confirmed
Sewerage	Would expect foul drainage from the site to be connected to the public sewerage system
SLC Flooding	Flood Risk Assessment required
Flood Risk (SEPA)	The site (or parts thereof) lies adjacent to the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may be at medium to high risk of flooding. Records of flooding in proximity of the site exist, including a large event in Dec 1994, no information suggests the site itself was affected. Site appears to be in proximity to the Clydesmill Stage 1 Flood Protection Scheme. A basic Flood Risk Assessment (FRA) would need to be undertaken to assess likely flood risk to the site.
Water Environment (SEPA)	Surface water to be collected and treated using standard SUDS techniques. Expect that an appropriate buffer zone be incorporated to protect the riparian zone of the River Clyde, which includes the bed and banks of the watercourse.
Air Quality	Close to Rutherglen AQMA
Noise	N/A
Planning History	Extensive history around the redevelopment of the Hoover site. Most recent application for housing development to the west of the site. This site was part of the original masterplan for the Hoover site.
Other Comments	This will be part of a development framework site – however mix of uses to be confirmed. At this time housing is not considered appropriate on the site.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

**East Kilbride Sites**



Settlement	<b>Auldhouse</b>
Site Reference	<b>EK01/001</b>
Address	Land at Auldhouse Road/ Shields Road
Site size (hectares) supplied Site size (hectares) GIS	40 34.97
In previous call for sites?	Partial overlap with EK71/008- current site smaller
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	500+
Location (within settlement/edge of settlement/isolated)	Edge in greenbelt
Brownfield/Greenfield	Greenfield
Settlement Pattern	Significant intrusion into the green belt and potential settlement coalescence issues with Auldhouse.
Landscape	Various agricultural landscape features (hedgerows and trees). Plateau farmland landscape character type.
Natural Heritage	Close to Langlands Moss LNR. Possible deep peat soil on part of site. Need for peatland depth survey. Protected species and habitat surveys required.
Historic Environment	N/A
Open Space	Open space / green space masterplan required
Minerals	Off coal area.
Public Access	Various access routes adjacent to or partially crossing the site. Access plan required.
Road Network	As 'Site Access' comments. Rural road network - improvement would be required.

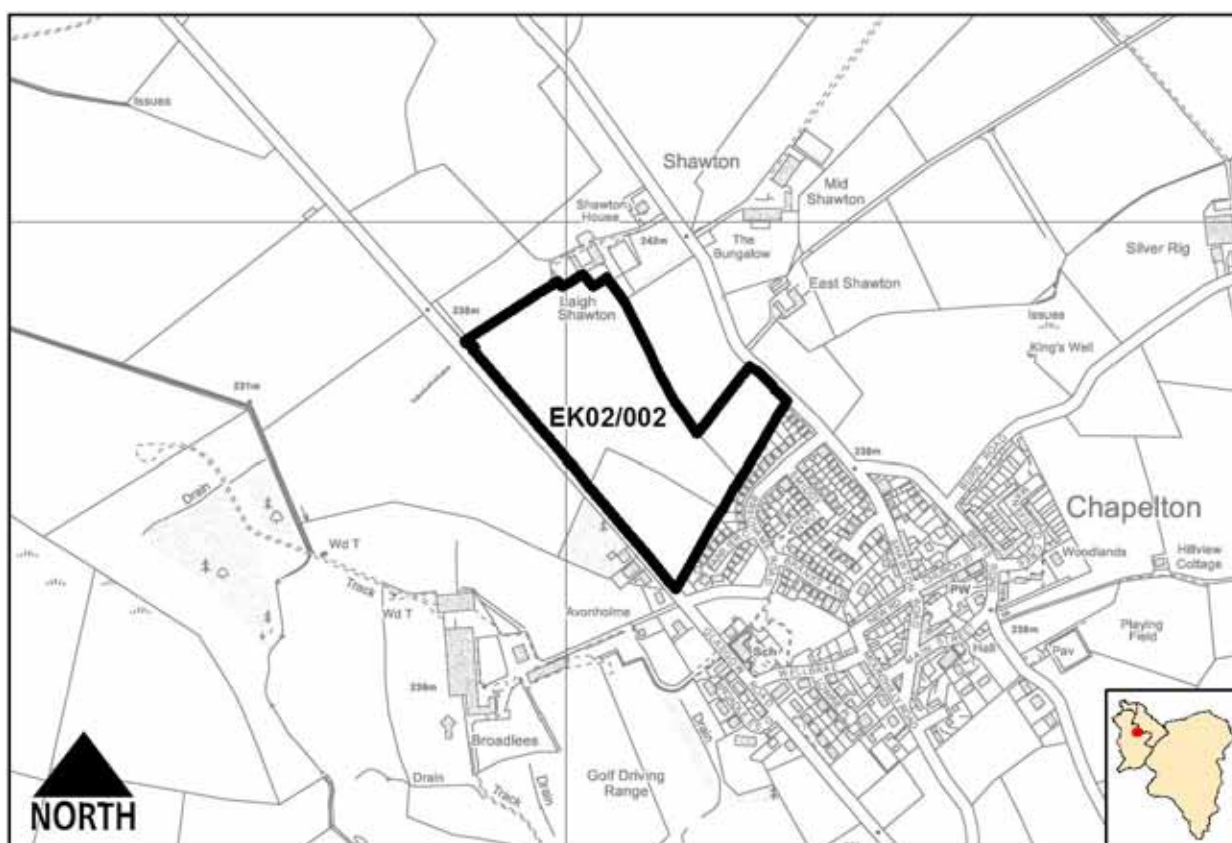
Site Access	The size and scale of this development would have a significant impact on existing junctions on the road network. Roundabout at Greenhills Road/Auldhouse Road would not have the required capacity and a further distributor road would be required. There would also be a number of junctions throughout East Kilbride which may become under further pressure. Therefore unable to support. Three accesses required.
Public Transport	Would need to be considered.
Access to Services	Would need to be considered.
Additional Roads and Transportation Comments	Given the potential number of sites, and hence units, on the south side of East Kilbride, and taking into consideration committed development such as the Community Growth Area, and City Deal, there is likely to be a need for a Masterplan / cumulative Transport Assessment. This will need to consider the A725 / A726 Trunk Road network.
Water	Camps WOA currently has capacity 6" distribution main to the East of site and a 3" distribution main to the West.
Sewerage	Possible sewerage capacity constraints issue. Outwith current DOA. Site falls within Sewer catchment, SEPA would expect foul drainage to connect to Scottish Water sewer. There are no known capacity issues at the works or within the network.
SLC Flooding	Surface water drainage to be confirmed There are watercourses within this area. Flood Risk Assessment required
Flood Risk (SEPA)	Multiple minor watercourse flow through the site and potential flood risk from this source should be taken cognisance of. Localised surface water flooding issues also identified but could also be further indicative of potential fluvial flooding issues. A FRA is required to assess the potential flood risk.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential. Pressures identified as morphology and allocated to SLC for next Cycle and for SEPA to determine inputs of Phosphorus.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Rejected by Reporter for SLLDP1
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Auldhouse</b>
Site Reference	<b>EK01/002</b>
Address	Midcrosshill Farm, Auldhouse
Site size (hectares) supplied	82.33
Site size (hectares) GIS	99.58
In previous call for sites?	Same as EK71/020
Current Use	Agricultural land
Proposed Use	Housing
No of Units (residential)	800
Location (within settlement/edge of settlement/isolated)	Partly within settlement partly edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Southern part of site is a significant intrusion into the green belt. Potential settlement coalescence issues with Auldhouse
Landscape	Various agricultural landscape features (hedgerows and trees)
Natural Heritage	Adjacent to Langlands Moss LNR. Possible deep peat soil on part of site. Need for peatland depth survey. Protected species and habitat surveys required
Historic Environment	N/A
Open Space	Greenspace/open space masterplan required
Minerals	Off coal area
Public Access	Various access routes adjacent to or partially crossing the site. Access plan required

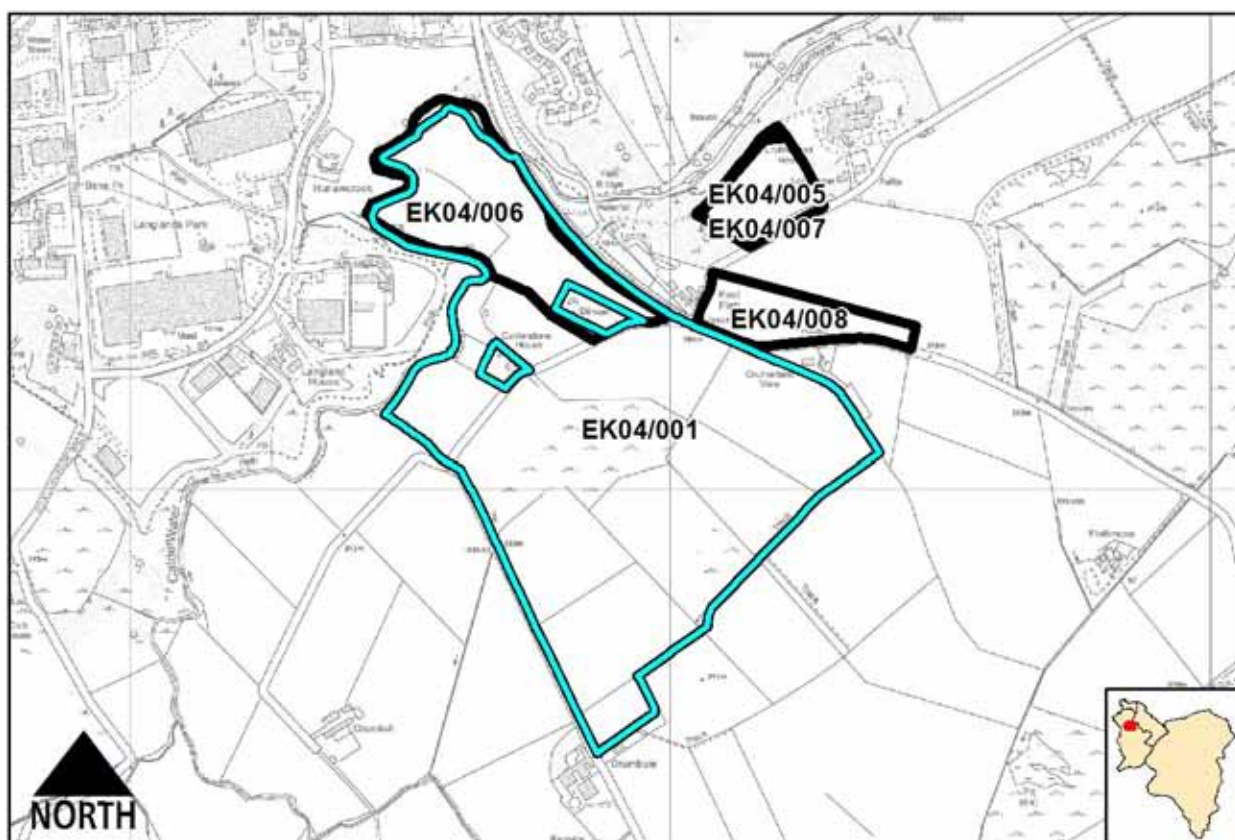
Road Network	Would require new distributor road. Over capacity issues creating pressure on Greenhills Road.
Site Access	Accessibility poor - TA required. Three accesses required.
Public Transport	TA would ensure site served by public transport
Access to Services	Poor - no services at present.
Additional Roads and Transportation Comments	Shields Road would require to be stopped up and Moss Road upgraded. This could be used to access this site. Given the potential number of sites, and hence units, on the south side of East Kilbride, and taking into consideration committed development such as the Community Growth Area, and City Deal, there is likely to be a need for a cumulative Transport Assessment. This will need to consider the A725/A726 Trunk Road network.
Water	Camps WOA currently has capacity 6" and 3" distribution mains along roads within development area.
Sewerage	Site falls within Sewer catchment, SEPA would expect foul drainage to connect to Scottish Water sewer.
SLC Flooding	Surface water drainage to be confirmed There are watercourses within this area. Flood Risk Assessment required
Flood Risk (SEPA)	Multiple minor watercourse flow through the site and potential flood risk from this source should be taken cognisance of. Localised surface water flooding issues also identified but could also be further indicative of potential fluvial flooding issues. A FRA is required to assess the potential flood risk.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Rejected by Reporter for SLLDP1
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Chapelton</b>
Site Reference	<b>EK02/002</b>
Address	Midshawton Farm, Chapelton
Site size (hectares) supplied	7.40
Site size (hectares) GIS	7.42
In previous call for sites?	Southern parcel of EK69/002
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	75 however could accommodate 180 units
Location (within settlement/edge of settlement/isolated)	Edge.
Brownfield/Greenfield	Greenfield
Settlement Pattern	The proposal would form an illogical elongation of the settlement. The scale and form of the proposal would be disproportionate to and out of keeping with the existing village of Chapelton that presently has a compact and cohesive form.
Landscape	Plateau farmland landscape character type.
Natural Heritage	Improved pasture. No designations affected.
Historic Environment	Archaeological Site at east of site.
Open Space	N/A
Minerals	No coal mining legacy
Public Access	No identified path network.
Road Network	Junction spacing and visibility possible onto A726 but speed reduction required. Area to north access onto Shawton Road
Site Access	Footway link possible along A726

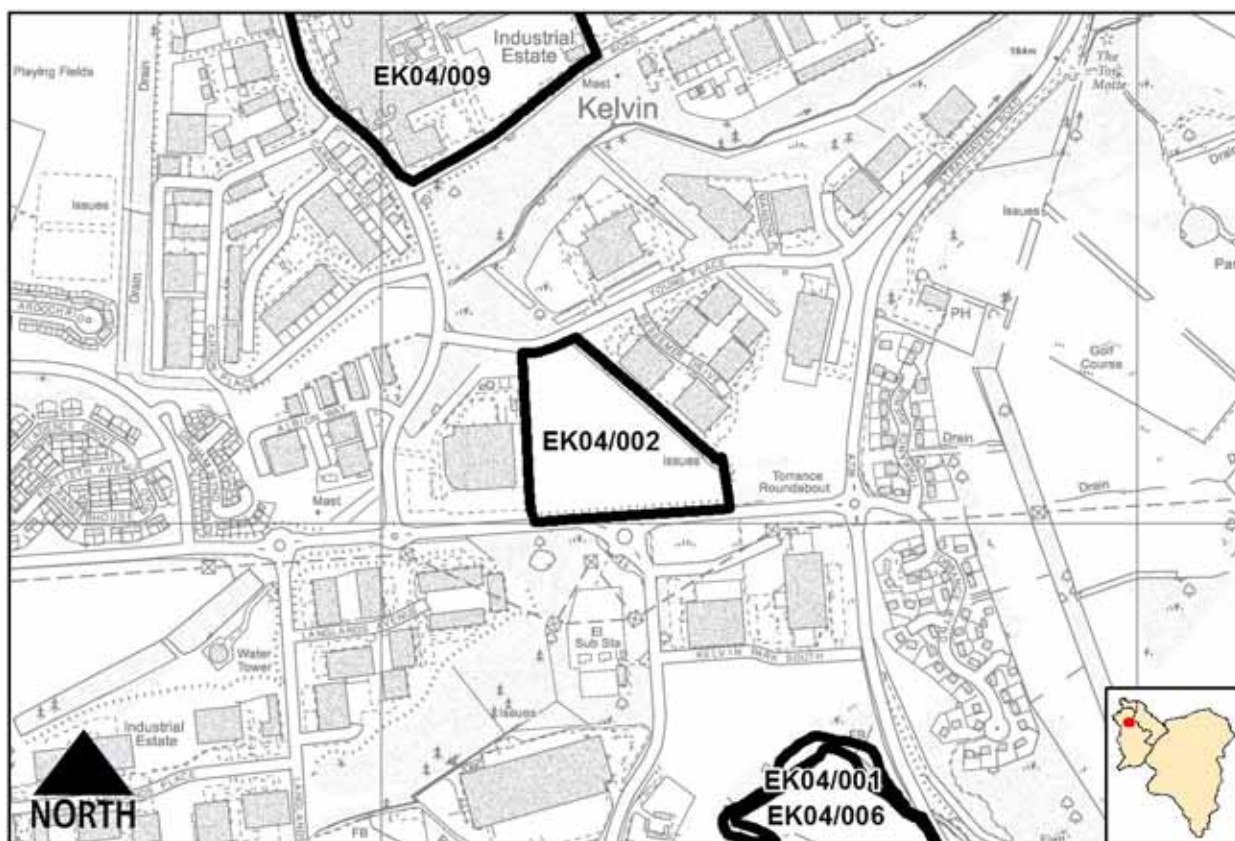
Public Transport	Part of site within 400m of bus stop may be able to have additional stops.
Access to Services	Small shop 700m from site - poor access to Chapelton.
Additional Roads and Transportation Comments	N/A
Water	Camps WOA currently has capacity 6" distribution main to west of site.
Sewerage	Chapelton DOA has limited capacity and a growth project may be required should this development proceed
SLC Flooding	Surface water drainage to be confirmed There are watercourses within this area. Flood Risk Assessment required. Localised flooding issues.
Flood Risk (SEPA)	No flood risk apparent
Water Environment (SEPA)	Sites in Catchment of Darngaber Burn WB ID 10077 2014 Classification Poor based on Overall ecology and fish passage. Measures database has no owner yet identified however SEPA have issued an engineering licence for installation of fish passage in the catchment and works have currently started on the ground which will ultimately improve classification.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Rejected by Reporter LDP1
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EK04/001</b>
Address	Strathaven Road, East Kilbride
Site size (hectares) supplied	46.50
Site size (hectares) GIS	47.01
In previous call for sites?	no
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	800-1000 (but could accommodate 1400)
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site isolated in the Green Belt and remote from EK Settlement with no links, no building groups
Landscape	Partly urban fringe farmland, partly incised river valley. Agricultural landscape features hedgerows and mature broadleaf trees
Natural Heritage	No designated sites but hedgerows and mature broadleaf trees provide biodiversity. Two blanket bog areas on site. TPO's on site.
Historic Environment	Listed building within the site.
Open Space	Open space / green space masterplan required
Minerals	Coal Authority Referral Area - mostly Standing Advice however north east of site has a band of formal Referral Area where Coal Report would be required.

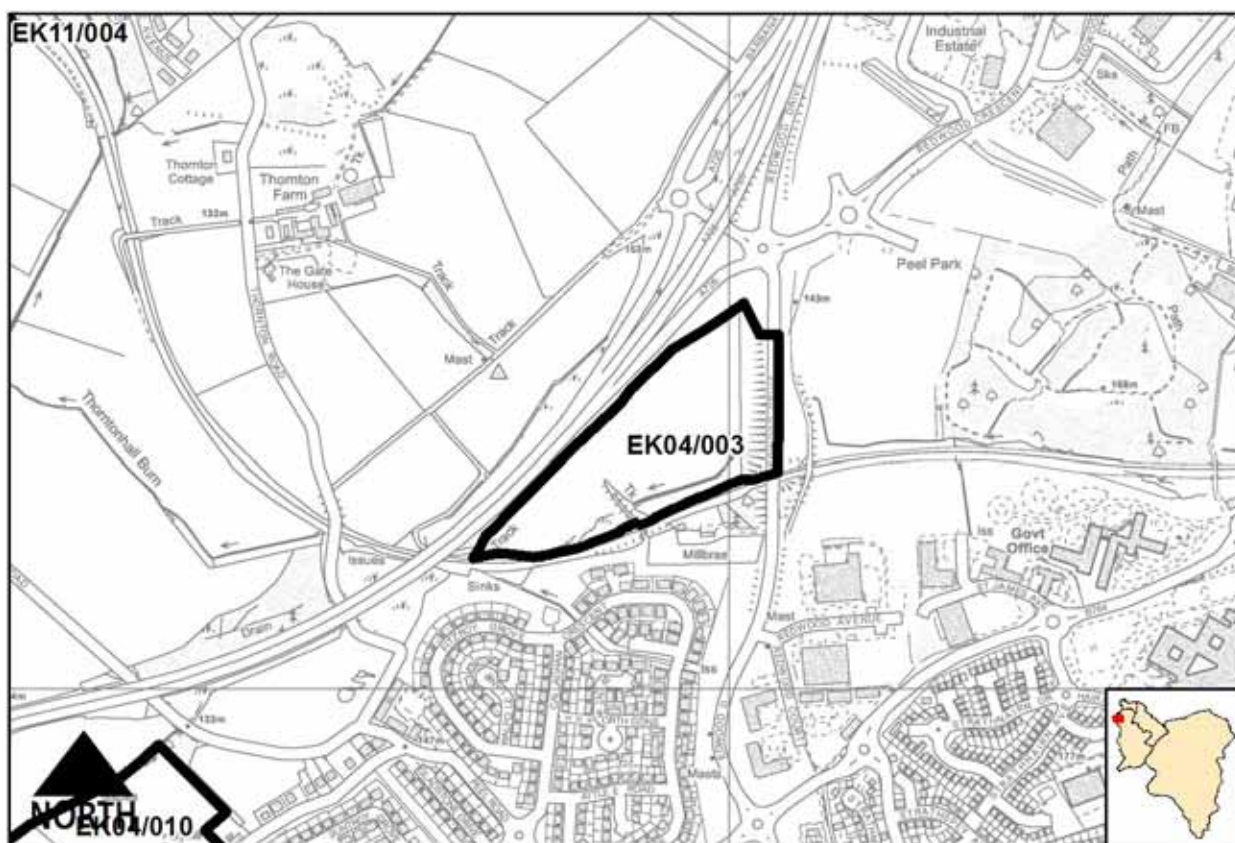
Public Access	Access plan required
Road Network	The size and scale of this development would have a significant impact on existing junctions on the road network. It is unlikely that the roundabout at Greenhills Road/Auldhouse Road would have the required capacity and a further distributor road would be required. There would also be a number of junctions throughout East Kilbride which may become under further pressure. Therefore unable to support.
Site Access	Three accesses required.
Public Transport	Remote from public transport. Would need to be considered as part of development.
Access to Services	Remote from public transport. Would need to be considered as part of development.
Additional Roads and Transportation Comments	Given the potential number of sites, and hence units, on the south side of East Kilbride, and taking into consideration committed development such as the Community Growth Area, and City Deal, there is likely to be a need for a Masterplan / cumulative Transport Assessment. This will need to consider the A725 / A726 Trunk Road network.
Water	Camps WOA currently has capacity distribution main along north of site.
Sewerage	Allers waste water treatment works currently has capacity however should all potential sites go ahead a growth project may be required, - sits outwith current DOA
SLC Flooding	Pluvial flooding is shown on flood maps. Surface water drainage to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	Partially within or adjacent to the 1 in 200 year outline of the Calder Water. A detailed FRA required. A localised surface water flood hazard has also been identified which should be taken cognisance of.
Water Environment (SEPA)	All sites in catchment of WB ID 10052 Rotten Calder Water 2014 Classification Moderate.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EK04/002</b>
Address	Greenhills Road, East Kilbride
Site size (hectares) supplied	4.00
Site size (hectares) GIS	4.42
In previous call for sites?	No
Current Use	Vacant Land
Proposed Use	Housing
No of Units (residential)	80-100
Location (within settlement/edge of settlement/isolated)	Within Settlement
Brownfield/Greenfield	Brownfield
Settlement Pattern	Industrial Land site within established industrial area. Large Industrial units adjacent to the site.
Landscape	Urban
Natural Heritage	No designations affected. Vacant grassed industrial site with mature trees along the north eastern boundary
Historic Environment	None
Open Space	N/A
Minerals	Coal Authority Referral Area - Standing Advice
Public Access	No paths affected
Road Network	Good connectivity with wider road network, however, as a consequence of City Deal direct access to Greenhills Road is likely to be possible.
Site Access	Via roundabout on Greenhills Road
Public Transport	Bus stops <400m. East Kilbride railway station ~4km
Access to Services	Greenhills shops and facilities ~2500m.

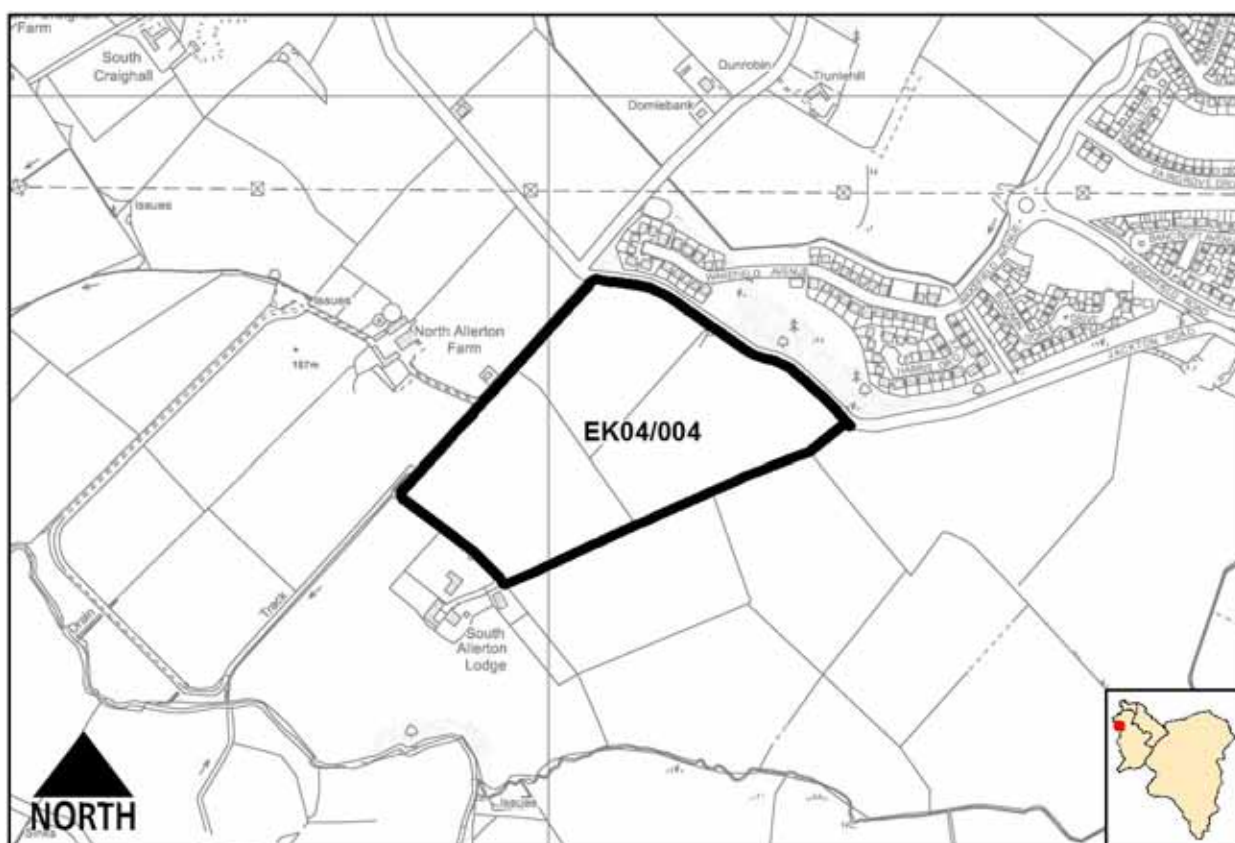
Additional Roads and Transportation Comments	N/A
Water	Daer WOA currently has capacity
Sewerage	Allers waste water treatment works currently has capacity however should all potential sites go ahead a growth project may be required,
SLC Flooding	Cognisance should be taken of the proposed CityDeal road improvement works underway in this area Surface water drainage to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be taken cognisance of. A localised surface water flood hazard has also been identified which should be taken cognisance of.
Water Environment (SEPA)	All sites in catchment of WB ID 10052 Rotten Calder Water 2014 Classification Moderate.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EK04/003</b>
Address	West of Redwood Drive, East Kilbride
Site size (hectares) supplied	5.9
Site size (hectares) GIS	6.19
In previous call for sites?	Yes- same as EK71/022
Current Use	Rough grazing land zoned industry and business
Proposed Use	Residential
No of Units (residential)	Could accommodate more than 150 units
Location (within settlement/edge of settlement/isolated)	Within Settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site now detached from remainder of Peel Park industrial area due to retail consents to east of Redwood drive.
Landscape	Urban fringe farmland within urban area
Natural Heritage	SNH carbon and Peatland 2016 - Improved pasture.
Historic Environment	N/A
Open Space	N/A
Minerals	Coal mining Standing Advice Area.
Public Access	Core Path EK/1078
Road Network	Committed developments will reduce Redwood Drive capacity. TA required.
Site Access	Good walking links
Public Transport	Not at present but will be provided with development at east of Redwood Drive
Access to Services	St James retail centre within walking distance

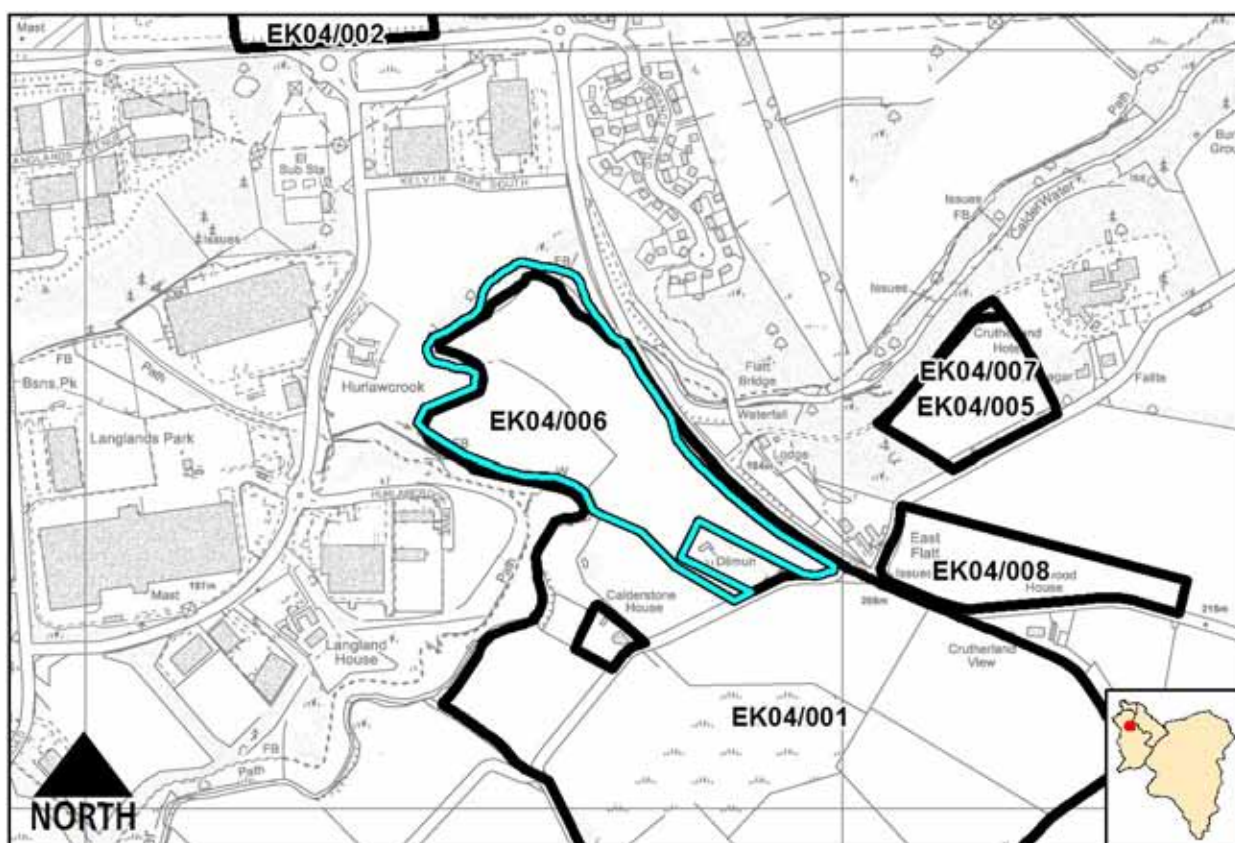
Additional Roads and Transportation Comments	None
Water	Daer WOA currently has capacity 200mm distribution main to East of site will require a 4.5metre access distance.
Sewerage	Philipshill DOA -Possible constraints on current sewage capacity. 2 combined sewers run diagonally through site.
SLC Flooding	Fluvial and pluvial flooding shown on flood maps. Surface water drainage to be confirmed There are watercourses within this area. Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse flows through this site and the potential flood risk from this source should be assessed. A localised surface water flood hazard which could also be indicative of fluvial flooding has also been identified which should be taken cognisance of.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water (above Kittoch conf) WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential.
Air Quality	N/A
Noise	N/A
Planning History	
Other Comments	Greenfield site within the EK settlement boundary, on the western edge, lying to the west of Redwood Drive. Zoned as Industrial and Business site. Possibly suitable for residential.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EK04/004</b>
Address	Jackton Road, East Kilbride
Site size (hectares) supplied	12.00
Site size (hectares) GIS	12.26
In previous call for sites?	
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	200 (but could accommodate 400 units)
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site beyond the established green belt boundary formed by Jackton Road. Relatively poor vehicle and pedestrian links.
Landscape	Plateau Farmland. Land elevated to Jackton Road boundary (north).
Natural Heritage	Improved pasture. Hedgerow field boundaries to perimeter of site.
Historic Environment	N/A
Open Space	N/A
Minerals	Improved pasture. Off coal area.
Public Access	No routes thought to be affected.
Road Network	Jackton Road rural in nature would require upgrade. Transport Assessment required. Needs to be considered with committed development in the area.
Site Access	See above

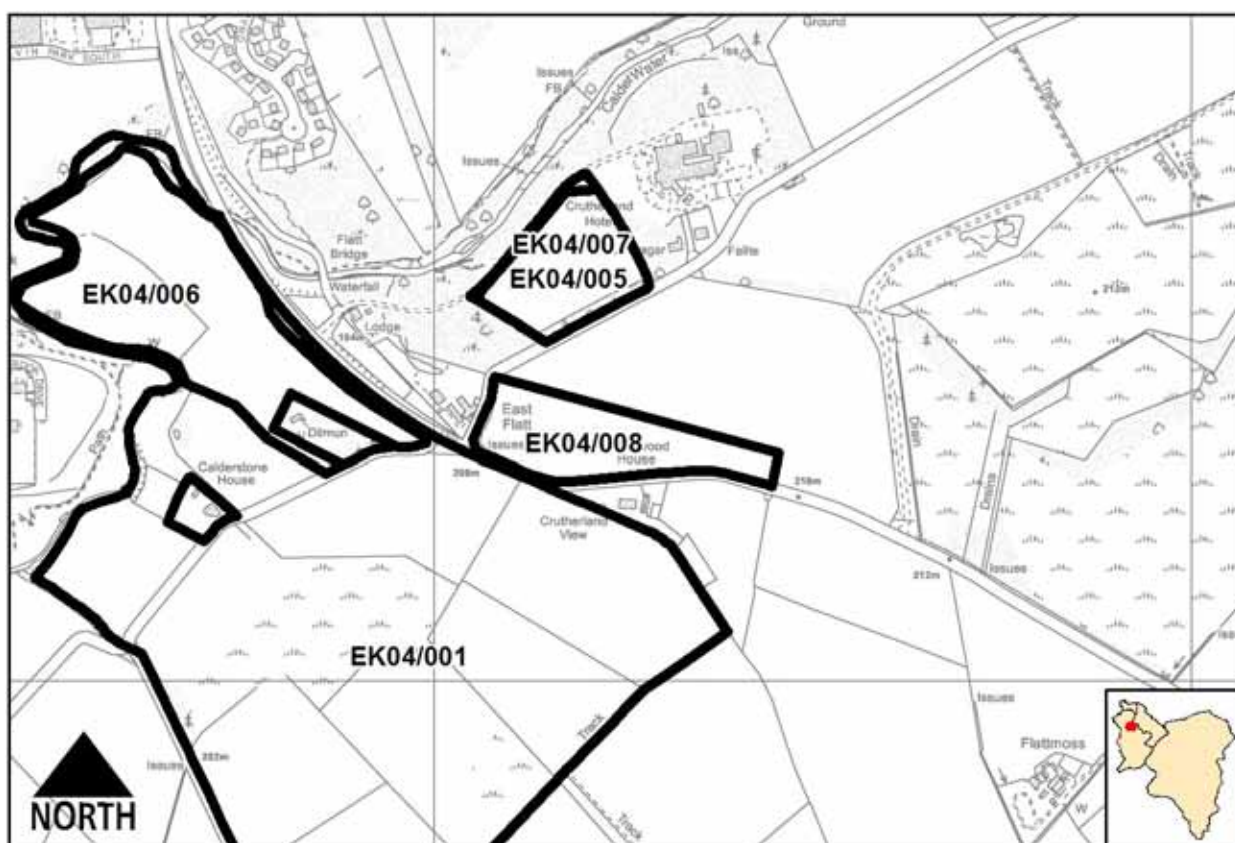
Public Transport	Bus stops >400m. Hairmyres railway station ~4km
Access to Services	Greenhills shops and facilities ~2000m.
Additional Roads and Transportation Comments	Given the potential number of sites, and hence units, on the south side of East Kilbride, and taking into consideration committed development such as the Community Growth Area, and City Deal, there is likely to be a need for a Masterplan / cumulative Transport Assessment. This will need to consider the A725 / A726 Trunk Road network.
Water	Daer WOA currently has capacity 4" distribution main to the West of site.
Sewerage	Philipshill DOA -Possible constraints on current sewage capacity.
SLC Flooding	Surface water drainage to be confirmed There are watercourses within this area. Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EKO4/006</b>
Address	The Flatts, Strathaven Road, East Kilbride
Site size (hectares) supplied	8.30
Site size (hectares) GIS	8.59
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	150
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site beyond the established Green Belt boundary formed by Calder Water and separated by Langlands Industrial Area. No pedestrian links.
Landscape	Incised river valley landscape character type.
Natural Heritage	Riparian habitat management would be required for Calder Water. Several linear areas of mature trees and hedges
Historic Environment	Adjacent to B Listed Calderstone House
Open Space	Site adjacent to the Calder Water linear path which links Calderglen Country Park with Langlands Moss Nature Reserve.
Minerals	Coal Authority Referral Area - Standing Advice
Public Access	Adjacent to Core Path EK/1418 Access Plan required
Road Network	The site should be "Masterplanned" with EK01/001, EK01/002, EK04/001 and the CGA and an overall Transport Assessment be undertaken. This must take into consideration the City Deal proposals for East Kilbride. Transport Scotland

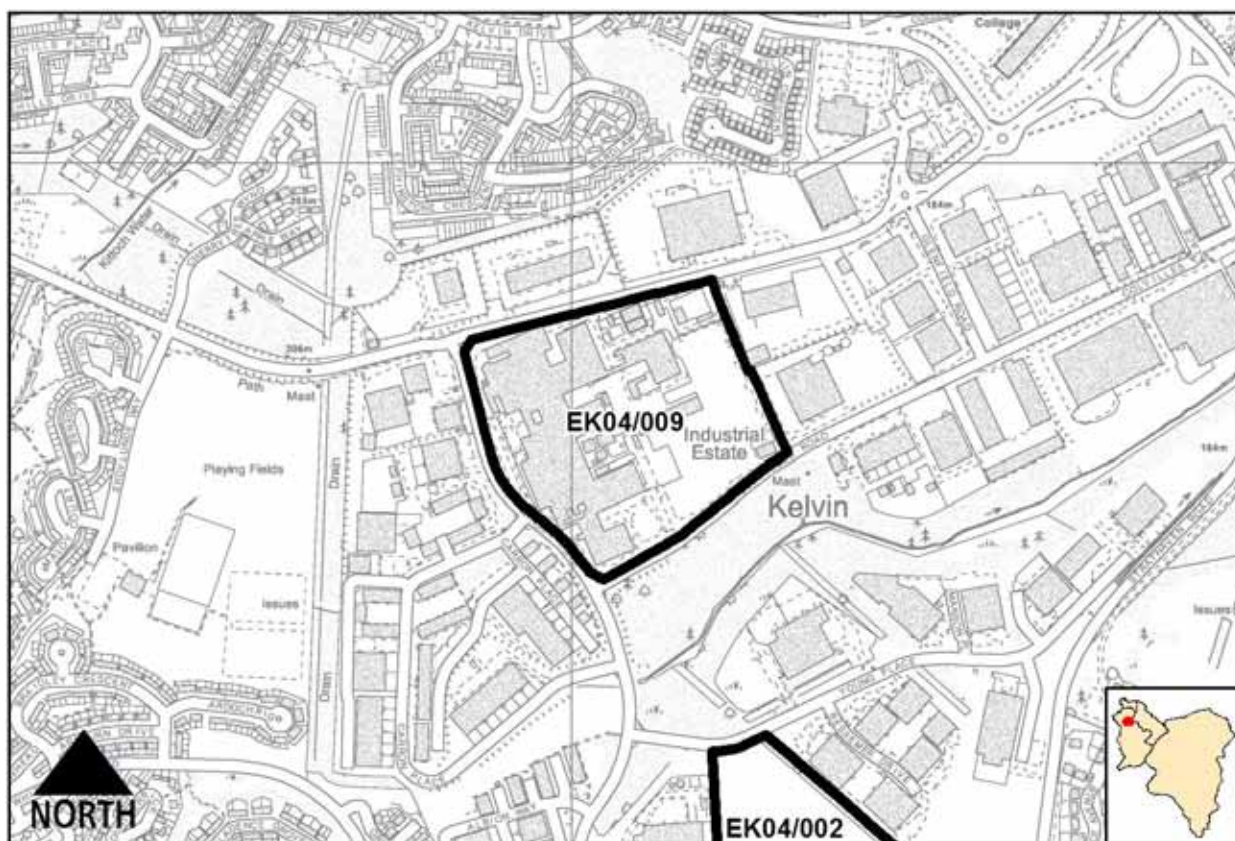
	must be involved given the proximity of the Trunk Road network.
Site Access	As above
Public Transport	Would need to be considered.
Access to Services	Would need to be considered.
Additional Roads and Transportation Comments	Given the potential number of sites, and hence units, on the south side of East Kilbride, and taking into consideration committed development such as the Community Growth Area, and City Deal, there is likely to be a need for a Masterplan / cumulative Transport Assessment. This will need to consider the A725 / A726 Trunk Road network.
Water	Camps WOA distribution main to the south east corner of site.
Sewerage	Allers Waste Water Treatment Works currently has capacity however should all potential sites go ahead a growth project may be required, foul and surface water sewers within site boundary and on surrounding roads.
SLC Flooding	Surface water drainage to be confirmed Part of the site lies within the flood plain of the Calder Water. Flood Risk Assessment required
Flood Risk (SEPA)	Partially within the 1 in 200 year outline of the Calder Water. A detailed FRA required. A localised surface water flood hazard has also been identified which should be taken cognisance of.
Water Environment (SEPA)	All sites in catchment of WB ID 10052 Rotten Calder Water 2014 Classification Moderate.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EK04/008</b>
Address	Land at Crutherland Hotel, East Kilbride (Turley Site 2)
Site size (hectares) supplied	4.02
Site size (hectares) GIS	3.10
In previous call for sites?	Yes-same as EK71/007
Current Use	Greenfield
Proposed Use	Residential
No of Units (residential)	130
Location (within settlement/edge of settlement/isolated)	Isolated within Green Belt
Brownfield/Greenfield	Greenfield
Settlement Pattern	Isolated site; not in close proximity to East Kilbride settlement boundary.
Landscape	Urban fringe farmland landscape character type
Natural Heritage	No designations affected. Improved grassland.
Historic Environment	Listed building close by.
Open Space	N/A
Minerals	Coal mining legacy on section of site
Public Access	wider access network EK/5804
Road Network	Transport Assessment required for this number of units. Should be Masterplanned with EK04/005 and EK04/007 due to cumulative numbers. See also EK04/001.
Site Access	The A726 is a district distributor road with a 60mph speed limit and a relatively high volume of traffic. Roads & Transportation not in support of an additional

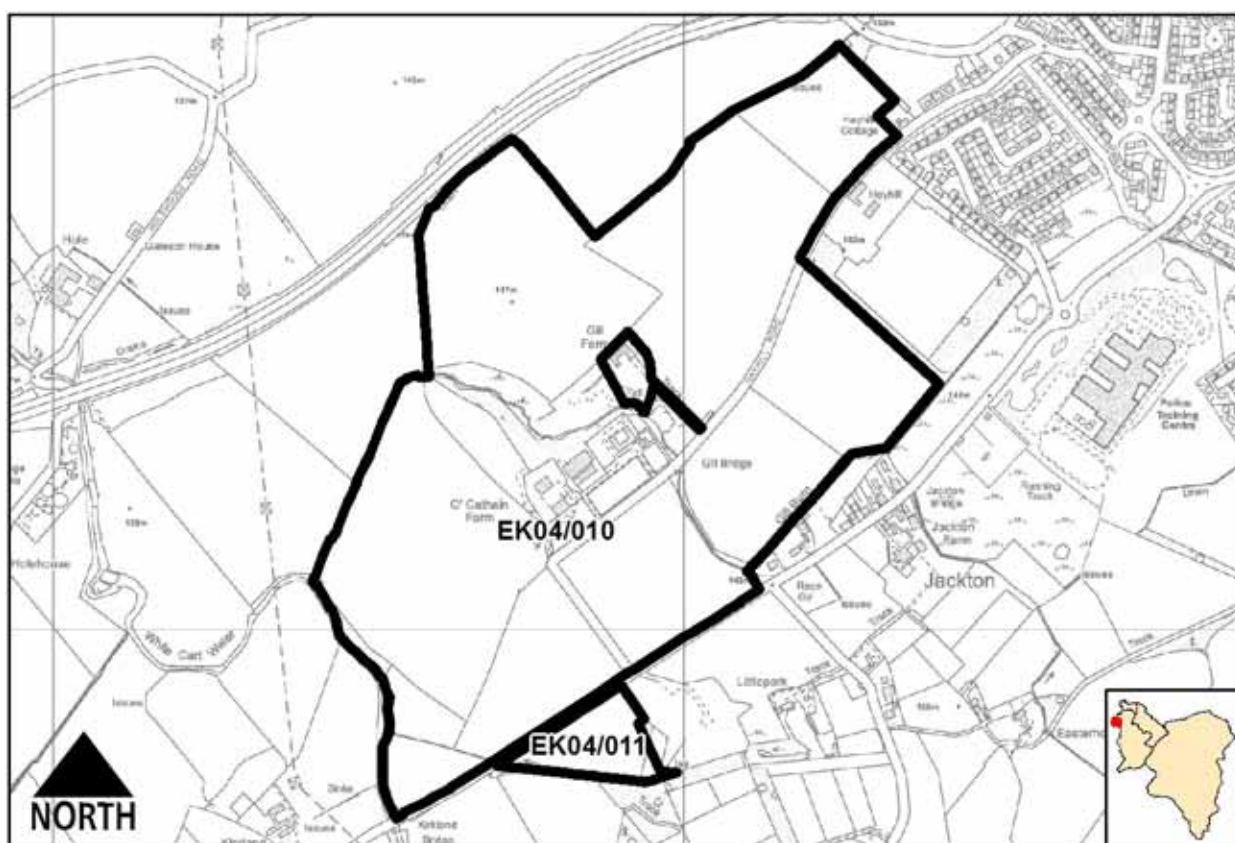
	junction on the A726. Junction spacing difficult to achieve - access road may require widening. Potential accident issue. Also, there is no footway link to East Kilbride. Residents would be reliant on car therefore not in support.
Public Transport	No bus stops or train station nearby. Therefore poor.
Access to Services	No services nearby. Therefore poor.
Additional Roads and Transportation Comments	Given the potential number of sites, and hence units, on the south side of East Kilbride, and taking into consideration committed development such as the Community Growth Area, and City Deal, there is likely to be a need for a Masterplan / cumulative Transport Assessment. This will need to consider the A725 / A726 Trunk Road network.
Water	Camps WOA currently has capacity 125mm distribution main to south of site,
Sewerage	Allers waste water treatment area currently has capacity however should all potential sites go ahead a growth project may be required sits outwith current DOA (Possible constraints on current sewage capacity.)
SLC Flooding	Any surface water discharge to culvert inlet EK/0295 should ensure that the culvert has sufficient capacity and is structurally intact. There is a watercourse within this development. A flood risk assessment is required.
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be assessed. A localised surface water flood hazard which could also be indicative of fluvial flooding has also been identified and should be taken cognisance of.
Water Environment (SEPA)	All sites in catchment of WB ID 10052 Rotten Calder Water 2014 Classification Moderate.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EK04/009</b>
Address	Former Freescale Site, Colvilles Road, East Kilbride
Site size (hectares) supplied	10.50
Site size (hectares) GIS	10.58
In previous call for sites?	no
Current Use	Former Manufacturing Facility
Proposed Use	Residential led mixed use developments
No of Units (residential)	200-250 (site could accommodate 300 – 400 units)
Location (within settlement/edge of settlement/isolated)	Within settlement
Brownfield/Greenfield	Brownfield
Settlement Pattern	Urban within settlement
Landscape	N/A
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority standing advice area
Public Access	No paths affected
Road Network	Good connectivity with wider road network, however, Singer Road and Colvilles Road are industrial roads. Transport Assessment required.
Site Access	Will require main access plus an emergency access..
Public Transport	Bus stops <400m. East Kilbride railway station ~3km
Access to Services	On periphery of industrial estate. East Kilbride town centre ~2500m

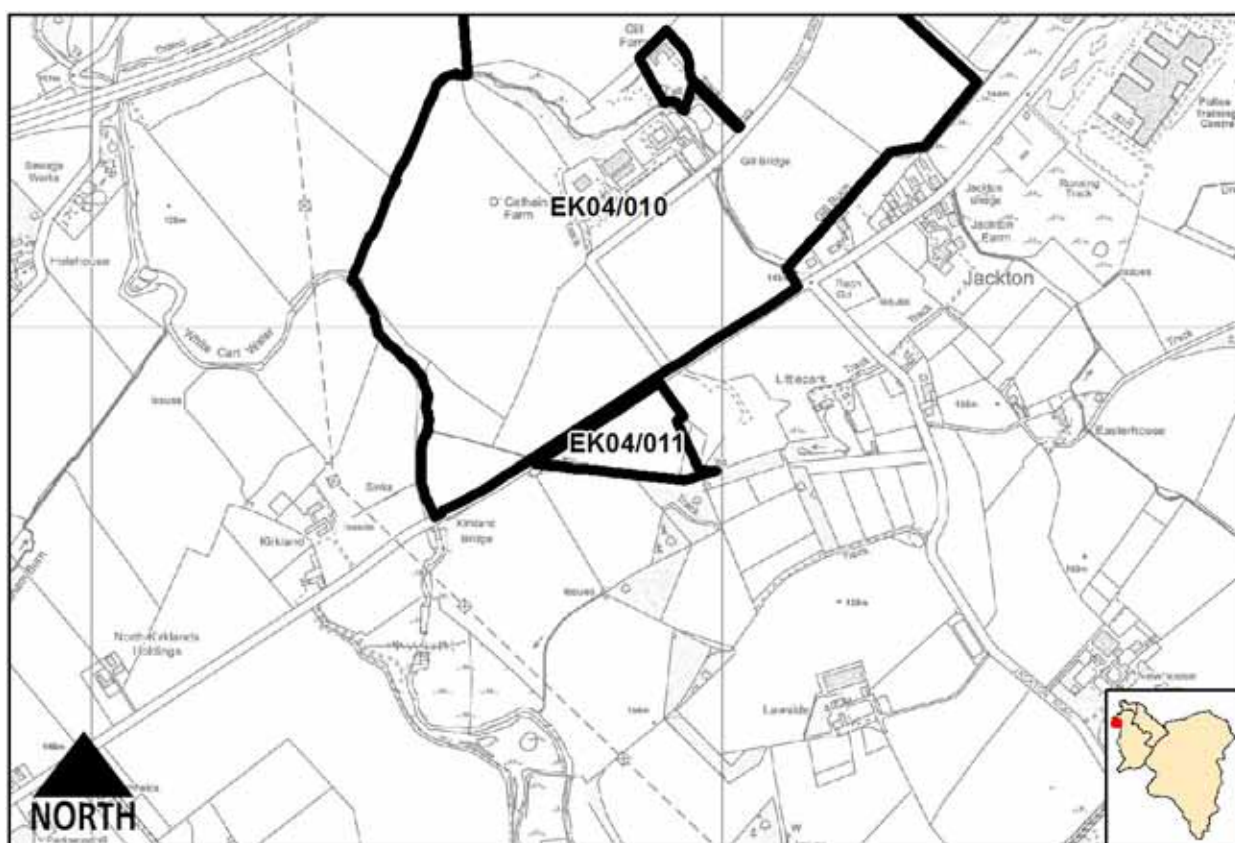
Additional Roads and Transportation Comments	None
Water	Daer WOA currently has capacity there are various SW assets in the area. A Strategic 450mm Daer ductile Iron trunk main. Running along the north of the site (E-W) will require a 6m Access Distance. 8" cast iron Distribution main, running along the north of the site (E-W) will require a 4.5m Access distance. 4" Distribution main, North east corner of site a 3m Access distance will be required. 6" Cast Iron Distribution main, runs around the west and south of the site a 3m Access distance will be required.
Sewerage	Allers Waste Water Treatment Works currently has capacity however should all potential sites go ahead a growth project may be required, foul and surface water sewers within site boundary and on surrounding roads.
SLC Flooding	Pluvial flooding is shown on flood maps. Surface water drainage to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	All sites in catchment of WB ID 10052 Rotten Calder Water 2014 Classification Moderate.
Air Quality	N/A
Noise	N/A
Planning History	Planning history relating to industrial history
Other Comments	Potentially contaminated land. Cleared flat brownfield site. Core Industrial and Business site surrounded by established Kelvin Industrial Area. On Vacant and Derelict Land Register. Possibly suitable for industrial or mixed use but inappropriate for residential. Hazardous Installations 191214 - Inner zone- Former Freescale Semiconductors.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EK04/010</b>
Address	O'Cathian Farm, East Kilbride
Site size (hectares) supplied	58.95
Site size (hectares) GIS	62.05
In previous call for sites?	Small part of site is included within the CGA
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	600 (However full site could accommodate over 2000 units at urban densities)
Location (within settlement/edge of settlement/isolated)	Partly within CGA/edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Adjacent to current settlement boundary (CGA) formed by Hayhill Road. Proposal would be a significant intrusion into the green belt to the north and west and would extend East Kilbride up to the boundary with East Renfrewshire causing coalescence with Eaglesham.
Landscape	Site is undulating with parts elevated and prominent from the north (Glasgow Southern Orbital). Urban fringe farmland
Natural Heritage	Riparian habitat zone (Gill Burn) and aquatic environments. Species and habitat surveys required. Some trees, primarily in central and south-west areas.
Historic Environment	B listed Gill Farm within central part of site, adjacent to O'Cathian Farm. Hayhill House adjacent to southern boundary.
Open Space	Adjacent masterplan for CGA includes significant green space.
Minerals	Off coal area
Public Access	Wider access network EK/3773. Access plan required

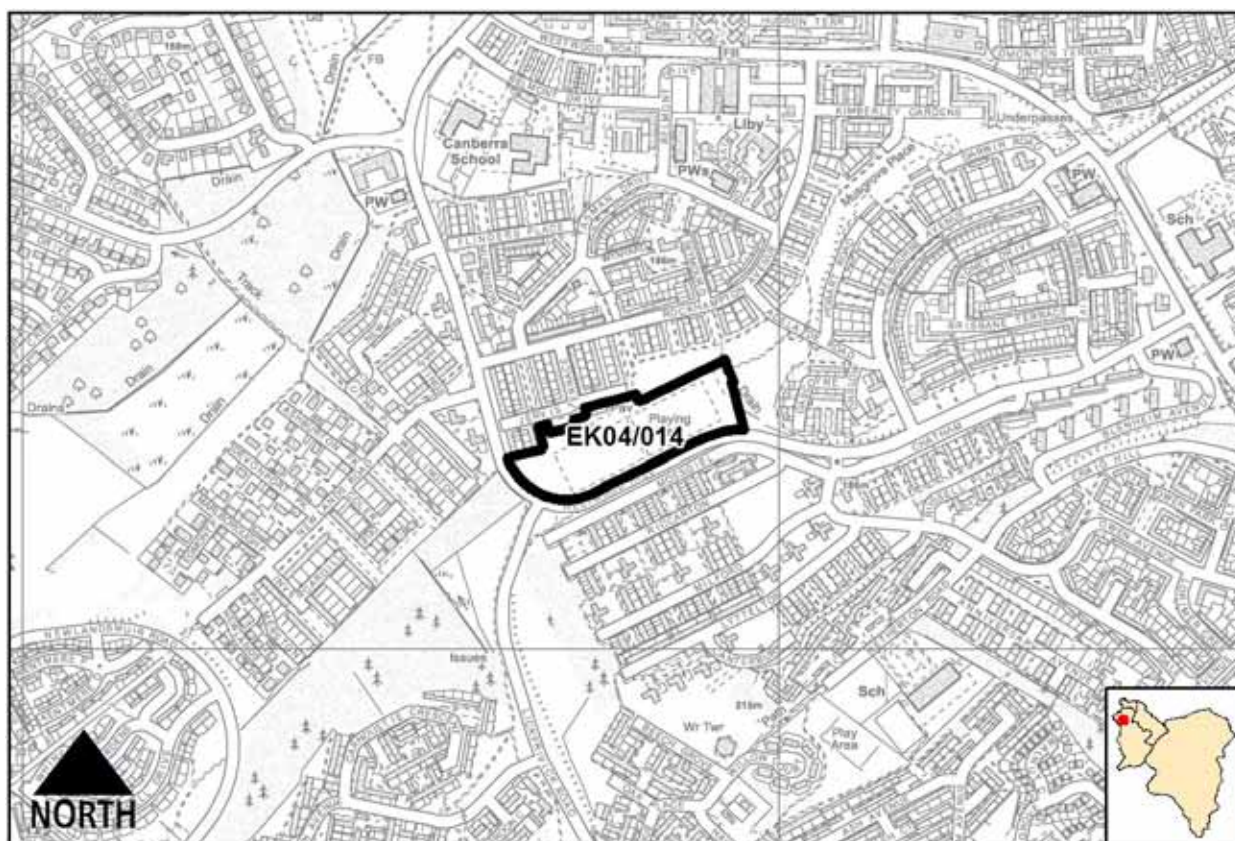
Road Network	Good connectivity with wider road network. Transport Assessment required. Part of this site within the Community Growth Area.
Site Access	Will require three accesses. Hayhill Road substandard so will require upgrade which may not be possible owing to adjacent development, however, could achieve three on Eaglesham Road frontage. On this section, however, the national speed limit applies. Needs to be considered with EK04/011 and the Community Growth Area regarding spacing.
Public Transport	Bus stops >400m. Hairmyres railway station ~2200m
Access to Services	Remote. East Kilbride town centre ~5km. Eaglesham closer 1.8km
Additional Roads and Transportation Comments	Given the potential number of sites, and hence units, on the south side of East Kilbride, and taking into consideration committed development such as the Community Growth Area, and City Deal, there is likely to be a need for a Masterplan / cumulative Transport Assessment. This will need to consider the A725 / A726 Trunk Road network.
Water	Daer WOA currently has capacity 3" and 10" distribution mains to south of site.
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required.
SLC Flooding	Surface water drainage to be confirmed Part of the site lies within the flood plain of the White Cart Water and the Gill Burn. Flood Risk Assessment required
Flood Risk (SEPA)	Partially within the 1 in 200 year outline of the Gill Burn. A detailed FRA required. A localised surface water flood hazard has also been identified which should be taken cognisance of.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EK04/011</b>
Address	Westend Farm, Jackton
Site size (hectares) supplied	5.00
Site size (hectares) GIS	2.02
In previous call for sites?	
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	50
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Adjacent to settlement boundary. On brow of a hill - fairly prominent and could be visibility issues with access. Currently poor pedestrian links.
Landscape	Line of trees forming the southern boundary, which links to other trees and watercourse. Plateau farmland
Natural Heritage	Improved pasture, no designations
Historic Environment	N/A
Open Space	N/A
Minerals	N/A
Public Access	N/A
Road Network	Good connectivity with wider road network
Site Access	On Eaglesham Road frontage the national speed limit applies.  Needs to be considered with EK04/010 and the Community Growth Area regarding spacing.

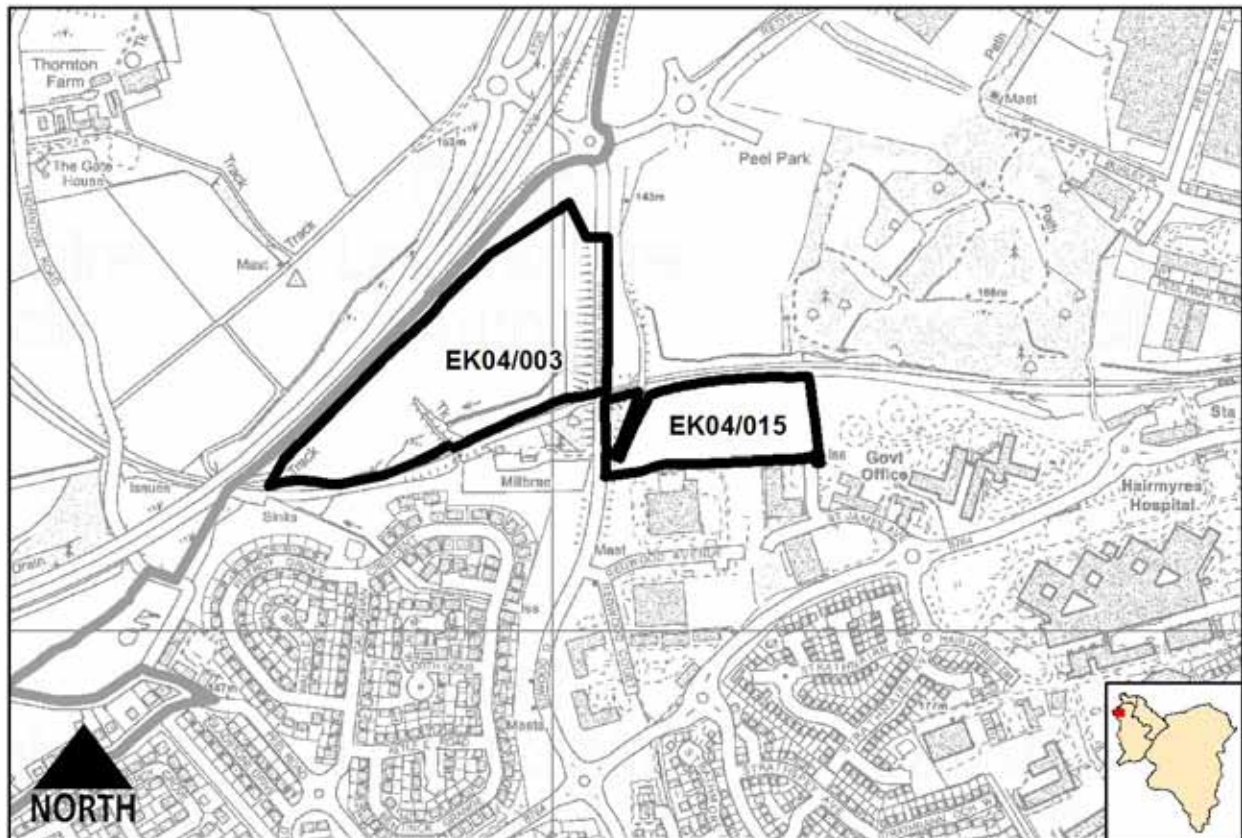
Public Transport	Bus stops >400m. Hairmyres railway station ~2200m
Access to Services	Remote. East Kilbride town centre ~5km
Additional Roads and Transportation Comments	None
Water	Daer WOA 3" and 10" distribution mains to North of site
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required.
SLC Flooding	Surface water drainage to be confirmed There are watercourses within this area. Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be assessed. A localised surface water flood hazard which could also be indicative of fluvial flooding has also been identified and should be taken cognisance of.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential due to ecology.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EK04/014</b>
Address	Westwoodhill Recreation Area
Site size (hectares) supplied	2.62
Site size (hectares) GIS	
In previous call for sites?	No
Current Use	Former Blaes pitches
Proposed Use	Housing
No of Units (residential)	65
Location (within settlement/edge of settlement/isolated)	Within settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Urban
Landscape	Urban
Natural Heritage	Habitat connectivity. Priority Greenspace and green network
Historic Environment	N/A
Open Space	Priority Greenspace and green network
Minerals	Referral area
Public Access	Footway/paths to be integrated into existing network also to include links through existing housing areas to north of site to allow walking routes to Canberra Primary School.
Road Network	Subject to density of development there may be requirement for a Transport Assessment or Transport Statement.
Site Access	Vehicular access to be taken off Westwood Hill with appropriate level of junction spacing

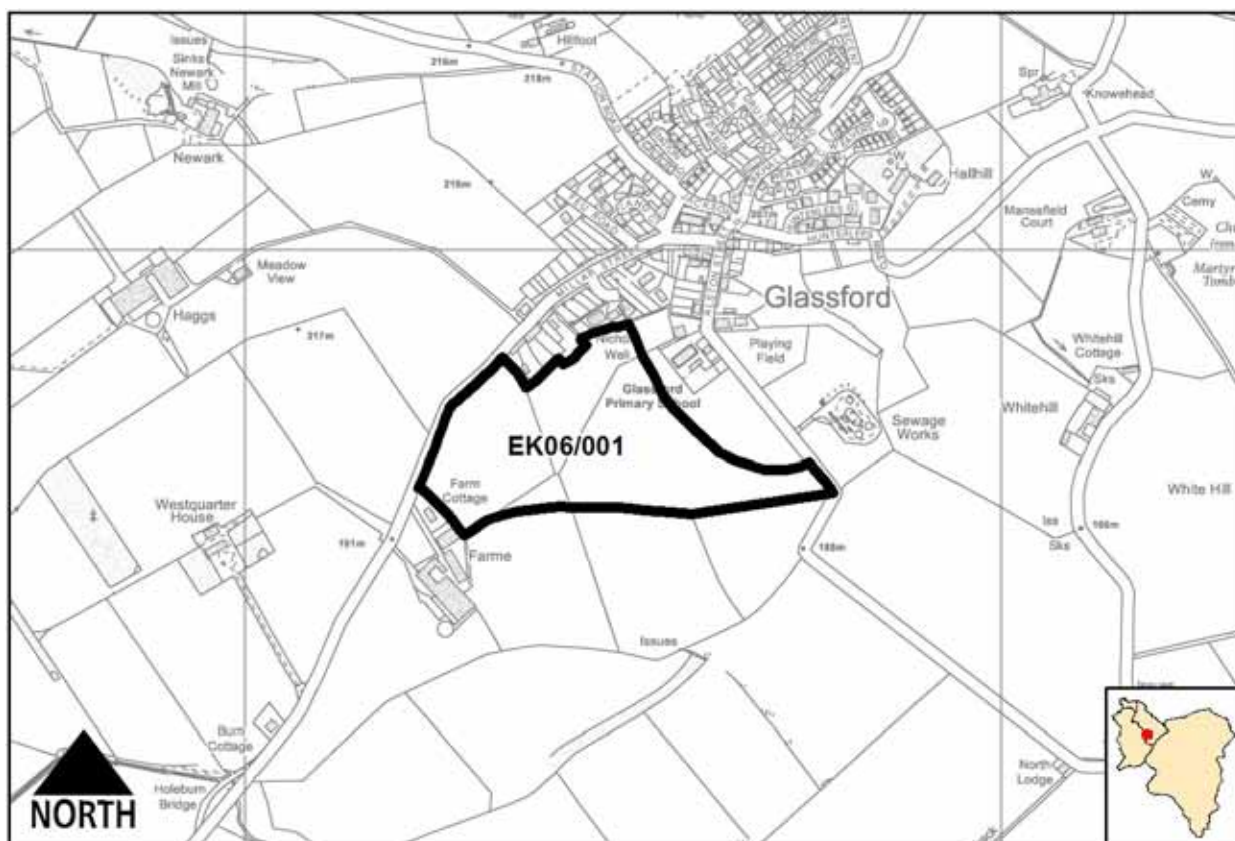
Public Transport	Within 400 metres of existing bus stops and > 1.6km from Hairmyres railway station which are considered to be reasonable walking distance to these public transport facilities.
Access to Services	Local neighbourhood centre 600m. The site is within reasonable walking distance of the local shop on Melbourne Avenue.
Additional Roads and Transportation Comments	Information not available on development form and density which will inform whether there is a requirement to provide a TA or TS. Subject to location of proposed vehicular access, there may be a requirement to relocate the existing bus stop lay-by on Westwood Hill on the northern side.
Water	Philipshill WwTW currently has capacity however there are many sites proposed at call for sites stage feeding into this works and the cumulative effect is likely to mean that a growth project will be required, there are two foul sewers running through the site and a surface water culvert and sewer also. Surface water is required to be separated.
Sewerage	Camps WTW currently has capacity there is an 8" cast iron main on Westwood Hill
SLC Flooding	Local flood risk
Flood Risk (SEPA)	The site (or parts thereof) lies within the medium probability extent of the surface water hazard map published as part of the flood maps for Scotland. The surface water hazard map combines pluvial and sewer model outputs. The map shows their interaction as a composite surface water extent. We therefore recommend that you contact your flood prevention officer to discuss the issue as its resolution may have a bearing on the overall design of the proposal. There may also be a need to contact Scottish Water as the risk might be associated with the sewerage system.
Water Environment (SEPA)	Expect foul drainage from the site to be connected to the public sewerage system and the surface water to be collected and treated using standard suds techniques.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>East Kilbride</b>
Site Reference	<b>EK04/015</b>
Address	North of St James Avenue
Site size (hectares) supplied	2.3ha
Site size (hectares) GIS	
In previous call for sites?	yes
Current Use	Vacant land
Proposed Use	Retail
No of Units (residential)	Includes consent for 29 flats
Location (within settlement/edge of settlement/isolated)	Within settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	N/A
Landscape	N/A
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	N/A
Public Access	
Road Network	The site will take access off Eaglesham Road via St James Avenue. A Transport Assessment will be required to address the impact of the proposed development.
Site Access	It is anticipated that the site will take access off St James Avenue by

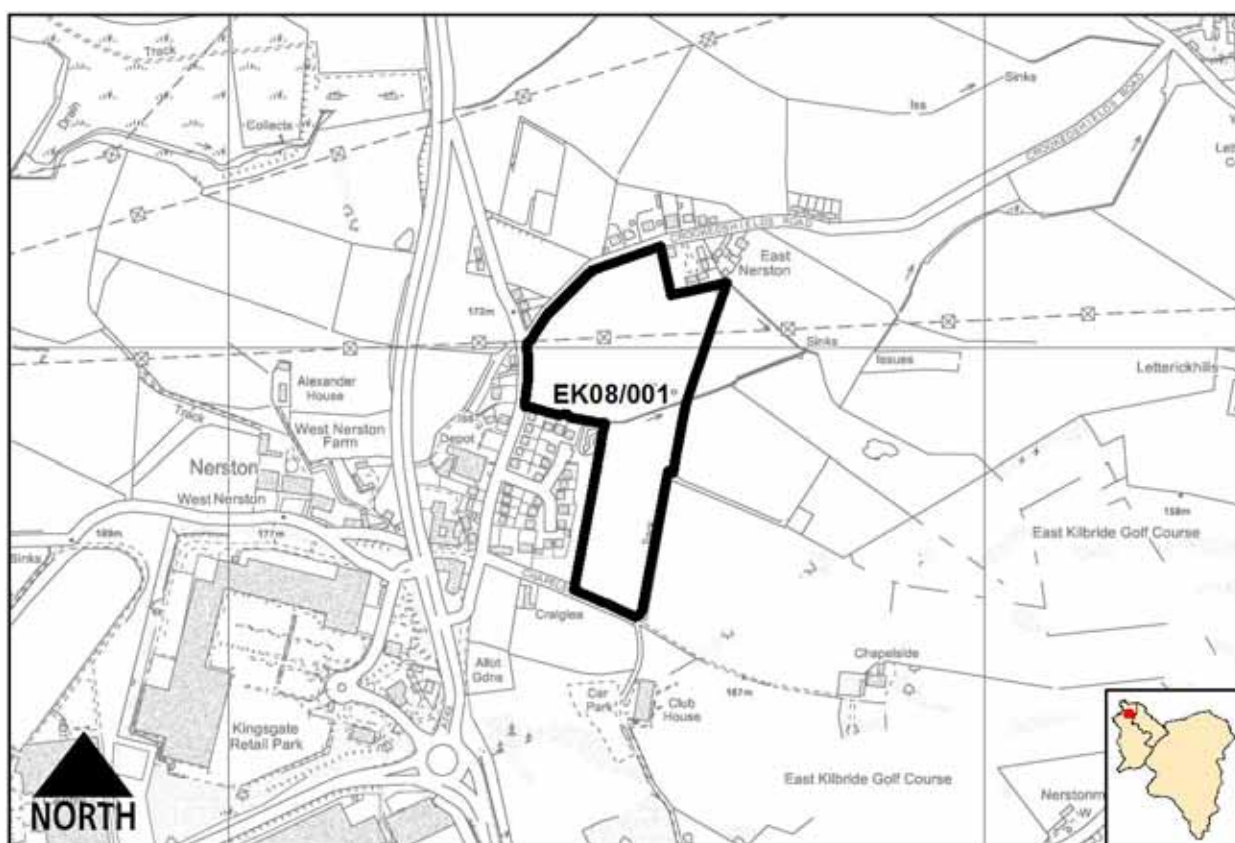
	means of an extension to the existing road network.
Public Transport	The site is within 400 metres of existing bus stops on Eaglesham Road and within 1000 metres walking distance of Hairmyres railway station. The site is well served by public transport.
Access to Services	The site is within reasonable walking distances of local shops at the St James Centre and Hairmyres railway station.
Additional Roads and Transportation Comments	Part of the site has existing planning consent granted under EK/16/0063. Parking provision for all types of users shall be provided in accordance with the SCOTS National Roads Development Guide.
Water	Would have to provide a Drainage Impact Assessment to satisfy Scottish Water requirements
Sewerage	Foul drainage from the site to be connected to the public sewerage system.
SLC Flooding	This site would require an FRA to be undertaken there is evidence of pluvial flooding and there is a small watercourse bounding the site which is unlikely to have been modelled within the SEPA National Flood Risk Assessments due to its size. Would also require SUDS provision.
Flood Risk (SEPA)	A minor watercourse runs along the eastern edge of the site before entering a culvert under the East Kilbride – Glasgow railway line. Further site specific information will require to be submitted regarding this watercourse, which should include details on the capacity and condition of the railway culvert to confirm that the design of the proposed site layout is acceptable. A small part of the site lies within the medium risk probability extent of the surface water hazard map.
Water Environment (SEPA)	Surface water arising at the proposed development site to be collected, treated and disposed of using appropriate sustainable drainage techniques. It is recommended that a buffer strip area is left between the watercourse and the developable footprint of the site.
Education Comments	
Air Quality	N/A
Noise	N/A
Planning History	Part of site has current consent (ref. EK/16/0063) for erection of mixed use development comprising 8no. retail units (Class1) and 29 no. student flats. Representations made to South Lanarkshire Local Development Plan.
SEA Assessment	
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>Glassford</b>
Site Reference	<b>EK06/001</b>
Address	The Farme, Glassford
Site size (hectares) supplied	TBC
Site size (hectares) GIS	7.35
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Not Known
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Undulating Greenbelt/greenfield. Attractive farmland landscape with natural hedgerow boundaries. Would possibly weaken the defensible boundary of the settlement, lying south east of the Conservation Village edge.
Landscape	Plateau farmland landscape character type. Within Special Landscape Area
Natural Heritage	No designations. Improved pasture
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority standing advice area
Public Access	N/A
Road Network	Millar Street rural in nature, substandard footways in village.
Site Access	Visibility likely to be an issue but under developers control.
Public Transport	Most of site <400m from bus stop. Larkhall railway station ~6km.
Access to Services	Facilities in Strathaven and Stonehouse over 3km.
Additional Roads and	N/A

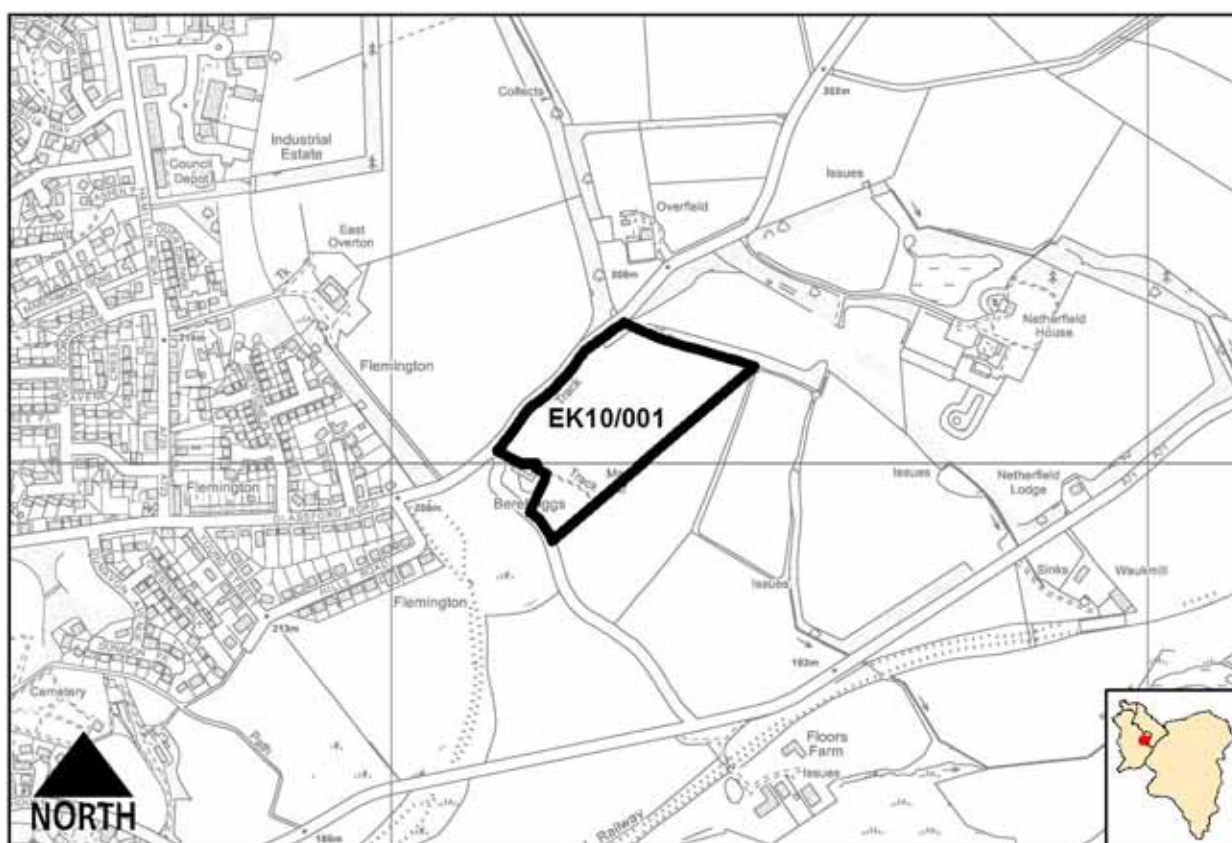
Transportation Comments	
Water	Camps WOA currently has capacity 18" Trunk main to the North West of site which will require a 6metre access distance and 3" distribution main to West of site which will require a 3metre access distance.
Sewerage	In close proximity to Glassford Waste water Treatment Works which has limited capacity - depending on the size of the development a growth project may be required to accommodate the development. A combined sewer runs through north of site from West to East.
SLC Flooding	Surface water drainage to be confirmed There are culverted watercourses within this area. Flood Risk Assessment required
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	Site not close to any Baseline Water bodies
Air Quality	N/A
Noise	N/A
Planning History	None
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Nerston</b>
Site Reference	<b>EK08/001</b>
Address	Old Glasgow Rd, Nerston
Site size (hectares) supplied	TBC
Site size (hectares) GIS	6.53
In previous call for sites?	Partial overlap with EK75/001 – eastern part. Current site also extends south.
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Not Know but could accommodate 200 units
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Significant intrusion into the green belt – not in keeping with existing settlement form and pattern.
Landscape	Urban fringe farmland
Natural Heritage	No designations affected. Improved pasture
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority planning referral area standing advice
Public Access	Wider access network path EK/1010/1 runs west of site
Road Network	Old Glasgow Road has a high level of on street parking during the day. A TA required. Concerns over the impact at the A749/Old Glasgow Road junction. Crookshield Road unsuitable.
Site Access	Access to site (west) could only be taken at one point due to off slip from A749. Crookshields Road is a narrow rural road which is not suitable for an increase

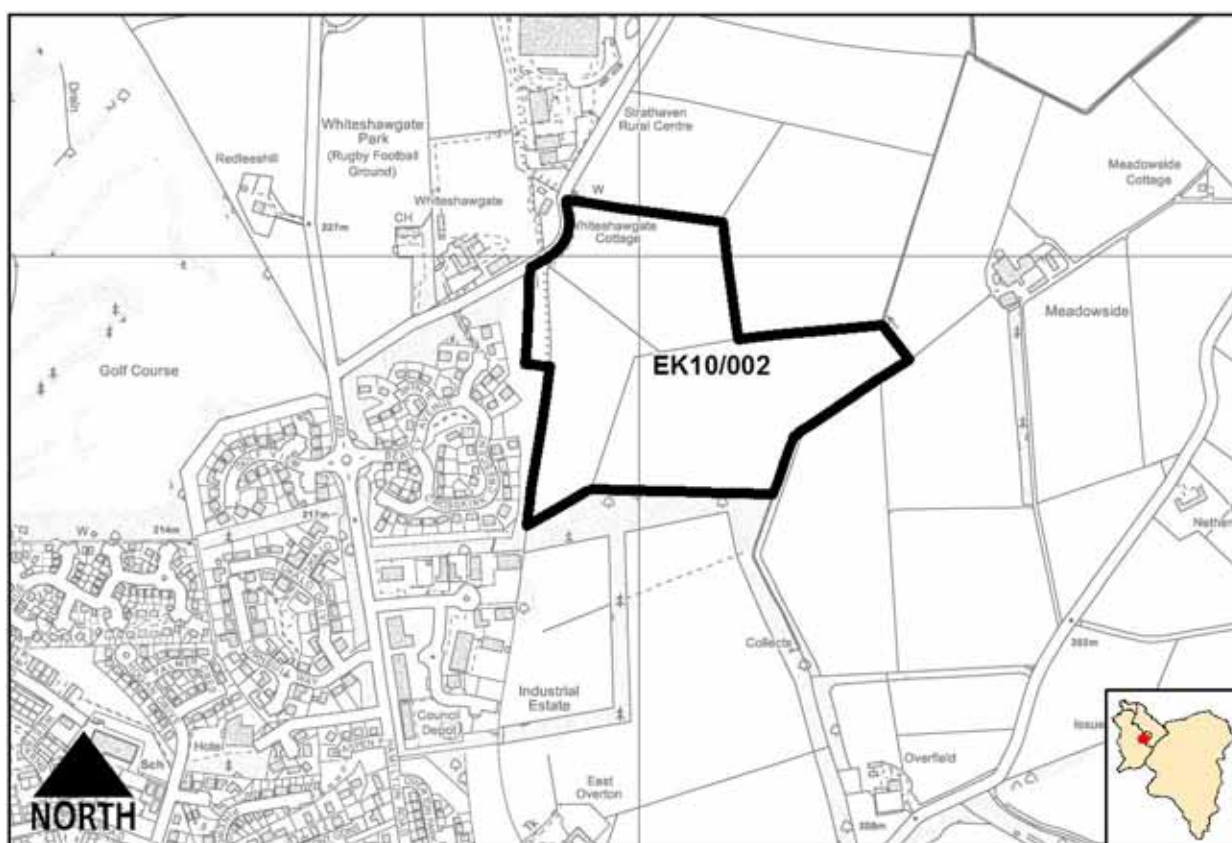
	in vehicle trips. Access would need to be taken from Old Glasgow Road. All of the trips would need to go through Nerston Village, which, during the day, has a high level of on street parking. The development could link to existing footways/cycle route network. It may be difficult to engineer a solution for access. A roundabout would address junction spacing issues however it may be difficult to provide suitable deflection. Poor due to access/egress points into Nerston. Further work required to see if access can physically be taken.
Public Transport	Nearest bus stop is within 400m however bus users would require to cross A749 without any facilities. The next nearest bus stop is at Kingsgate. In terms of public transport (bus), the site is not currently accessible. The train station is not within walking distance. Therefore poor.
Access to Services	Kingsgate Retail Park is relatively close with a controlled crossing facility on A749.
Additional Roads and Transportation Comments	None
Water	Daer WOA currently has capacity A 5" Cast Iron distribution main Running N-S to the west of the site. Access distance 3m required 9" Cast Iron Distribution main, Running N-S in Glasgow road to the west of the site. Access distance of 4.5m required. 21" Steel Daer Trunk main, Runs (E-W) south of site. 8m Access distance required. 3" Cast Iron Distribution main, Runs (E-W) south of site a 3m Access distance required.
Sewerage	Allers waste water treatment works currently has capacity; there is a rising main which crosses the site from West to East.
SLC Flooding	A watercourse is within this site. There is also a strategic gas pipeline which is within the site and has an exclusion zone. Flood Risk Assessment required which may identify attenuation areas.
Flood Risk (SEPA)	A minor watercourse flows through the allocation and potential flood risk from this source should be assessed. A localised surface water flood hazard which could also be indicative of fluvial flooding has also been identified and should be taken cognisance of.
Water Environment (SEPA)	All sites in catchment of WB ID 10052 Rotten Calder Water 2014 Classification Moderate. Identified pressures sewage network which had measure completed in full.
Air Quality	Close to AQMA at the Whirlies Roundabout – would need to be taken into consideration.
Noise	N/A
Planning History	None
Other Comments	Northern portion of site was rejected by Reporter for SLLDP
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Strathaven</b>
Site Reference	<b>EK10/001</b>
Address	Glassford Road, Strathaven
Site size (hectares) supplied	4.30
Site size (hectares) GIS	4.27
In previous call for sites?	Yes- same as EK77/001
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	40
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	The site is Greenbelt/greenfield lying south of Glassford Road and the East Overton residential development. New Glassford Road roundabout could facilitate access to the site. Undulating then falls steeply outwith the site to the southeast.
Landscape	Plateau farmland
Natural Heritage	No designations affected. Improved pasture. Mature tree belt along n/e boundary.
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority standing advice area.
Public Access	No paths affected
Road Network	Although no numbers of units it is considered that an upgrade to Berebriggs Road would be required. This is to ensure drivers can access the M74 without

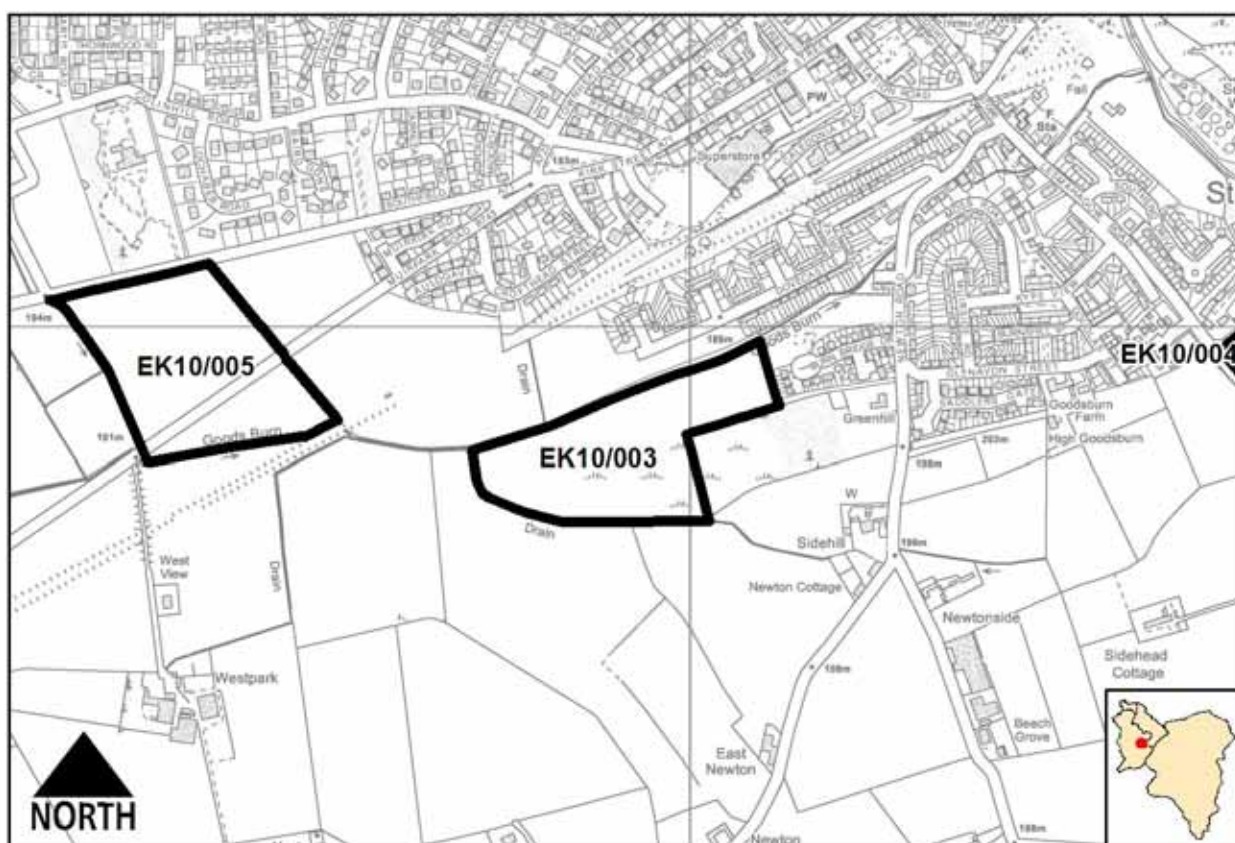
	using the roads within Strathaven.
Site Access	No footway connection. Visibility may be an issue due to topography of land (Glassford Road). Junction spacing should be achievable.
Public Transport	On a bus route however site is outwith bus stop radius. No train station nearby.
Access to Services	Lack of continuous footway provides poor access to services.
Additional Roads and Transportation Comments	None
Water	Camps WOA currently has capacity 3" distribution main to West of site
Sewerage	Outwith Strathaven DOA which may require a growth project should all development proceed.
SLC Flooding	Flood Risk Assessment required
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	Sites within catchment of Avon Water 10076 (Powmillon Burn to River Clyde) Avon Water 10407 (Calder Water to Powmillon Burn conf) 10409 Powmillon Burn water bodies all poor for ecology Poor due to ecology based on barrier to fish. Measures database has no owner yet identified however SEPA have issued an engineering licence for installation of fish passage in the catchment and works have currently started on the ground which will ultimately improve classification on all of these water bodies.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>Strathaven</b>
Site Reference	<b>EK10/002</b>
Address	Walkerdyke
Site size (hectares) supplied	10.12
Site size (hectares) GIS	12.36
In previous call for sites?	
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	200
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Greenbelt/Greenfield with natural mature hedgerow boundaries, lying north of the East Overton residential site on Strathaven settlement.
Landscape	Plateau Farmland
Natural Heritage	No designations affected. Improved pasture.
Historic Environment	N/A
Open Space	N/A
Minerals	Western half of the site – Coal mining off coal area. Eastern half Coal mining Standing Advice Area.
Public Access	No paths affected.
Road Network	Whiteshawgate Road rural and substandard. Would require major upgrade outwith control of applicant.
Site Access	Main access and emergency access required. Whiteshawgate Road Frontage unsuitable as on outside of bend, visibility unachievable. Inaccessible as it stands. There are development proposals immediately to the south which may

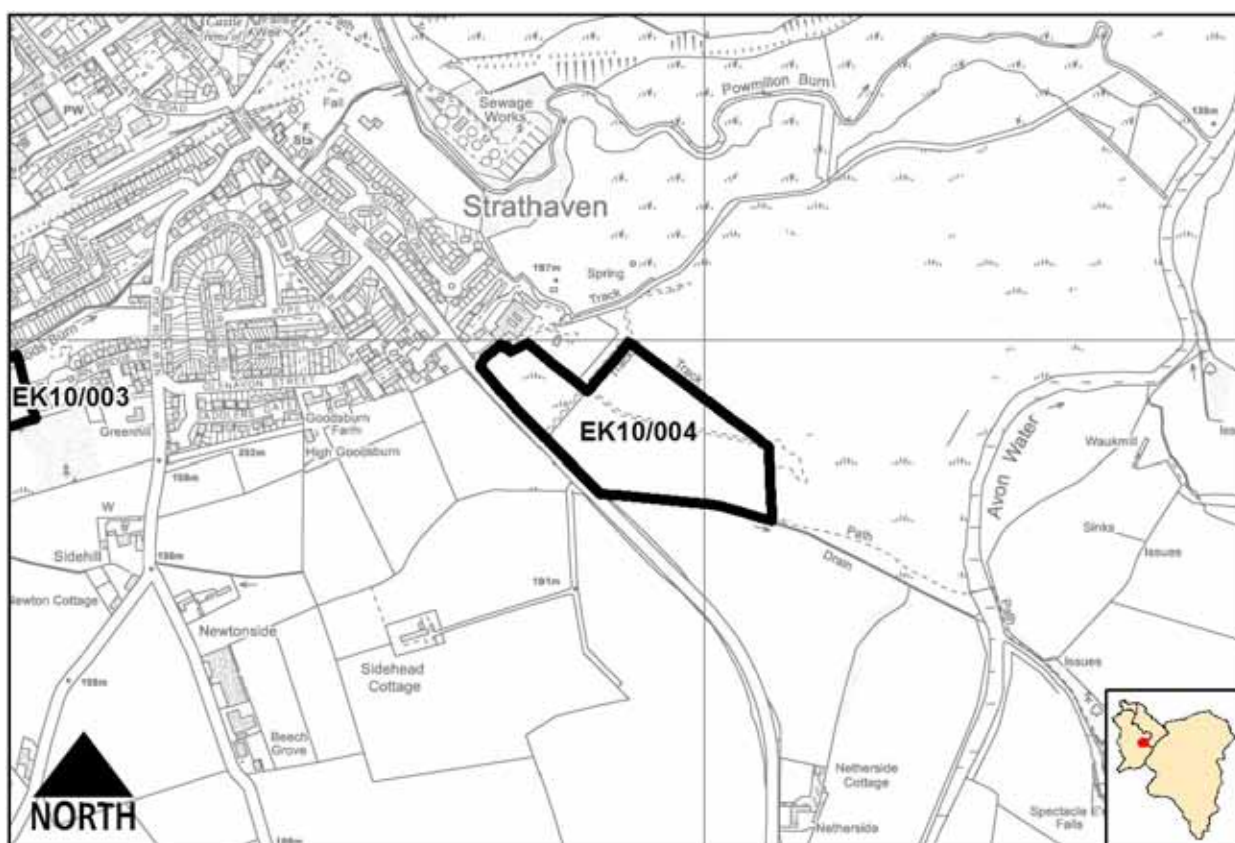
	facilitate access.
Public Transport	Bus Stops >400m. Larkhall railway station – 14km.
Access to Services	Strathaven village centre – 1300m
Additional Roads and Transportation Comments	N/A
Water	Camps WOA currently has capacity.
Sewerage	Outwith Strathaven DOA which may require a growth project should all development proceed. All sites are located on the edge of the sewer catchment area discussions should be made with Scottish Water to determine feasibility to connect. If not possible the developer will need to determine appropriate foul drainage arrangements and discuss with the local Regulatory team.
SLC Flooding	There are watercourses within this area. Flood Risk Assessment required. The SLC Strathaven Flood Study, carried out in 2016, should be taken cognisance of.
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	Sites within catchment of Avon Water 10076 (Powmillon Burn to River Clyde) Avon Water 10407 (Calder Water to Powmillon Burn conf) 10409 Powmillon Burn
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	This site may become a residential masterplan site within the green belt with specific requirements relating to progress on adjacent housing site and capacities.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>Strathaven</b>
Site Reference	<b>EK10/003</b>
Address	West Park Farm
Site size (hectares) supplied	5.03
Site size (hectares) GIS	4.93
In previous call for sites?	
Current Use	Agriculture
Proposed Use	SuDS Pond Landscaping Community Woodland
No of Units (residential)	N/A
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Adjacent to settlement boundary. Pedestrian access available.
Landscape	Plateau farmland. Watercourse forms northern and part western boundary
Natural Heritage	No designations affected. Improved pasture. Watercourse adjacent to site.
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority standing advice.
Public Access	No paths affected
Road Network	No apparent means of access - not adjacent to a public road unless there is a proposal to extend Dovecastle Drive. Inaccessible as it stands.
Site Access	As above
Public Transport	Bus stops >400m. Larkhall railway station ~13km.
Access to Services	Strathaven village centre ~800m.
Additional Roads and Transportation Comments	None

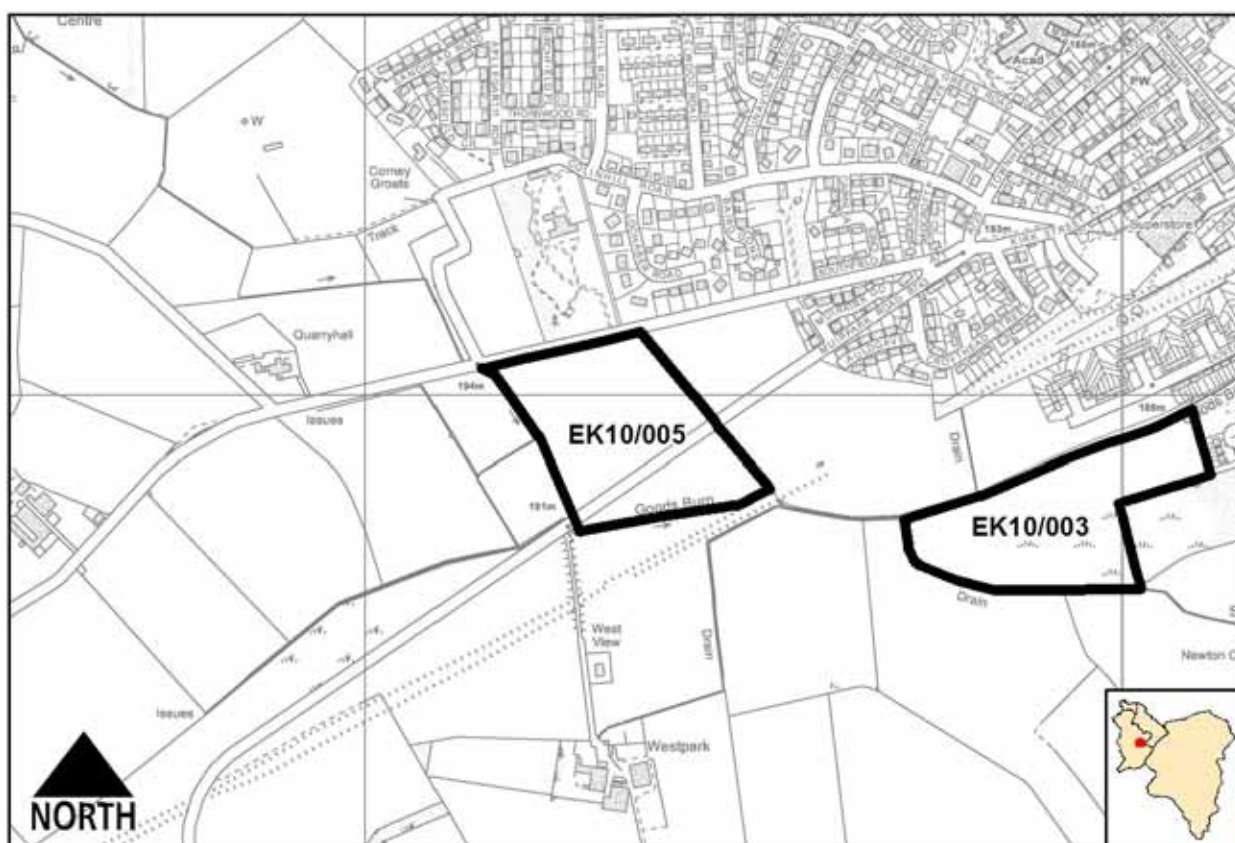
Water	Camps WOA currently has capacity
Sewerage	Outwith Strathaven DOA which may require a growth project should all development proceed,
SLC Flooding	The Goods Burn lies to the north and unnamed watercourse to the south. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required. The SLC Strathaven Flood Study, carried out in 2016, should be taken cognisance of.
Flood Risk (SEPA)	A minor watercourse (Goods Burn) flows through the allocation and potential flood risk from this source should be assessed. A significant surface water flood hazard which could also be indicative of fluvial flooding has also been identified and should be taken cognisance of.
Water Environment (SEPA)	Sites within catchment of Avon Water 10076 (Powmillon Burn to River Clyde) Avon Water 10407 (Calder Water to Powmillon Burn conf) 10409 Powmillon Burn water bodies all poor for ecology
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Proposed uses SuDS Pond, Landscaping, Community Woodland could remain in green belt.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Strathaven</b>
Site Reference	<b>EK10/004</b>
Address	Land North East of B7068, Strathaven
Site size (hectares) supplied	4.80
Site size (hectares) GIS	4.83
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Could accommodate around 150 units
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement, elevated position - visible from countryside to the south. Pedestrian connection available.
Landscape	Plateau farmland. Sloping site - land drainage considerations
Natural Heritage	No designations affected. Improved pasture. Surveys required
Historic Environment	N/A
Open Space	N/A
Minerals	Coal mining standing advice area.
Public Access	Core path EK/1448/1 on western boundary along B7068
Road Network	Direct access to classified road network. Transport Assessment likely to be required.
Site Access	Access would be directly on to B7086. National speed limit applies across site frontage.
Public Transport	Bus stops >400m. Larkhall railway station ~13km.
Access to Services	Strathaven village centre ~800m.

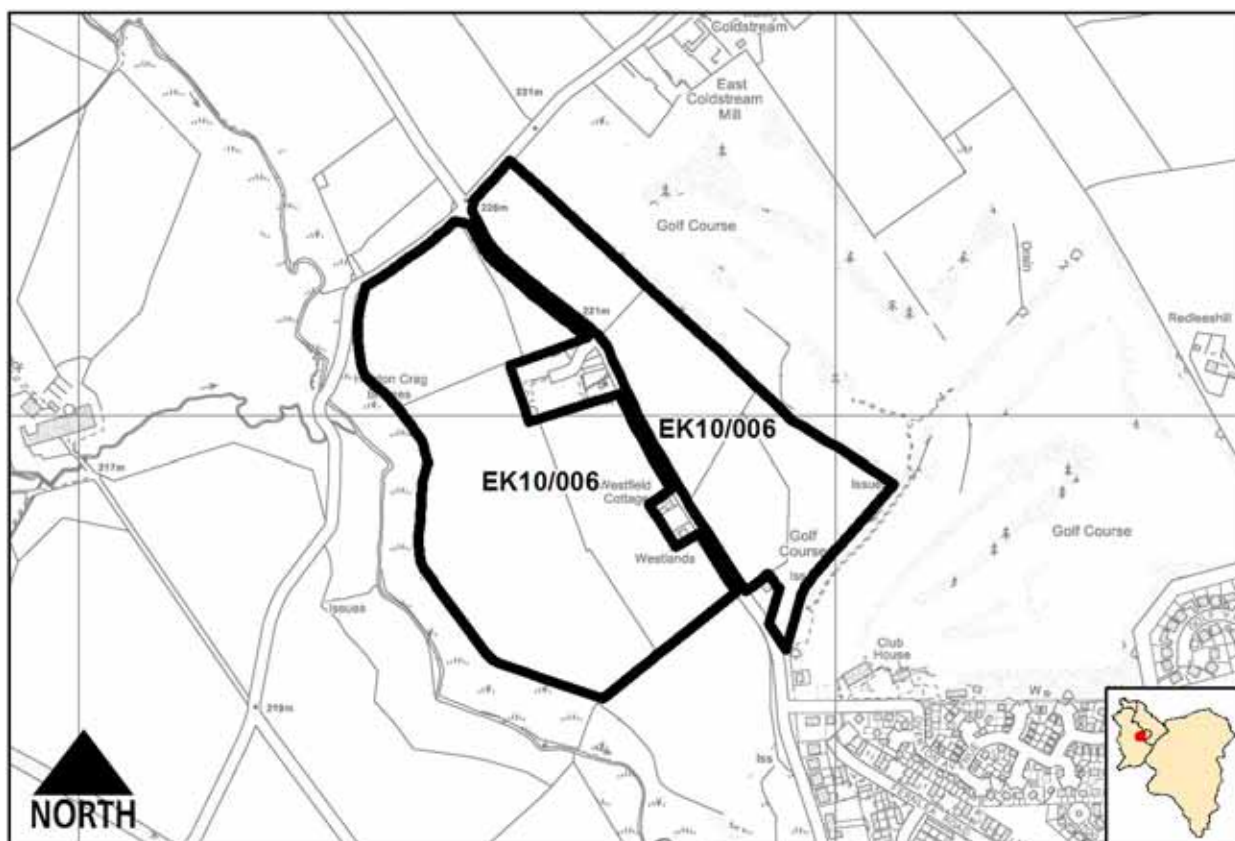
Additional Roads and Transportation Comments	N/A
Water	Camps WOA currently has capacity 15" distribution main to south west of site + Raw water supply pipe to south west of site.
Sewerage	Outwith Strathaven DOA which may require a growth project should all projects proceed- rising main to South West of site.
SLC Flooding	Surface water drainage to be confirmed There are watercourses within this area. Flood Risk Assessment required. The SLC Strathaven Flood Study, carried out in 2016, should be taken cognisance of.
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	Sites within catchment of Avon Water 10076 (Powmillon Burn to River Clyde) Avon Water 10407 (Calder Water to Powmillon Burn conf) 10409 Powmillon Burn water bodies all poor for ecology Poor due to ecology based on barrier to fish
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Strathaven</b>
Site Reference	<b>EK10/005</b>
Address	Land adjacent to A71/Muirkirk Road, Strathaven
Site size (hectares) supplied	5.26
Site size (hectares) GIS	5.48
In previous call for sites?	Eastern part of previous cfs site EK77/003. This site smaller than previous site.
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	134
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Adjacent to settlement boundary. Site is split by Muirkirk Road, low lying.
Landscape	Plateau farmland
Natural Heritage	No designations affected. Improved pasture. Watercourse forms southern boundary
Historic Environment	N/A
Open Space	N/A
Minerals	Off coal area
Public Access	Right of way along western boundary
Road Network	A Transport Assessment likely to be required. The cumulative impact from all the nearby sites needs consideration. There are junctions within Strathaven that are at or nearing capacity. There are limited options to improve capacity.
Site Access	Access should be taken from Muirkirk Road (B743), not A71. Junction

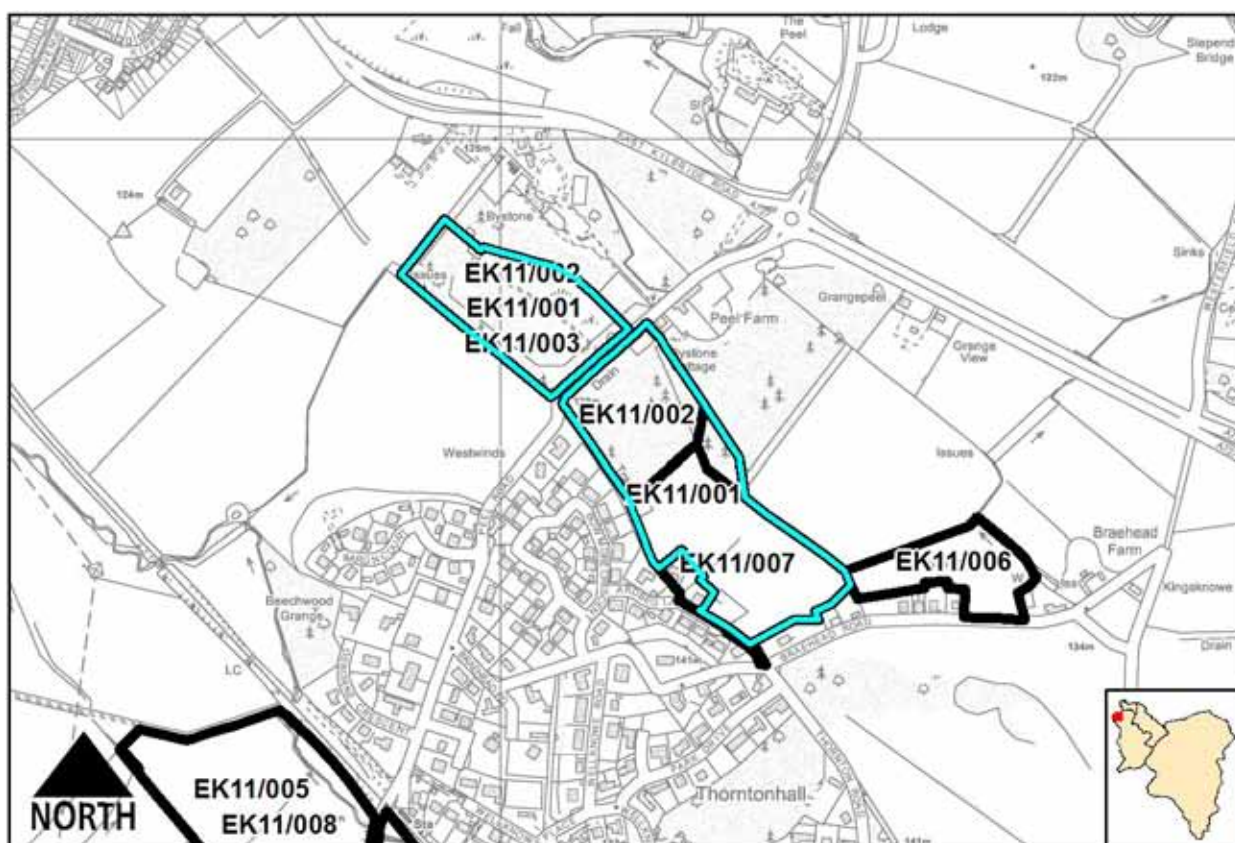
	spacing OK. Visibility likely to be OK. Footway connections would be required. Therefore generally OK.
Public Transport	Nearest bus stop is more than 400m away. No train station. Therefore generally poor.
Access to Services	Approximately 1km to town centre
Additional Roads and Transportation Comments	None
Water	Camps WOA currently has capacity 27" raw water supply pipe within road running through site which will require at least a 10 metre access distance.
Sewerage	Outwith Strathaven DOA which may require a growth project should all development proceed.
SLC Flooding	The Goods Burn lies to the south and adjacent to this site. There is also a watercourse to the west. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required. The SLC Strathaven Flood Study, carried out in 2016, should be taken cognisance of.
Flood Risk (SEPA)	A minor watercourse (Goods Burn) flows through the allocation and potential flood risk from this source should be assessed. A significant surface water flood hazard which could also be indicative of fluvial flooding has also been identified and should be taken cognisance of.
Water Environment (SEPA)	Sites within catchment of Avon Water 10076 (Powmillon Burn to River Clyde) Avon Water 10407 (Calder Water to Powmillon Burn conf) 10409 Powmillon Burn water bodies all poor for ecology
Air Quality	N/A
Noise	N/A
Planning History	None
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Strathaven</b>
Site Reference	<b>EK10/006</b>
Address	Westfield Farm, Steading and surrounding land
Site size (hectares) supplied	24.74
Site size (hectares) GIS	25.19
In previous call for sites?	
Current Use	Agriculture
Proposed Use	Housing, amenity, retail, suds, open space
No of Units (residential)	300
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Large site isolated from settlement.
Landscape	Plateau farmland. Prominent rural location lying on either side of A726
Natural Heritage	Powmillon burn lies to west (former Site of Importance for Nature Conservation)
Historic Environment	N/A
Open Space	N/A
Minerals	Off coal area
Public Access	Core path EK/1445/1
Road Network	Direct access to classified road network.
	Transport Assessment would be required.
Site Access	Access would be directly on to A726. National speed limit applies across site

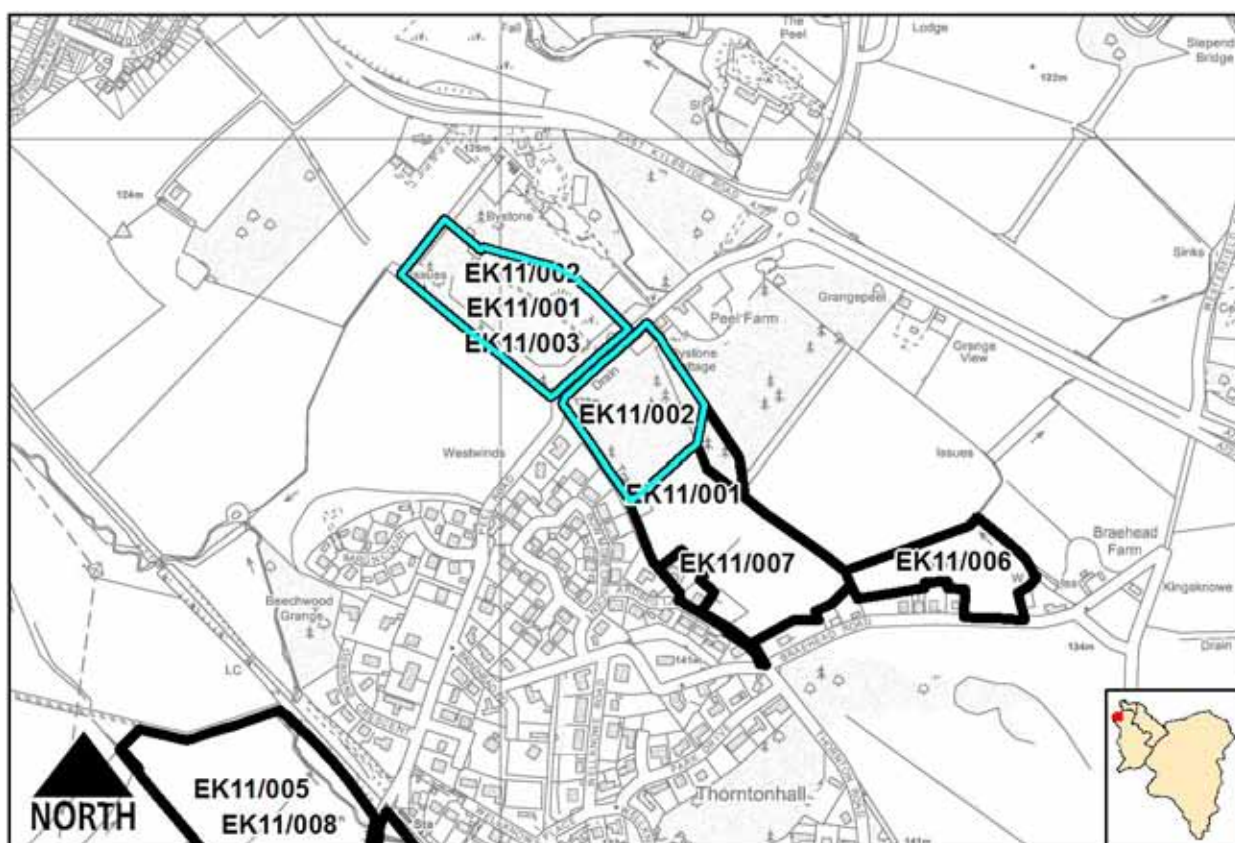
	frontage.  Normally for this number of units two accesses would be required but A726 bisects site so one each side, though larger side may also require emergency access.
Public Transport	Most of site >400m from bus stops. Larkhall railway station ~14km..
Access to Services	Strathaven village centre ~1300m
Additional Roads and Transportation Comments	None
Water	Camps WOA currently has capacity 32" distribution on road through site, 4" Asbestos Cement Distribution main. Runs along NW edge of site in the A726. 3m Access distance, will be required. 3" Cast Iron distribution main. Runs in the A726 south of the site. 3m Access distance will be required.
Sewerage	Outwith Strathaven DOA which may require a growth project should all development proceed All sites are located on the edge of the sewer catchment area discussions should be made with Scottish Water to determine feasibility to connect. If not possible the developer will need to determine appropriate foul drainage arrangements and discuss with the local Regulatory team.
SLC Flooding	There are watercourses within this area. Flood Risk Assessment required. The SLC Strathaven Flood Study, carried out in 2016, should be taken cognisance of.
Flood Risk (SEPA)	Adjacent to 1 in 200 fluvial flood outline of the Powmillon Burn. A basic FRA, consisting of topographic information the in first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Sites within catchment of Avon Water 10076 (Powmillon Burn to River Clyde) Avon Water 10407 (Calder Water to Powmillon Burn conf) 10409 Powmillon Burn water bodies all poor for ecology Poor
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	Thorntonhall
Site Reference	<b>EK11/001 (Larger site – includes EK11/002, EK11/003 and EK11/007)</b>
Address	Peel Farm
Site size (hectares) supplied	9.52
Site size (hectares) GIS	9.62
In previous call for sites?	No
Current Use	Leisure, commercial woodland, agriculture
Proposed Use	Housing
No of Units (residential)	160 (Combined sites)
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site is in two portions north and south of Peel Road. Site is divided by Peel Road
Landscape	Urban fringe farmland. Woodland a significant landscape feature on much of site
Natural Heritage	Broad leaved woodland habitats. Former Site of Importance for Nature Conservation on site to north of Peel Road. Habitat and species surveys required
Historic Environment	Bystone House B listed building close to northern portion of the site.
Open Space	N/A
Minerals	Coal Authority standing advice area
Public Access	Core path EK/5809/01 runs along western boundary of southern portion of site. Peel road which runs through site is an aspirational core path.
Road Network	Good link to A727. No footway but could potentially be provided.
Site Access	Site access appears difficult to achieve due to visibility, potentially at the

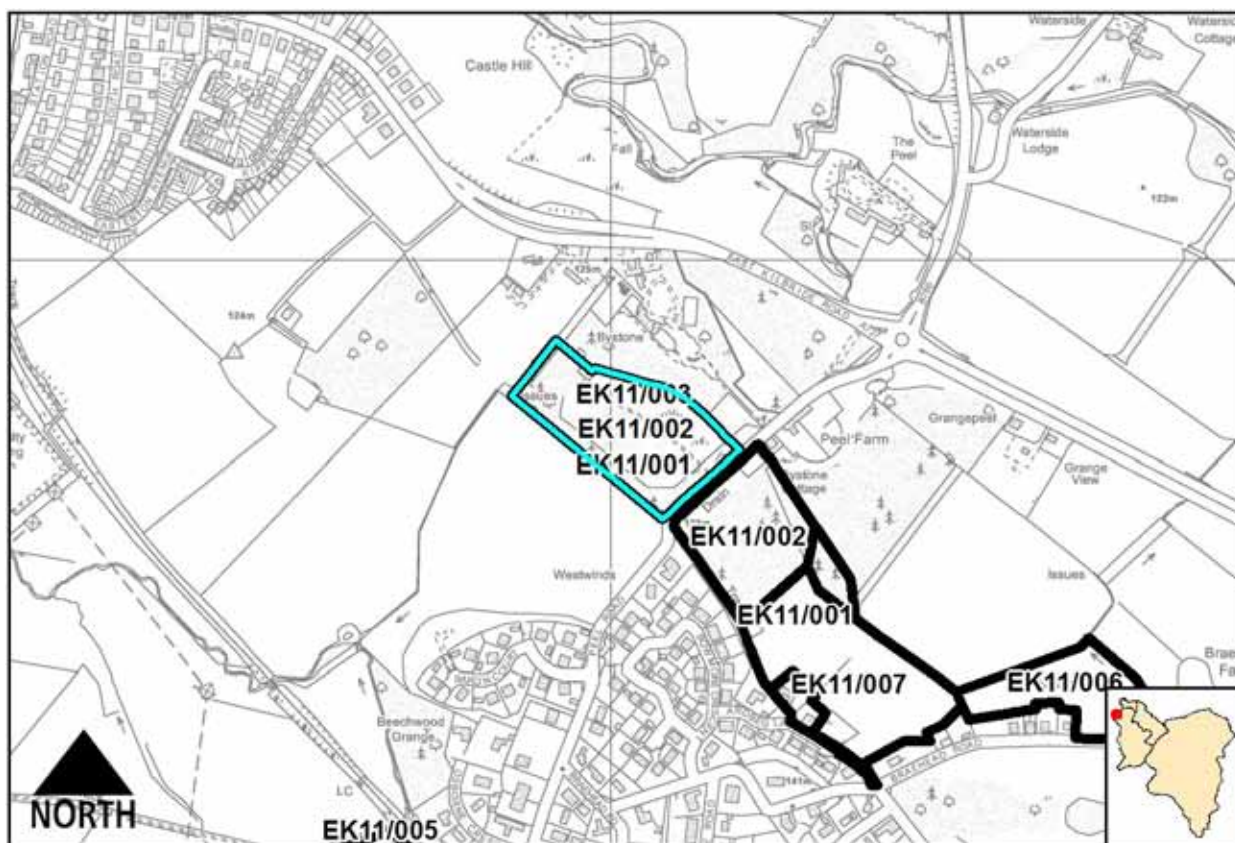
	south. Junction spacing ok. No footway connection.
Public Transport	Bus stop within 400m however no footway connection. Train station 700m however no footway connection.
Access to Services	poor
Additional Roads and Transportation Comments	<p>EK11/001, EK11/002 and EK11/003 need to be masterplanned along with EK11/006 and EK11/007 and have a joint Transport Assessment. Given the proposed number of units multiple accesses will be required, which it does not appear can be provided.</p> <p>Given the proposed scale of EK11/004, EK11/005 and EK11/008 these should really be included as well. Again, access to these sites also appears highly problematic.</p> <p>With the current committed development in the village Peel Road is likely to require significant upgrades through the existing village. Its roundabout junction with the A727 will also require upgrading.</p>
Water	Daer WOA currently has capacity.
Sewerage	Philipshill DOA -Possible constraints on current sewage capacity.
SLC Flooding	There is a watercourse on the edge of this development.
Flood Risk (SEPA)	Minor watercourses flow through the allocation and potential flood risk from this source should be assessed. A localised surface water flood hazard which could also be indicative of fluvial flooding has also been identified and should be taken cognisance of.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water (above Kittoch conf) WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kittoch Water WB ID 10002 2014 classification
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	It is proposed to consider whether the sites EK11/001, 002, 003 and 007 could be designated as a potential residential masterplan site for future expansion of Thorntonhall. The masterplan would need to show that delivery of the site was possible before it would be released from the green belt.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>Thorntonhall</b>
Site Reference	<b>EK11/002</b>
Address	Peel Farm Site B
Site size (hectares) supplied	5.59
Site size (hectares) GIS	5.68
In previous call for sites?	Part of EK78/006?
Current Use	Leisure, commercial woodland
Proposed Use	Housing
No of Units (residential)	80-100
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Site is in two portions north and south of Peel Road .Would expand Thorntonhall significantly to the north east and breach a well defined settlement edge. Site is divided by Peel Road.
Landscape	Urban fringe farmland. Woodland a significant landscape feature on much of site.
Natural Heritage	site occupied by a combination of conifer and broadleaf woodland habitat and species surveys required
Historic Environment	Bystone House B listed building close to northern portion of the site.
Open Space	N/A
Minerals	Coal Authority standing advice area
Public Access	Core path EK/5809/01 runs along western boundary of southern portion of site. Peel road which runs through site is an aspirational core path.
Road Network	Good link to A727. No footway but could potentially be provided.
Site Access	Site access appears difficult to achieve due to visibility, potentially at the

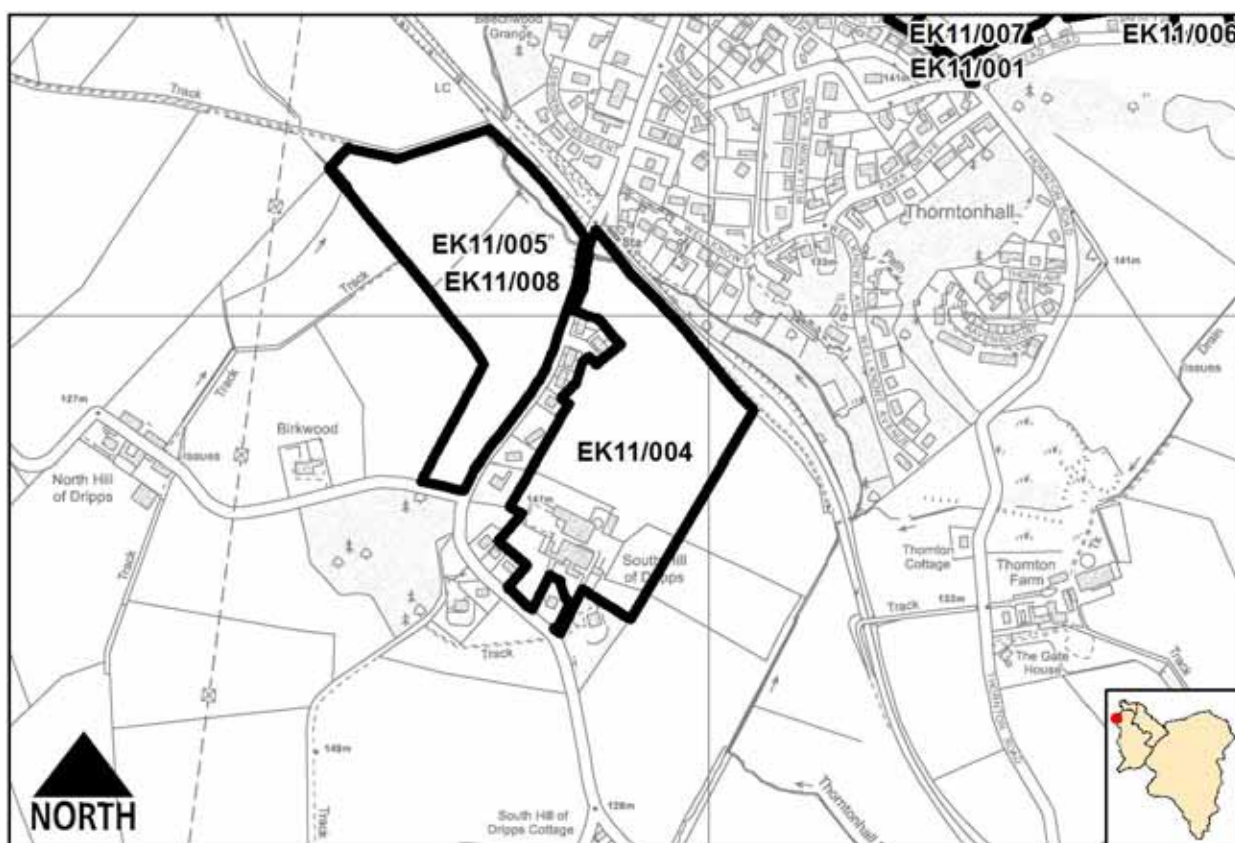
	south side. Junction spacing ok. No footway connection. Poor.
Public Transport	Bus stop within 400m however no footway connection. Train station 700m however no footway connection
Access to Services	Poor - no facilities within Thorntonhall.
Additional Roads and Transportation Comments	EK11/001, EK11/002 and EK11/003 need to be Masterplanned along with EK11/006 and EK11/007 and have a joint Transport Assessment. Given the proposed number of units multiple accesses will be required, which it does not appear can be provided. Given the proposed scale of EK11/004, EK11/005 and EK11/008 these should really be included as well. Access to these sites also appears highly problematic. With the current committed development in the village Peel Road is likely to require significant upgrades through the existing village. Its roundabout junction with the A727 will also require upgrading.
Water	Daer WOA currently has capacity 6" distribution main to the north of site.
Sewerage	Philipshill DOA -Possible constraints on current sewage capacity. Approx. 270m away from sewerage infrastructure.
SLC Flooding	There is a watercourse on the edge of this development.
Flood Risk (SEPA)	Minor watercourse flow through the allocation and potential flood risk from this source should be assessed. A localised surface water flood hazard which could also be indicative of fluvial flooding has also been identified and should be taken cognisance of.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies. White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kittoch Water WB ID 10002 2014 classification
Air Quality	N/A
Noise	N/A
Planning History	None
Other comments	See EK11/001
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>Thorntonhall</b>
Site Reference	<b>EK11/003</b>
Address	Peel Farm Site C (northernmost portion of EK11/001)
Site size (hectares) supplied	3.24
Site size (hectares) GIS	3.25
In previous call for sites?	no
Current Use	Leisure
Proposed Use	Housing
No of Units (residential)	40-50
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would expand Thorntonhall significantly to the north east. Adjacent to recently developed Cala site and would extend this to the east.
Landscape	Urban fringe farmland. Woodland a significant landscape feature on much of site
Natural Heritage	Broad leaved woodland habitats. Former Site of Importance for Nature Conservation (SINC) on site. Habitat and species surveys required
Historic Environment	Bystone House B listed building close to the site
Open Space	N/A
Minerals	Coal Authority standing advice area
Public Access	Peel road which runs along southern boundary of site is an aspirational core path.
Road Network	See below
Site Access	See below

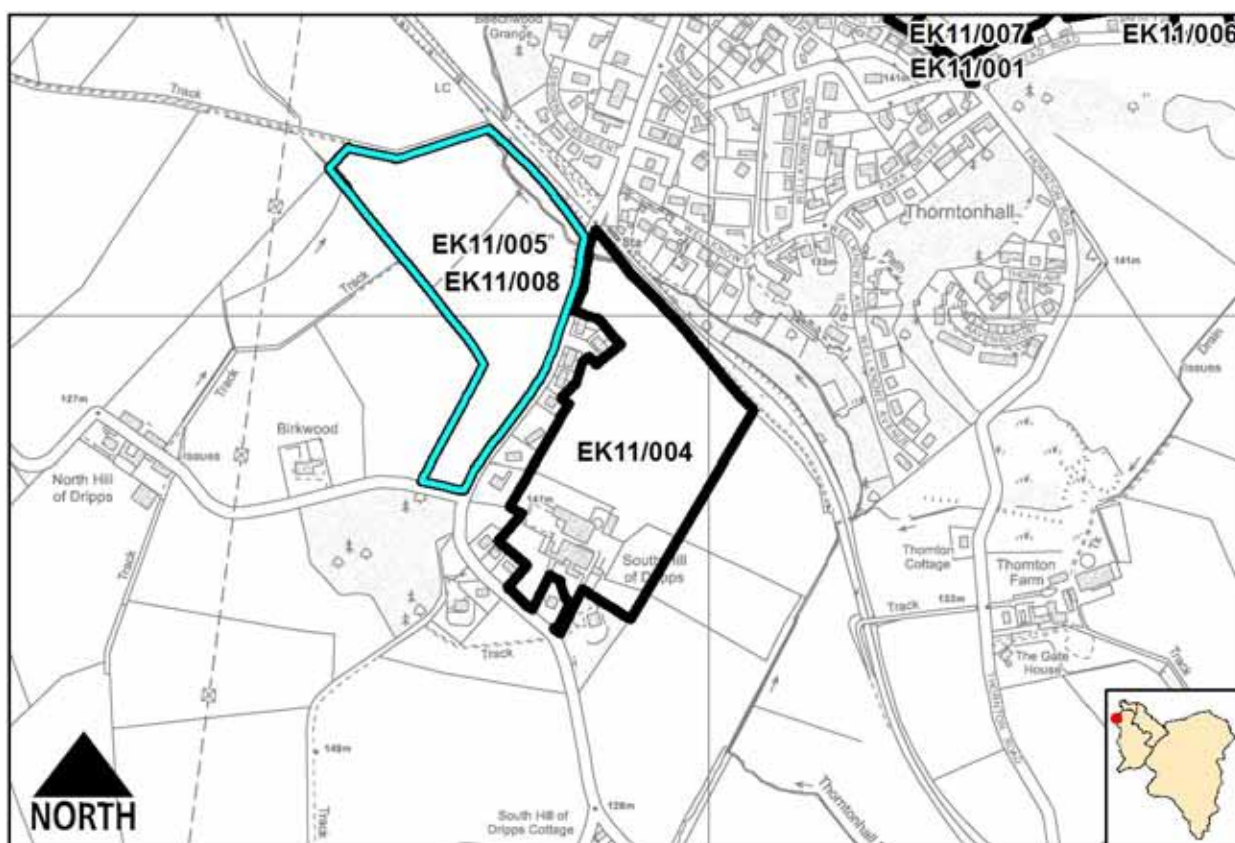
Public Transport	Bus stop within 400m however no footway connection. Train station 700m however no footway connection.
Access to Services	Poor - no facilities within Thorntonhall.
Additional Roads and Transportation Comments	EK11/001, EK11/002 and EK11/003 need to be Masterplanned along with EK11/006 and EK11/007 and have a joint Transport Assessment. Given the proposed number of units multiple accesses will be required, which it does not appear can be provided. Given the proposed scale of EK11/004, EK11/005 and EK11/008 these should really be included as well. Access to these sites also appears highly problematic. With the current committed development in the village Peel Road is likely to require significant upgrades through the existing village. Its roundabout junction with the A727 will also require upgrading.
Water	Daer WOA - currently has capacity 6" distribution main to South East of site
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required. Approx. 270m away from sewerage infrastructure.
SLC Flooding	There is a watercourse on the edge of this development.
Flood Risk (SEPA)	Minor watercourse flow through the allocation and potential flood risk from this source should be assessed. A localised surface water flood hazard which could also be indicative of fluvial flooding has also been identified and should be taken cognisance of.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water (above Kittoch conf) WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	See EK11/001
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>Thorntonhall</b>
Site Reference	<b>EK11/004</b>
Address	South Hill of Dripps
Site size (hectares) supplied	8.00
Site size (hectares) GIS	8.42
In previous call for sites?	Part of EK78/005 – current site smaller
Current Use	Farm building and agricultural land
Proposed Use	Housing
No of Units (residential)	45 (very low density)
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would result in significant expansion of Thorntonhall to the south. Does not round off settlement boundary and would extend beyond railway line which acts as a defensible settlement edge.
Landscape	Urban fringe farmland. Would require structural landscaping.
Natural Heritage	No designations affected. Improved pasture
Historic Environment	N/A
Open Space	Open space/green space plan required
Minerals	Off coal area
Public Access	Various access routes, access plan required
Road Network	Rural road network - site is approx 1500m to B764 and 1800m to A727. Site would result in drivers being dependant on private car. Poor.
Site Access	Access onto Peel Road to north of site is not feasible due to visibility and topography. On 60mph sections of road. Visibility for new junction would be subject to speed of traffic. No footway connections. Junction spacing may be

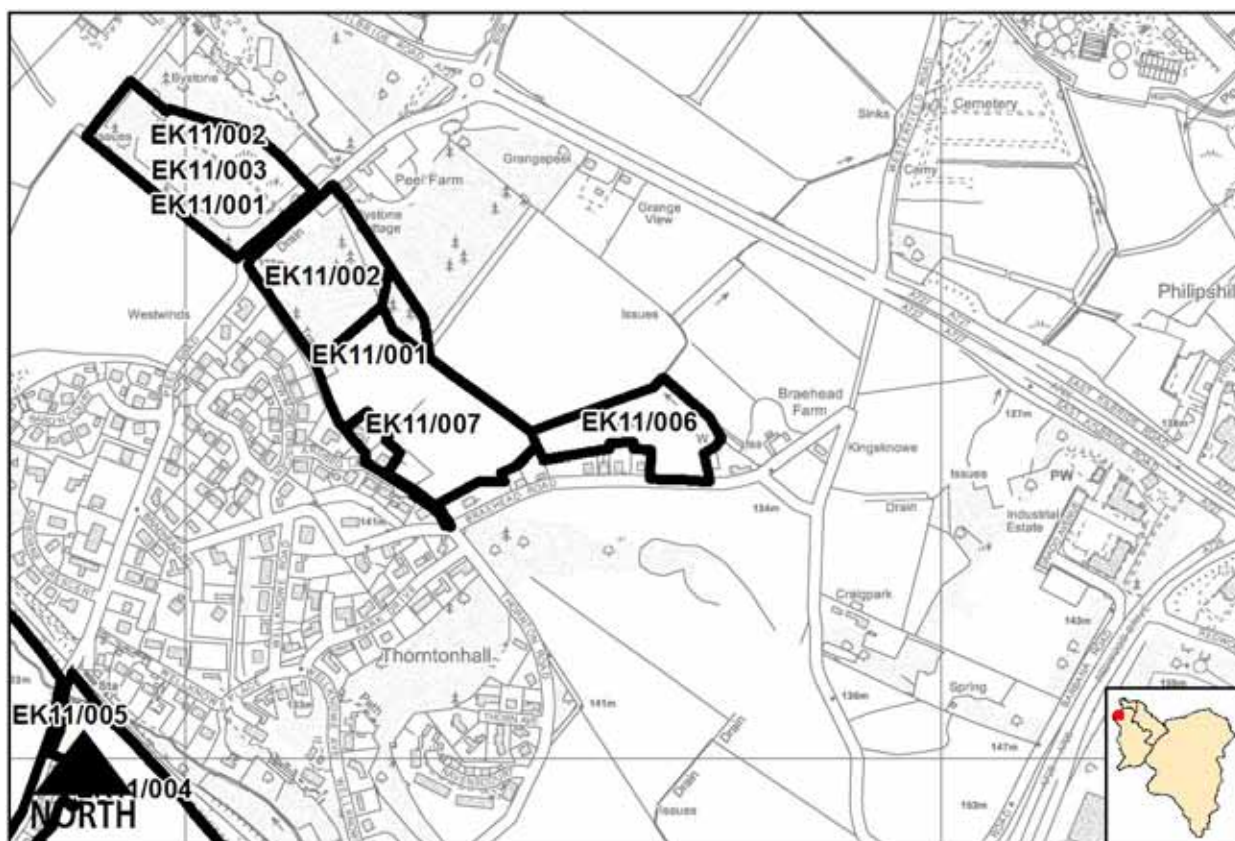
	difficult to achieve.
Public Transport	Potential footpath link to train station. There are no bus services. Train service is limited at Thorntonhall.
Access to Services	Poor
Additional Roads and Transportation Comments	EK11/001, EK11/002 and EK11/003 need to be Masterplanned along with EK11/006 and EK11/007 and have a joint Transport Assessment. Given the proposed number of units multiple accesses will be required, which it does not appear can be provided. Given the proposed scale of EK11/004, EK11/005 and EK11/008 these should really be included as well. Access to these sites also appears highly problematic. With the current committed development in the village Peel Road is likely to require significant upgrades through the existing village. Its roundabout junction with the A727 will also require upgrading.
Water	Daer WOA currently has capacity 6" distribution main on site boundary
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required.
SLC Flooding	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. The Applicant should be aware of climate change impact. There is also a watercourse on the edge of the site. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	Partly within 1 in 200 fluvial flood outline of the Thorntonhall Burn. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential.
Air Quality	N/A
Noise	N/A
Planning History	None
Other comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Thorntonhall</b>
Site Reference	<b>EK11/005 (same site as EK11/008)</b>
Address	North Hill of Dripps
Site size (hectares) supplied	7.23
Site size (hectares) GIS	7.24
In previous call for sites?	Overlaps EK78/007 – different boundary
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	80 -90 (very low density)
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would result in significant scale expansion of Thorntonhall to the south-west. Does not round off settlement boundary and would extend settlement beyond railway line which acts as a defensible settlement edge.
Landscape	Urban fringe farmland. Structural landscaping would be required
Natural Heritage	No designations affected. Improved pasture. Watercourse within site.
Historic Environment	N/A
Open Space	Open space/green space plan required
Minerals	Coal Authority off coal area
Public Access	various access routes, access plan required
Road Network	See below
Site Access	See below
Public Transport	Potential footpath link to train station. There are no bus services. Train service is limited at Thorntonhall.

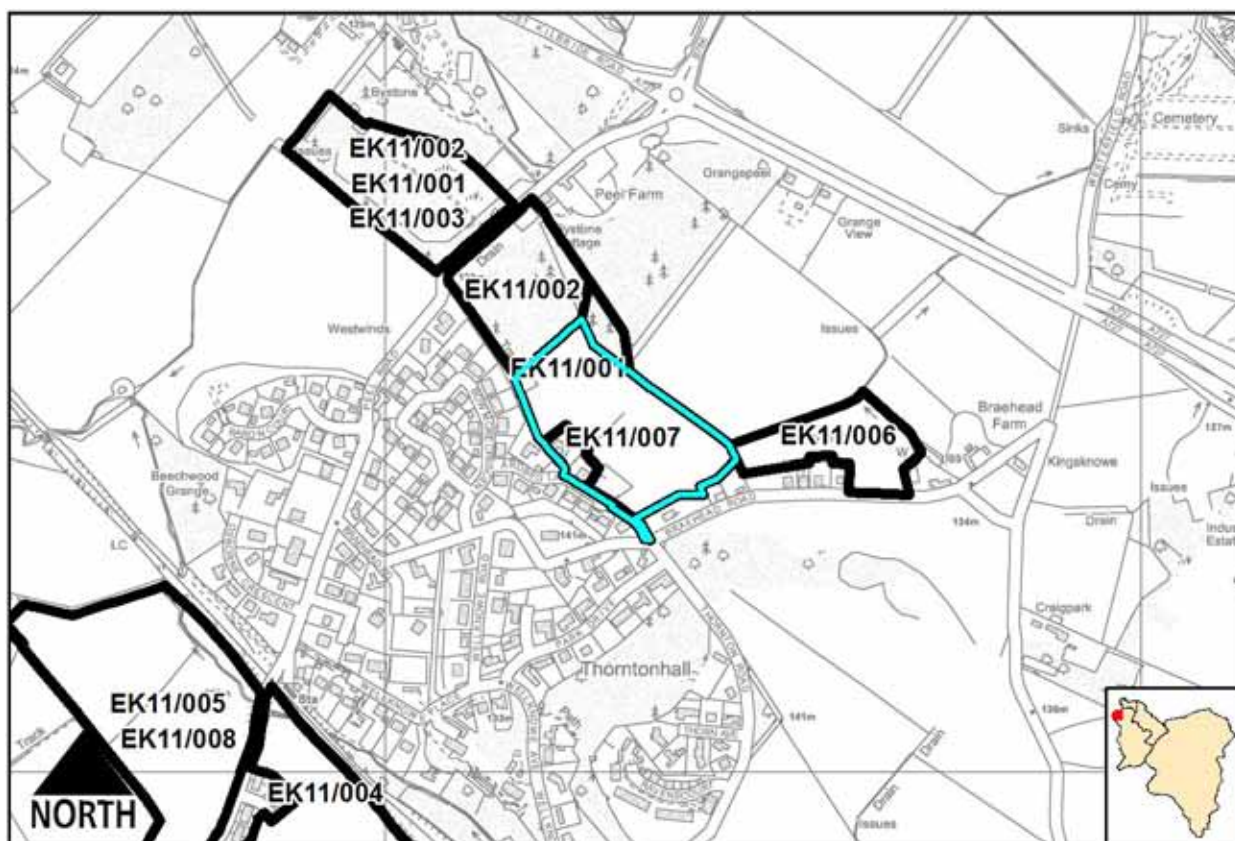
Access to Services	Poor - no services within Thorntonhall.
Additional Roads and Transportation Comments	EK11/001, EK11/002 and EK11/003 need to be Masterplanned along with EK11/006 and EK11/007 and have a joint Transport Assessment. Given the proposed number of units multiple accesses will be required, which it does not appear can be provided. Given the proposed scale of EK11/004, EK11/005 and EK11/008 these should really be included as well. Again, access to these sites also appears highly problematic. With the current committed development in the village Peel Road is likely to require significant upgrades through the existing village. Its roundabout junction with the A727 will also require upgrading.
Water	Daer WOA currently has capacity 180mm distribution main and 4" distribution main surrounding site.
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required
SLC Flooding	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. The Applicant should be aware of climate change impact. There is also a watercourse on the edge of the site. Flood Risk Assessment required.
Flood Risk (SEPA)	Partly within 1 in 200 fluvial flood outline of the Thorntonhall Burn. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential.
Air Quality	N/A
Noise	N/A
Planning History	None
Other comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Thorntonhall</b>
Site Reference	<b>EK11/006</b>
Address	Braehead Road, Thorntonhall
Site size (hectares) supplied	1.70
Site size (hectares) GIS	1.73
In previous call for sites?	Yes- same as EK78/002
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Not Known
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Isolated site within Green Belt, potential coalescence of East Kilbride/Thorntonhall
Landscape	Urban fringe farmland
Natural Heritage	Mainly improved pasture but includes tree/hedge wildlife corridor. Braehead Marsh/Marshy Grasslands former Site of Importance for Nature Conservation (SINC) on northern boundary. Improved pasture
Historic Environment	Adjacent to B listed building
Open Space	N/A
Minerals	Coal Authority low risk/standing advice area
Public Access	No core paths affected
Road Network	Braehead Road is relatively narrow however there is good link to the surrounding network
Site Access	Site access would be from Braehead Road. Braehead Road is rural in nature

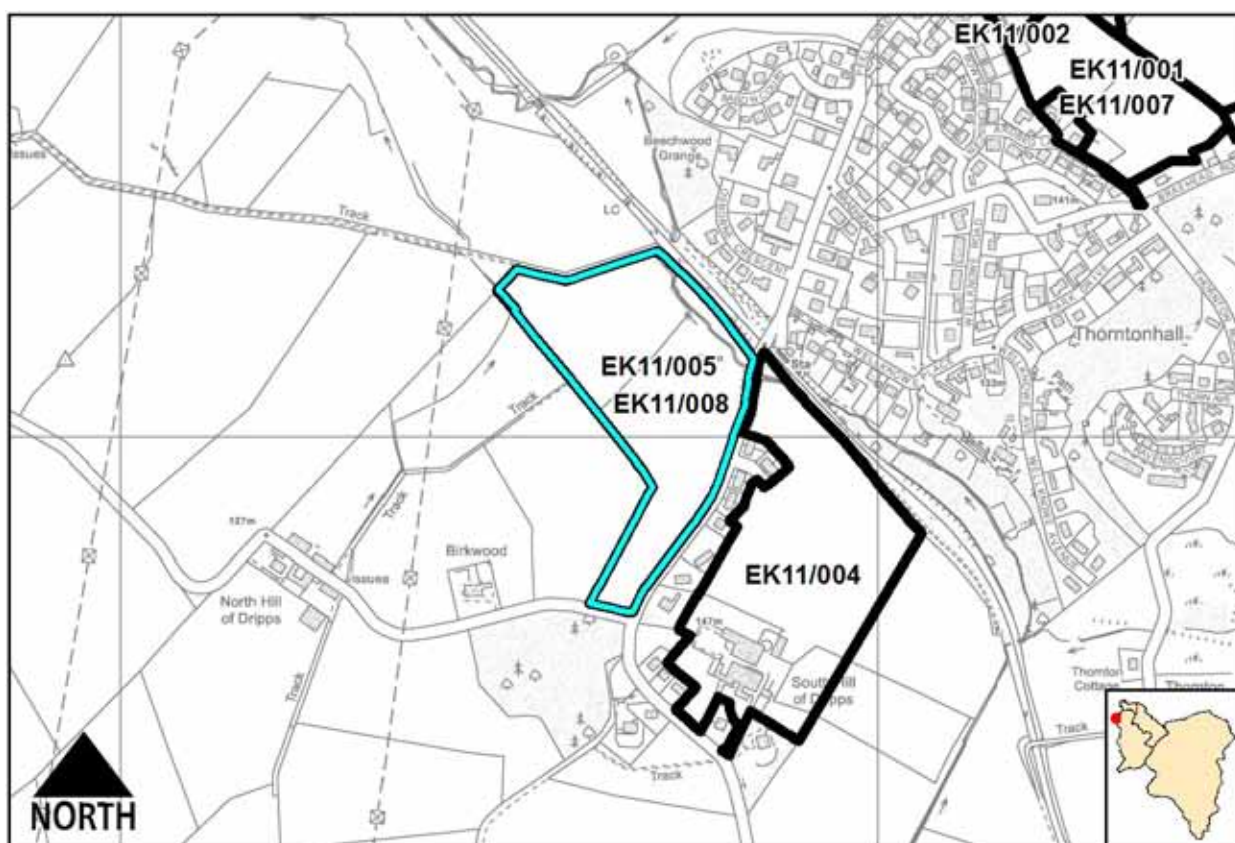
	over this section. Visibility may be difficult to achieve. Junction spacing OK. Potentially OK for frontage access, i.e. less than 10 units (poss 3/4) with parking. No footway connection.
Public Transport	Nearest bus stop is significantly over the 400m threshold. There are no footways present. Train station is 1km from site. Generally poor.
Access to Services	Poor - no services within Thorntonhall
Additional Roads and Transportation Comments	EK11/001, EK11/002 and EK11/003 need to be Masterplanned along with EK11/006 and EK11/007 and have a joint Transport Assessment. Given the proposed number of units multiple accesses will be required, which it does not appear can be provided. Given the proposed scale of EK11/004, EK11/005 and EK11/008 these should really be included as well. Access to these sites also appears highly problematic. With the current committed development in the village Peel Road is likely to require significant upgrades through the existing village. Its roundabout junction with the A727 will also require upgrading.
Water	Daer WOA currently has capacity 6" distribution site to south of site
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required.
SLC Flooding	There is a watercourse on the edge of this development.
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential..
Air Quality	N/A
Noise	N/A
Planning History	At the SLLDP 1 Examination a modified reduced scale site was considered and the reporter concluded that this could be dealt with through a planning application. The field to the rear was not considered.
Other comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Thorntonhall</b>
Site Reference	<b>EK11/007</b>
Address	Adjacent to Ardbeg Lane, Thorntonhall
Site size (hectares) supplied	3.42
Site size (hectares) GIS	3.93
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	40
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Significant extension of Thorntonhall to north east.
Landscape	Urban fringe farmland
Natural Heritage	Braehead Marsh/Marshy Grasslands former Site of Importance for Nature Conservation (SINC) to east of boundary. Site is improved pasture
Historic Environment	N/A
Open Space	N/A
Minerals	Coal - low risk/standing advice area
Public Access	Core path EK/5809/01 runs along western boundary
Road Network	See below
Site Access	See below
Public Transport	poor
Access to Services	poor
Additional Roads and	EK11/001, EK11/002 and EK11/003 need to be Masterplanned along with

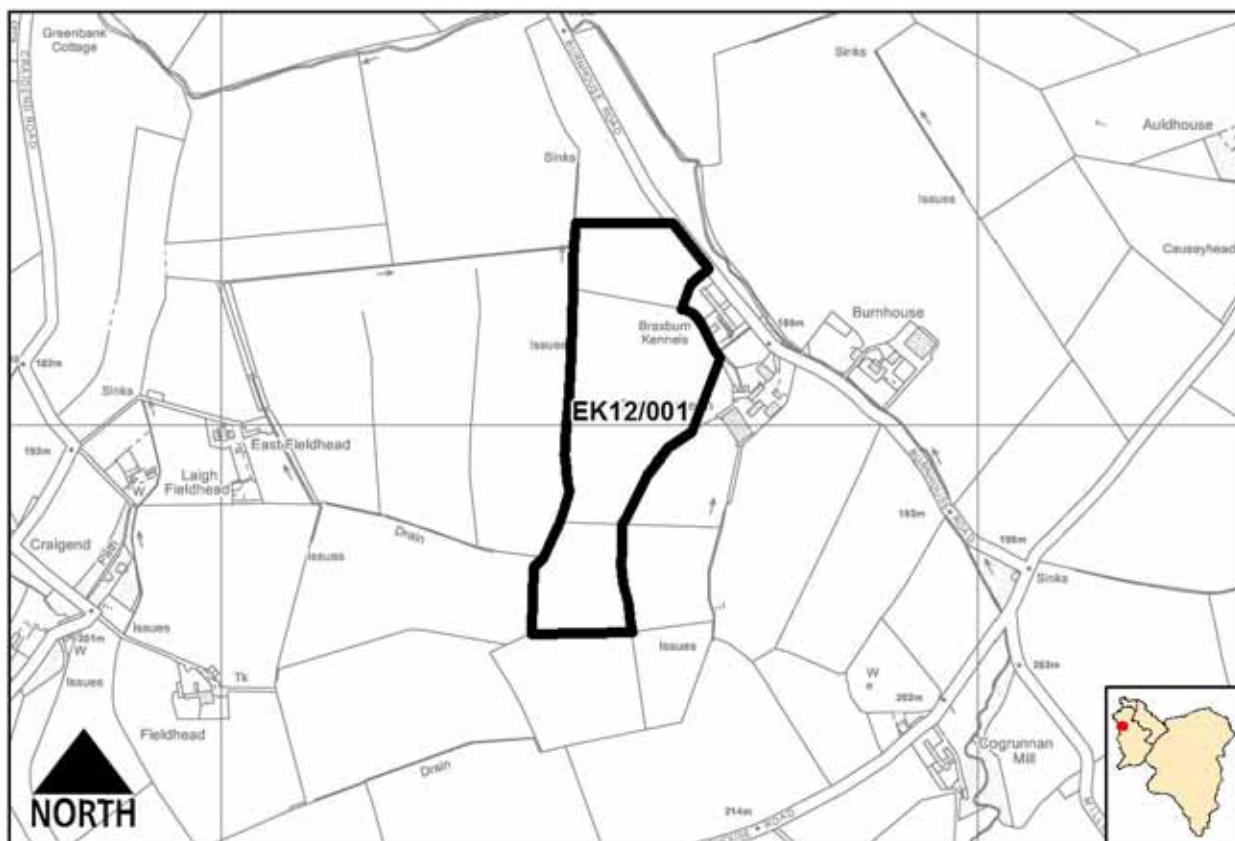
Transportation Comments	EK11/006 and EK11/007 and have a joint Transport Assessment. Given the proposed number of units multiple accesses will be required, which it does not appear can be provided. Given the proposed scale of EK11/004, EK11/005 and EK11/008 these should really be included as well. Again, access to these sites also appears highly problematic. With the current committed development in the village Peel Road is likely to require significant upgrades through the existing village. Its roundabout junction with the A727 will also require upgrading.
Water	Daer WOA 6" distribution main to the south east of site
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required. Approx. 160m away from closest sewerage infrastructure
SLC Flooding	Pluvial flooding is shown on flood maps. Surface water drainage to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies, White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kittoch Water WB ID 10002 2014 classification Poor Ecological Potential.
Air Quality	N/A
Noise	N/A
Planning History	None
Other comments	See EK11/001. Site adjacent to high pressure gas pipeline.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	X
Site does not accord with strategy	



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Settlement	<b>Thorntonhall</b>
Site Reference	<b>EK11/008 (same site as EK11/005)</b>
Address	Peel Road, Thorntonhall
Site size (hectares) supplied	7.20
Site size (hectares) GIS	7.23
In previous call for sites?	
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	80-90
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Would result in significant scale expansion of Thorntonhall to the south-west. Does not round off settlement boundary and would extend settlement beyond railway line which acts as a defensible settlement edge.
Landscape	Urban fringe farmland. Structural landscaping would be required
Natural Heritage	No designations affected. Improved pasture. Watercourse within site.
Historic Environment	N/A
Open Space	Open space/green space plan required
Minerals	Coal Authority off coal area
Public Access	various access routes, access plan required
Road Network	See below
Site Access	See below
Public Transport	Potential footpath link to train station. There are no bus services. Train service is limited.

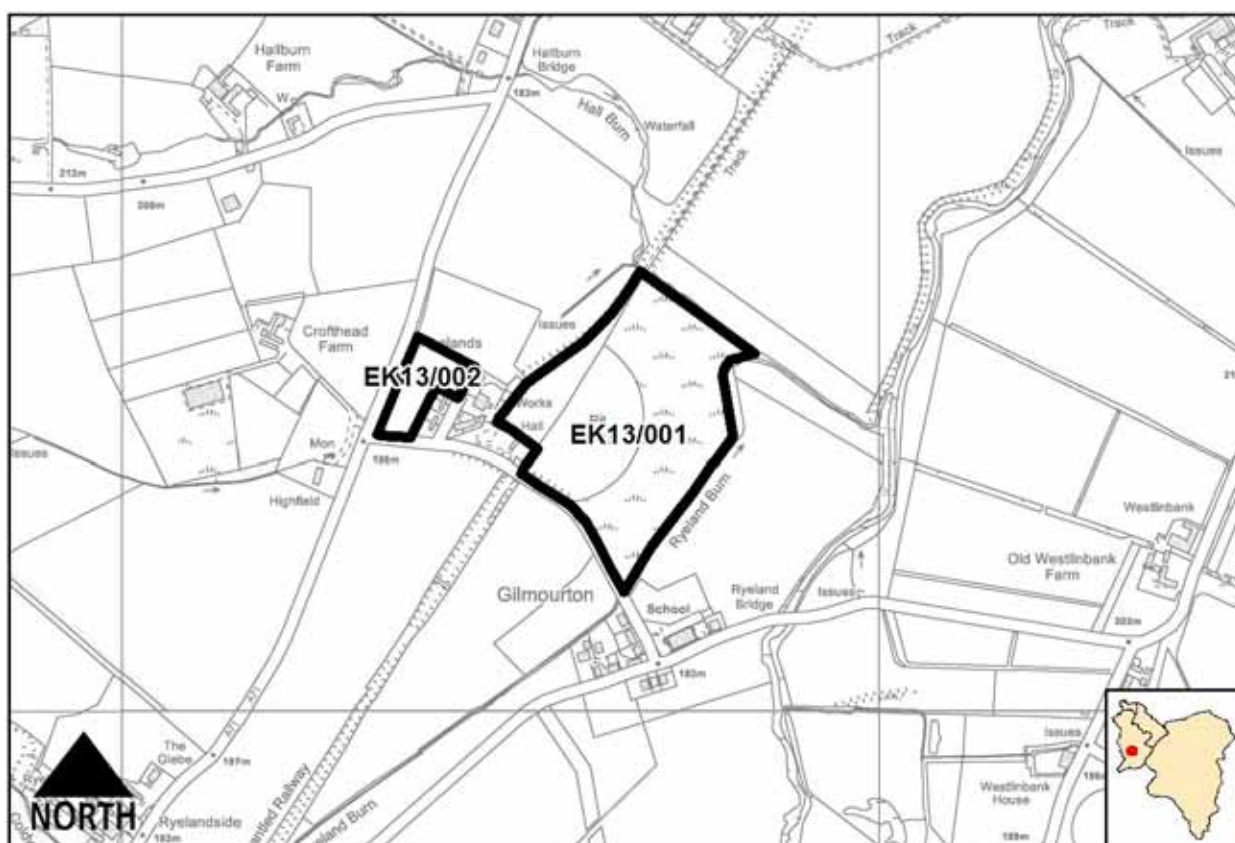
Access to Services	Poor - no services within Thorntonhall
Additional Roads and Transportation Comments	EK11/001, EK11/002 and EK11/003 need to be Masterplanned along with EK11/006 and EK11/007 and have a joint Transport Assessment. Given the proposed number of units multiple accesses will be required, which it does not appear can be provided. Given the proposed scale of EK11/004, EK11/005 and EK11/008 these should really be included as well. Again, access to these sites also appears highly problematic. With the current committed development in the village Peel Road is likely to require significant upgrades through the existing village. Its roundabout junction with the A727 will also require upgrading.
Water	Daer WOA currently has capacity.
Sewerage	Philipshill DOA has limited capacity and should all potential development be realised a growth project may be required.
SLC Flooding	Pluvial flooding is shown on flood maps. Surface water drainage to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	Partially within the 1 in 200 year outline of a watercourse. A detailed FRA required. A localised surface water flood hazard has also been identified which should be taken cognisance of.
Water Environment (SEPA)	Sites fall within catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure. Measure against Scottish Water for next Cycle. Kitch Water WB ID 10002 2014 classification Poor Ecological Potential.
Air Quality	N/A
Noise	N/A
Planning History	None
Other comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>EK Greenbelt</b>
Site Reference	<b>EK12/001</b>
Address	Claddengreen, near Auldhouse
Site size (hectares) supplied	12?
Site size (hectares) GIS	7.65
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing
No of Units (residential)	Not Known. Site potential for 250
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Isolated site within the Green Belt
Landscape	Plateau farmland. Structural landscaping required.
Natural Heritage	Improved pasture. No designations affected.
Historic Environment	N/A
Open Space	Openspace/greenspace plan required
Minerals	No coal mining legacy
Public Access	Wider access network route EK/3827 runs through site.
Road Network	Adjacent road network rural in nature and substandard with no footways. Not suitable for scale of development. Transport Assessment required given potential number of units
Site Access	Unlikely to achieve necessary visibility splays within site frontage. National speed limit applies to Burnhouse Road.
Public Transport	Remote from public transport

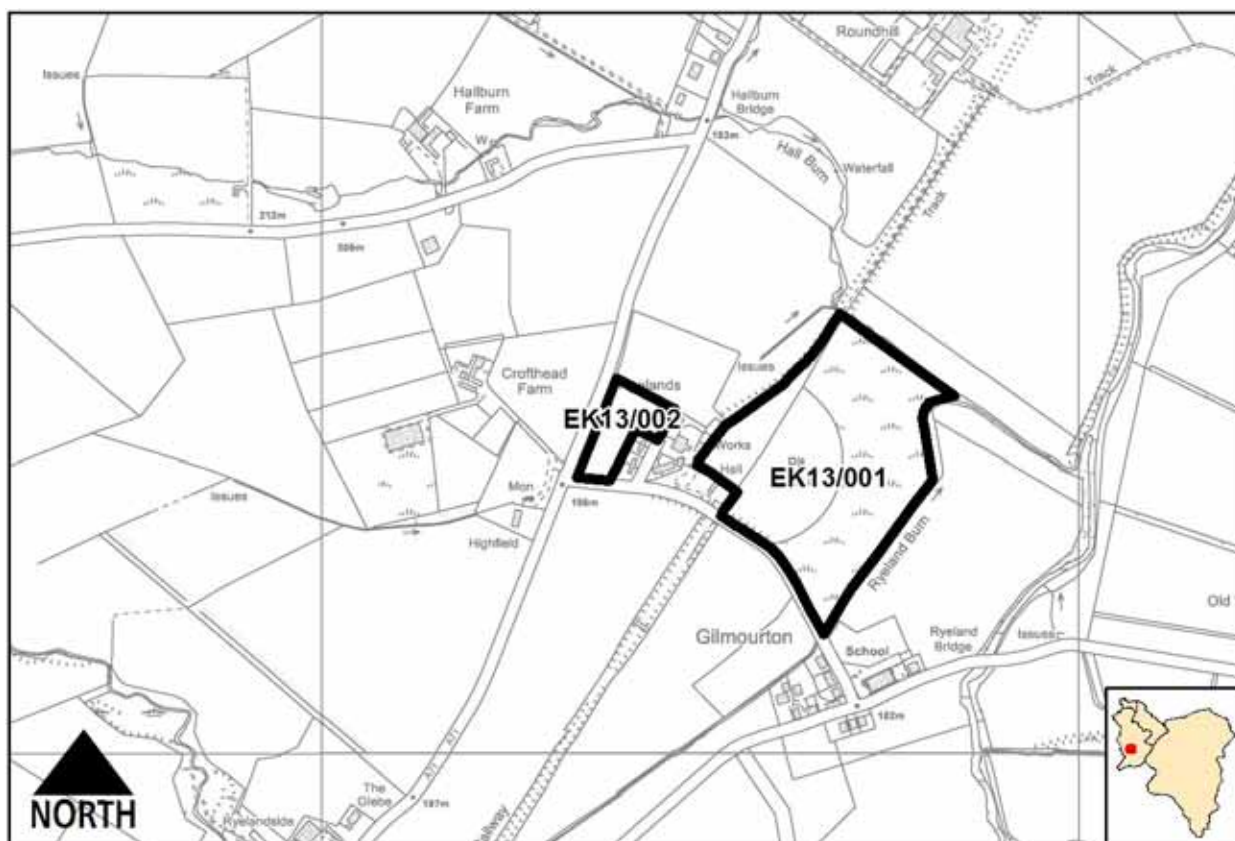
Access to Services	Remote from services
Additional Roads and Transportation Comments	N/A
Water	Camps WOA currently has capacity 3" distribution main to North of site
Sewerage	Outwith both Allers and Philipshill WOA Site outwith existing Scottish Water sewer catchment - likely private foul drainage arrangements will be required.
SLC Flooding	Surface water drainage to be confirmed There are watercourses within this area. Flood Risk Assessment required
Flood Risk (SEPA)	Partially within the 1 in 200 year outline of a watercourse. A detailed FRA required. A minor watercourse also flows along the site boundary which should be taken cognisance of.
Water Environment (SEPA)	Sites close to catchments of 2 Baseline Water bodies as highlighted in table, White Cart Water WB ID 10001 2014 Classification Poor due to sewage disposal and Phosphorus pressure.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>EK Rural Area</b>
Site Reference	<b>EK13/001</b>
Address	Ryelands Sites 6,9,16
Site size (hectares) supplied	7.05
Site size (hectares) GIS	7.05
In previous call for sites?	No
Current Use	Vacant land, Greenspace
Proposed Use	Community Centre/ Sports Hall Housing
No of Units (residential)	20
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Significant expansion of existing Housing Land Supply 2015 Site to the North of the existing settlement into the Rural Area. Surrounding water courses, South East of site in river flood plain
Landscape	Upland river valley
Natural Heritage	Improved pasture. Watercourses adjacent to site.
Historic Environment	Archaeological Linear Monument to the South East of the Site.
Open Space	Proposal includes Community Centre/Sports Hall which may have associated open space
Minerals	No coal mining legacy
Public Access	Aspirational core path EK5624 (former railway line) - need to protect line of route. Access plan required
Road Network	Adjacent road rural in nature and substandard with no footways. Connects directly with classified road network (A71).
Site Access	Removal of bridge over dismantled railway probably required to achieve

	necessary visibility. National speed limit applies to existing road.
Public Transport	No public transport in the vicinity.
Access to Services	Very remote from everything, apart from Gilmourton Primary.
Additional Roads and Transportation Comments	N/A
Water	Camps WOA currently has capacity 6" distribution main to the south of the site
Sewerage	Ryeland Septic tank is closest treatment facility however there is very limited capacity here and a growth project would be required to accommodate any development.
SLC Flooding	Surface water drainage to be confirmed. Site is adjacent to Ryelands Burn. Flood Risk Assessment required
Flood Risk (SEPA)	Partially within the 1 in 200 year outline of the Ryeland Water. A detailed FRA required. A minor watercourse also flows along the site boundary which should be taken cognisance of.
Water Environment (SEPA)	WB ID 10411 no pressures or measures noted in database. WB ID 10408 Poor ecological potential due to fish passage associated with impoundment at water treatment works. The WTW site has since ceased operating however impoundment remains.
Air Quality	N/A
Noise	N/A
Planning History	Part of site had previous consent for housing EK/07/0352
Other Comments	Housing land supply site EK4123 on part of site. Non effective.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>EK Rural Area</b>
Site Reference	<b>EK13/002</b>
Address	Ryelands Site 3
Site size (hectares) supplied	2.16
Site size (hectares) GIS	0.77
In previous call for sites?	no
Current Use	Unused agricultural land
Proposed Use	housing
No of Units (residential)	10
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	greenfield
Settlement Pattern	isolated rural site adjacent to row of 4 semi detached properties to the North West of Gilmourton. Highly visible to adjacent A71.
Landscape	Plateau farmland
Natural Heritage	No designations affected. Improved pasture
Historic Environment	Adjacent a mix of two storey local authority and traditional rural farm buildings. None listed.
Open Space	N/A
Minerals	No coal mining legacy
Public Access	N/A
Road Network	Adjacent road rural in nature and substandard with no footways. Connects directly with classified road network (A71).
Site Access	National speed limit applies to side road and A71. Visibility and junction spacing an issue if accessed from side road.
Public Transport	No public transport in vicinity
Access to Services	Very remote from everything, apart from Gilmourton Primary.

Additional Roads and Transportation Comments	None
Water	Camps WOA currently has capacity 6" distribution main to the south of the site
Sewerage	Ryeland Septic tank is closest treatment facility however there is very limited capacity here and a growth project would be required to accommodate any development The proposed sites are located in rural areas with small Scottish Water rural septic tanks, capacity of such are unknown.
SLC Flooding	Surface water drainage to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	A minor culverted watercourse flows through the site and could represent a potential flood risk. Further assessment of potential flood risk and management measures required.
Water Environment (SEPA)	WB ID 10411 no pressures or measures noted in database. WB ID 10408 Poor ecological potential due to fish passage associated with impoundment at water treatment works. The WTW site has since ceased operating however impoundment remains.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

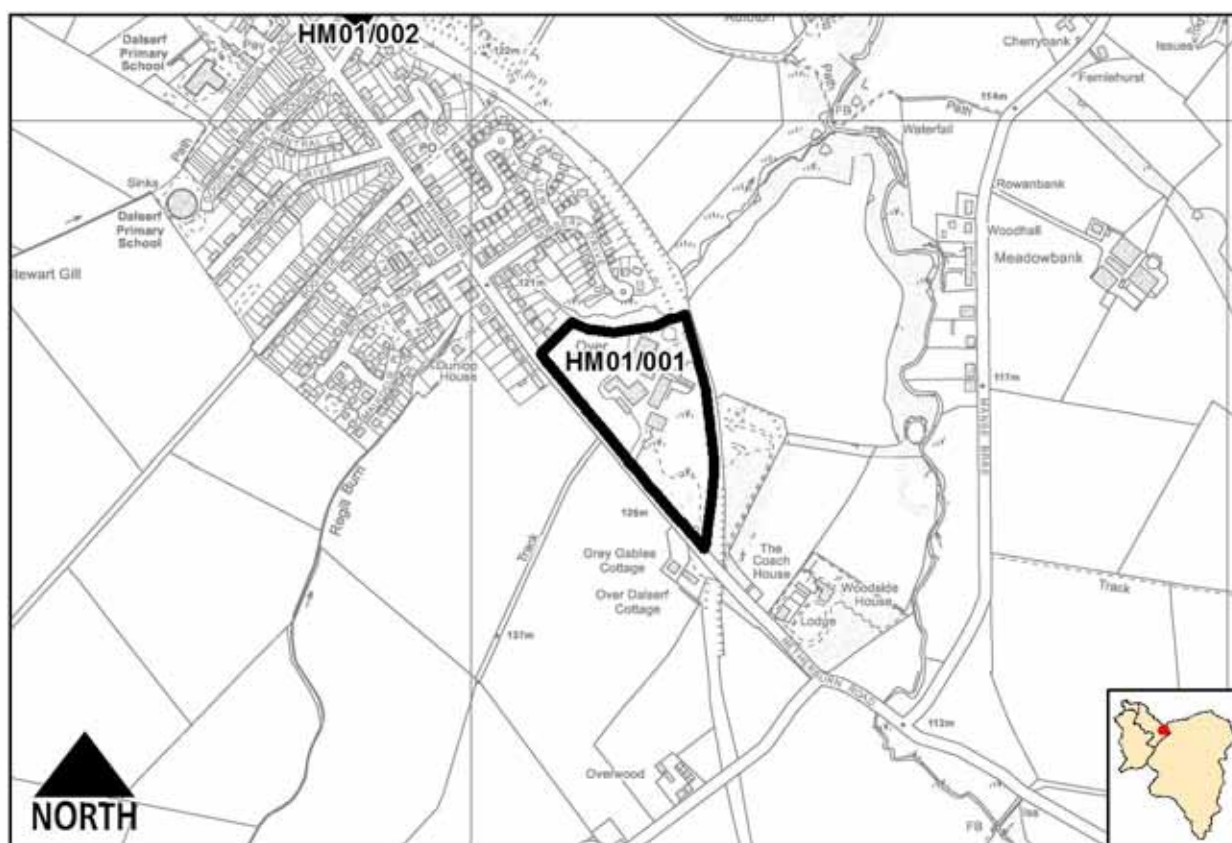


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Settlement	<b>EK rural area</b>
Site Reference	<b>EK13/003</b>
Address	Redding Cottages, Gainerhill
Site size (hectares) supplied	2.00
Site size (hectares) GIS	0.46
In previous call for sites?	No
Current Use	Agriculture
Proposed Use	Housing, planting
No of Units (residential)	10
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Isolated rural site, adjacent to 8 existing semi-detached houses.
Landscape	Upland river valley
Natural Heritage	No designations affected. Upland river valley.
Historic Environment	N/A
Open Space	N/A
Minerals	N/A
Public Access	N/A
Road Network	Adjacent roads rural in nature and substandard with no footways. Redding Road connects directly with classified road network (B743).
Site Access	As above
Public Transport	Remote from public transport
Access to Services	Remote from services
Additional Roads and Transportation Comments	N/A
Water	Camps WOA currently has capacity 27" raw water supply pipe within road

	running next to site.
Sewerage	Locharmill Septic tank is closest treatment facility however there is very limited capacity here and a growth project would be required to accommodate any development combined sewer to north of site The proposed sites are located in rural areas with small Scottish Water rural septic tanks, capacity of such are unknown.
SLC Flooding	Surface water drainage to be confirmed There are watercourses within this area. Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	WB ID 10411 no pressures or measures noted in database. WB ID 10408 Poor ecological potential due to fish passage associated with impoundment at water treatment works. The WTW site has since ceased operating however impoundment remains.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X

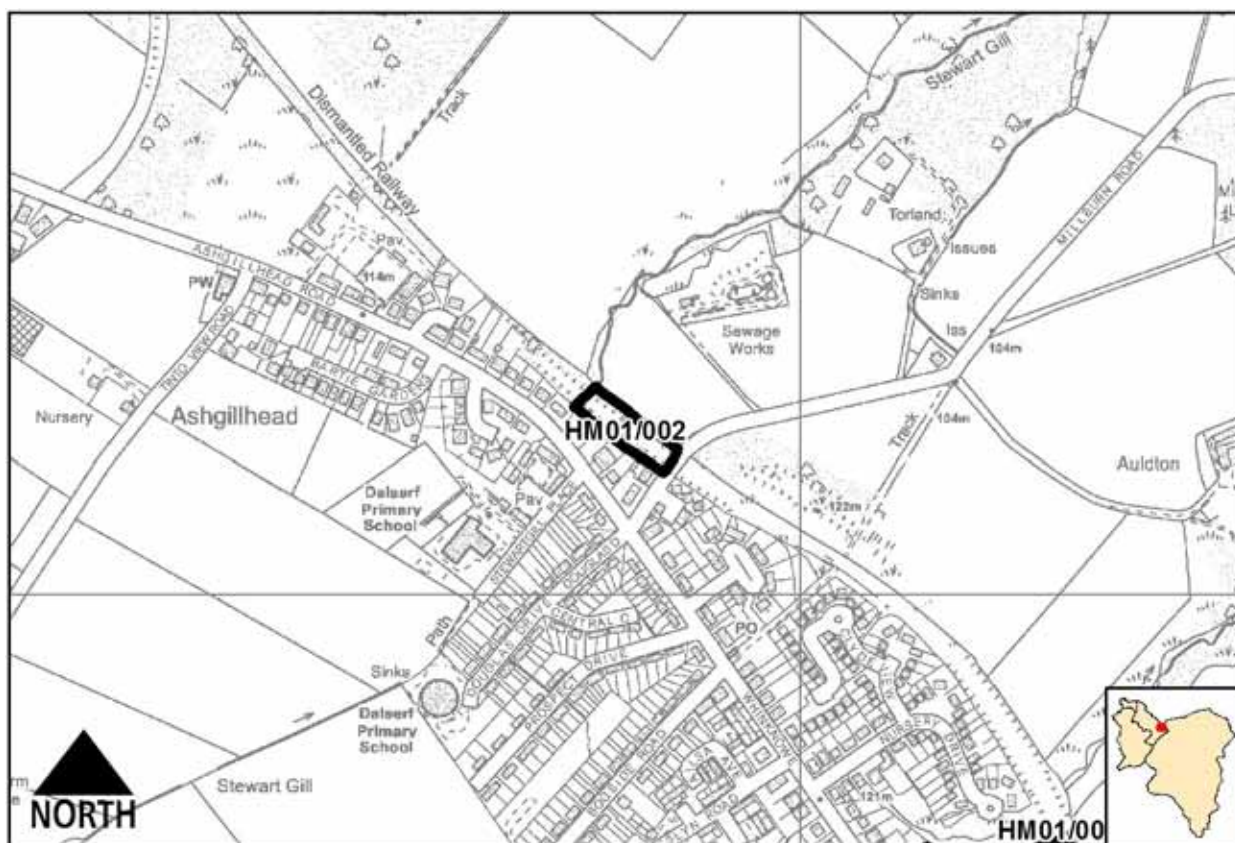
**Hamilton Sites**



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Settlement	<b>Ashgill</b>
Site Reference	<b>HM01/001</b>
Address	Over Dalserf Farm, Ashgill
Site size (hectares) supplied	4.00
Site size (hectares) GIS	3.61
In previous call for sites?	Yes – same as HM81/001
Current Use	Agricultural buildings, occasional grazing, derelict land and scrub woodland
Proposed Use	Housing and landscaping
No of Units (residential)	70-80
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Mixed
Settlement Pattern	Edge of settlement. The Green Belt around Ashgill particularly to the south and west is thoroughly rural in character. This area helps to establish the greenbelt concept south of Larkhall.
Landscape	Plateau Farmland. Within the Special Landscape Area.
Natural Heritage	Partially wooded site with mature broadleaf tree, must be protected.
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority Standing Advice Area and Within Coal Authority planning referral area.
Public Access	Core Path HM/2499. Route of former railway-line potential access link, should be protected
Road Network	Good links to A71. TA required. Signals at A71 may need upgrade. Existing road through village traffic calmed.

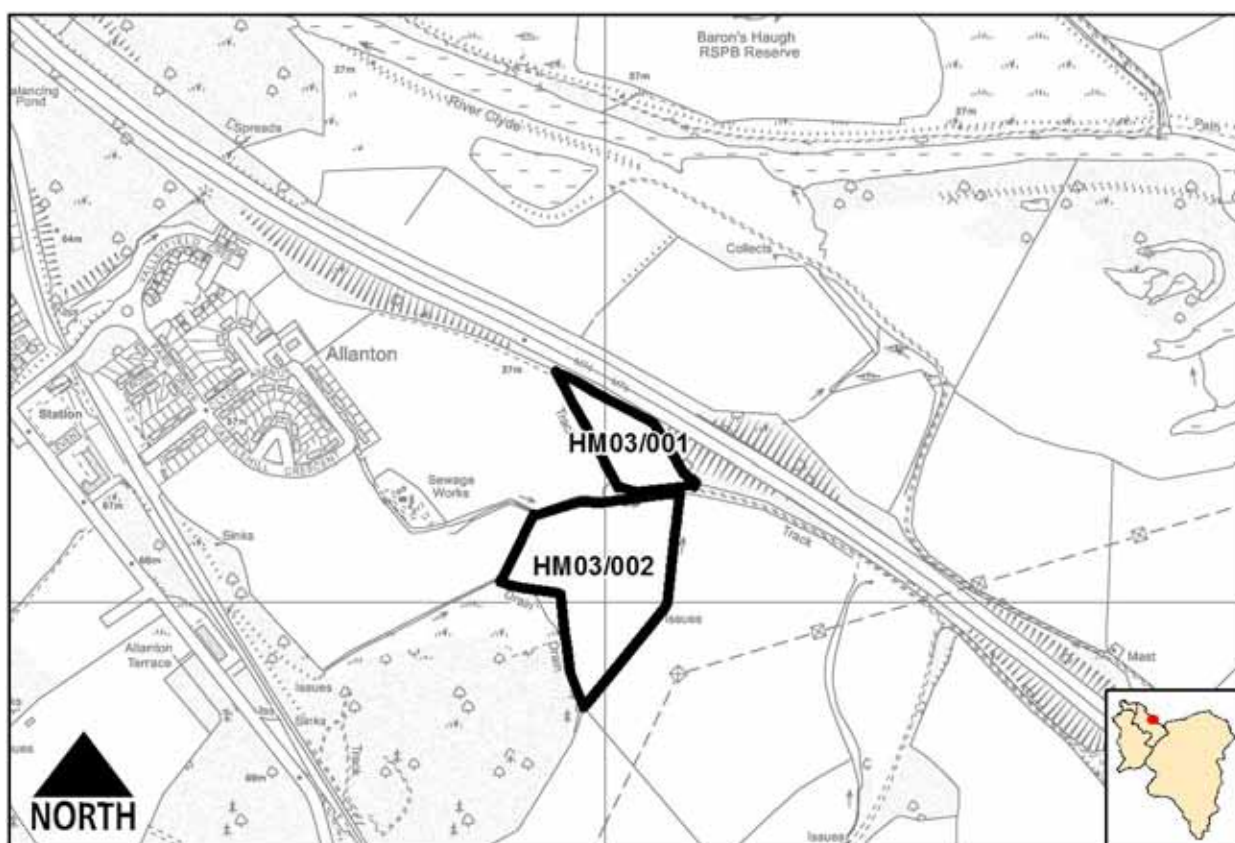
	Speed limit & traffic calming may need to be extended.
Site Access	Visibility splays should be achievable.
Public Transport	Bus stop <400m Good. Rail Station at Larkhall 3500m.
Access to Services	Local Shop and school. Larkhall town centre 3500m.
Additional Roads and Transportation Comments	None
Water	Daer WOA currently has capacity 125mm distribution main SW of site.
Sewerage	Ashgill New DOA has limited capacity and would require a growth project to accommodate this development. Site falls within Sewer catchment, SEPA would expect foul drainage to connect to Scottish Water sewer.
SLC Flooding	Regill Burn is at the perimeter of this site and pluvial flooding is shown on flood maps. No objections to development. Applicant should confirm surface water drainage proposals. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows adjacent to the site and has also been identified as being at surface water flood risk but also potentially indicative of a fluvial flooding issue. Parts of site also identified as being at a risk of surface water flooding which should be taken into consideration.
Water Environment (SEPA)	No baseline water bodies associated with sites
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	It would be more appropriate to convert the farm buildings and build a few units as an extension rather than demolish the buildings and remove all the trees.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Ashgill</b>
Site Reference	<b>HM01/002</b>
Address	Millburn Rd, Ashgill
Site size (hectares) supplied	0.53
Site size (hectares) GIS	0.35
In previous call for sites?	Slightly smaller than previous HM81/006
Current Use	Regenerated land comprising former railway embankment
Proposed Use	Residential
No of Units (residential)	9
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Brownfield
Settlement Pattern	Edge of settlement . The release of the site at Millburn Road would breach a clearly defined settlement boundary that being the former railway line.
Landscape	Plateau Farmland. In Special Landscape Area.
Natural Heritage	Site wooded with mature broadleaf trees, should be protected.
Historic Environment	NA
Open Space	N/A
Minerals	Within Coal Authority Standing Advice Area
Public Access	Former railway line site, must be protected from development to avoid further fragmentation of potential access route. Opportunity to link core path HM/2494 and wider access network route HM/5410
Road Network	Reasonable linkage to A71
Site Access	Unlikely to achieve appropriate access very limited frontage close to tight

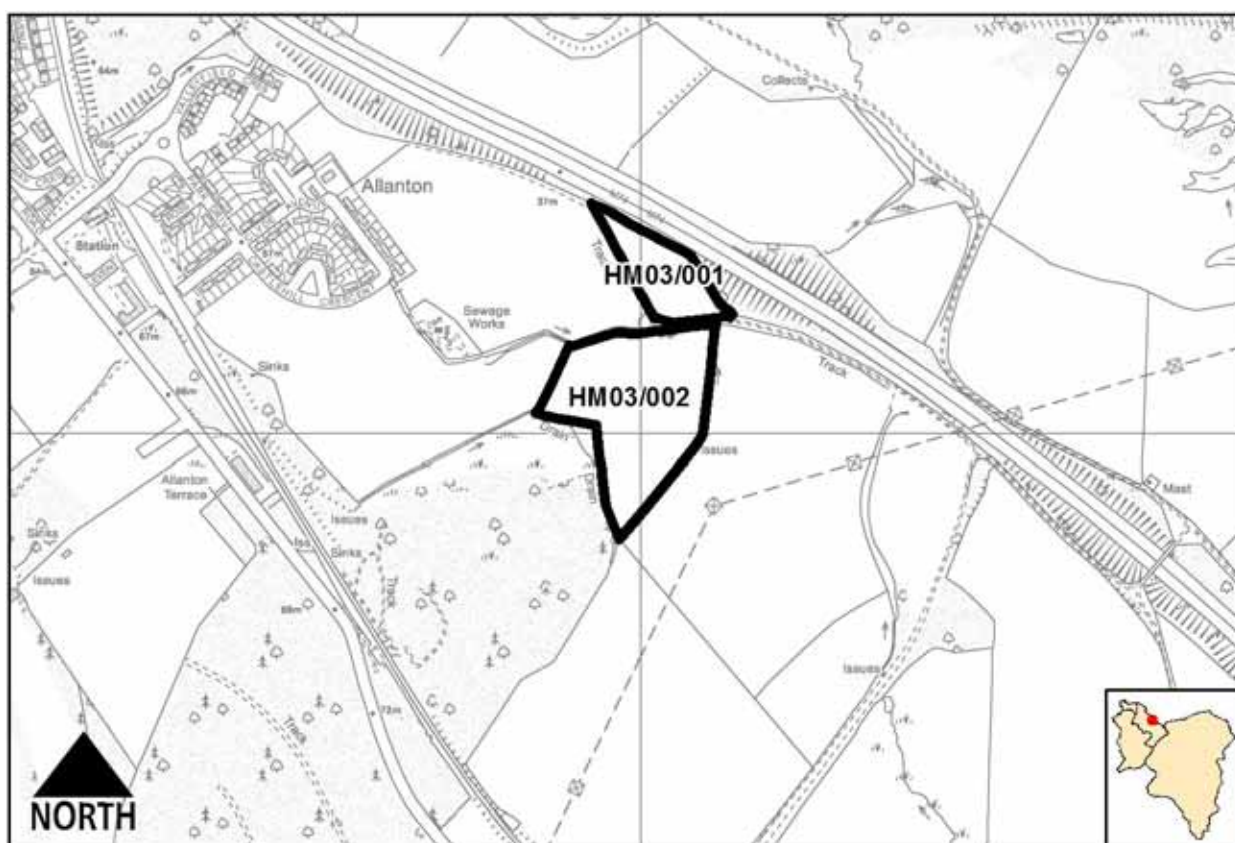
	bend visibility issues
Public Transport	Bus stop less than 400m railway station 3.5km
Access to Services	Local shop and primary school larger retail outlets and secondary school 3.5km
Additional Roads and Transportation Comments	None
Water	Camps and Daer WOA currently has capacity 90mm distribution main to East of site
Sewerage	Ashgill New DOA has limited capacity and would require a growth project to accommodate this development.
SLC Flooding	This proposed development is on a disused railway line where there is an existing culvert. The condition of this culvert requires to be confirmed. Surface water drainage proposals to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse flows through site and has been identified as being at surface water flood risk but also potentially indicative of a fluvial flooding issue.
Water Environment (SEPA)	No baseline water bodies associated with sites
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Rejected at previous examination.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Ferniegair</b>
Site Reference	<b>HM03/001</b>
Address	Land at Ferniegair site 1
Site size (hectares) supplied	1.13
Site size (hectares) GIS	1.15
In previous call for sites?	
Current Use	Agricultural
Proposed Use	Housing
No of Units (residential)	20
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement would require extensive landscape planting to establish effective settlement boundary.
Landscape	Incised River Valley/ Broad Valley Floor. Within Special Landscape Area
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	Within Coal Authority Standing Advice Area
Public Access	No existing access issues
Road Network	Access would have to be via adjacent consented site, east of Allanton.
Site Access	Via adjacent residential areas and traffic signals on A72.
Public Transport	Bus stops ~ 1000m. Rail Station ~1000m.

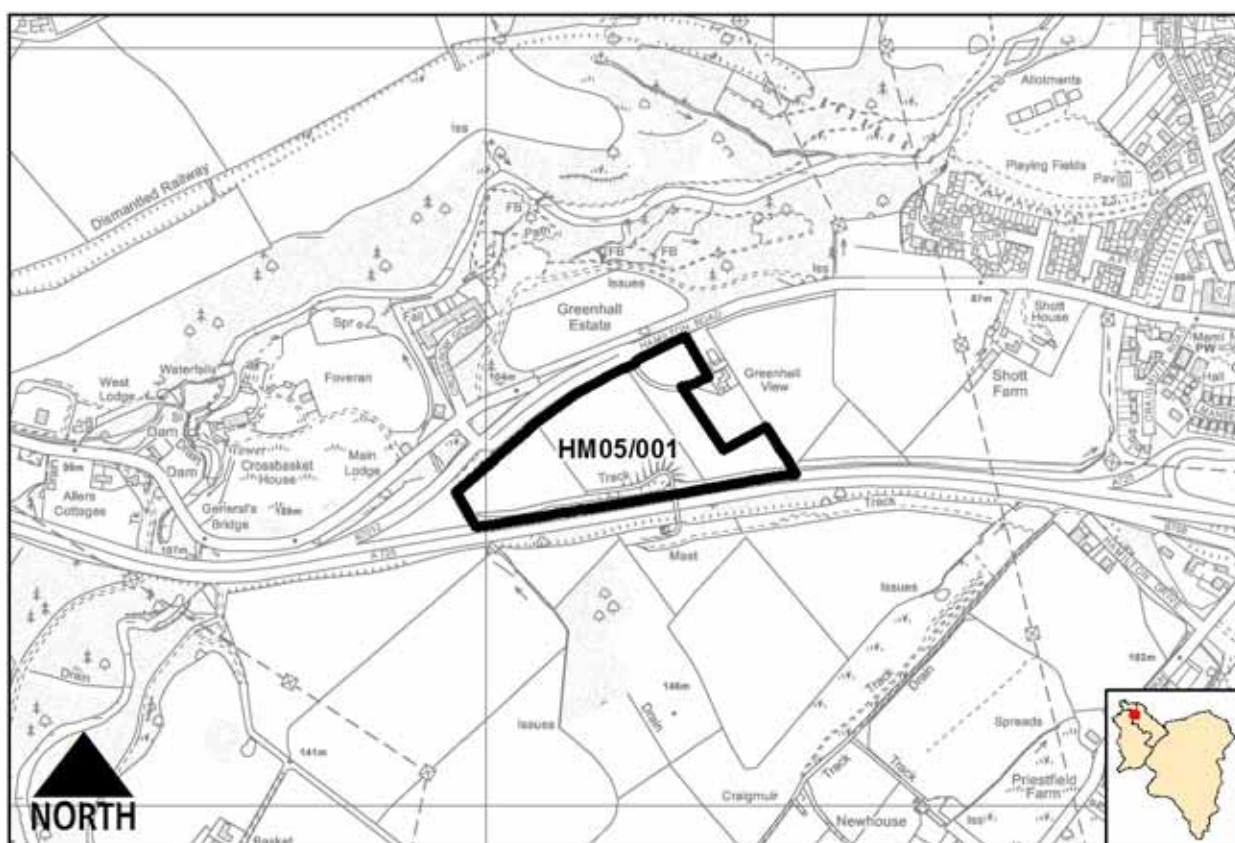
Access to Services	Hamilton town centre (shops / school) 3000m. Larkhall ~4500m.
Additional Roads and Transportation Comments	None
Water	Camps and Daer WOA currently has capacity.
Sewerage	Ferniegair waste water treatment works currently has capacity to accommodate this development- A drainage impact assessment will be required. The area of Ferniegair is known for constraints in relation to private discharges and potential lack of dilution in small watercourses so private foul drainage could be problematic.
SLC Flooding	Pluvial flooding is shown on flood maps and watercourses are in this area. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	Sites do not have any baseline water bodies directly associated with the sites however they are within the catchment of WB ID 10919 River Clyde (Mouse Water to Strathclyde Loch Outflow) 2014 classification is moderate due to point source pollution. Known capacity issues in watercourses in Ferniegair.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Ferniegair</b>
Site Reference	<b>HM03/002</b>
Address	Land at Ferniegair site 2
Site size (hectares) supplied	3.60
Site size (hectares) GIS	3.67
In previous call for sites?	Slight overlap HM83/002 at NW corner but previous site much larger
Current Use	Agricultural land
Proposed Use	Housing
No of Units (residential)	70 (but could accommodate over 100)
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement within Special Landscape Area
Landscape	Incised River Valley/ Broad Valley Floor
Natural Heritage	Adjacent to former SINC
Historic Environment	N/A
Open Space	N/A
Minerals	Within Coal Authority Standing Advice Area
Public Access	no existing access issues, possible need for access plan
Road Network	Access would have to be via adjacent consented site, east of Allanton, however, no reserved matters layout has been seen for this site.
Site Access	Via adjacent residential areas and traffic signals on A72.
Public Transport	Bus stops ~ 1000m. Rail Station ~1000m.

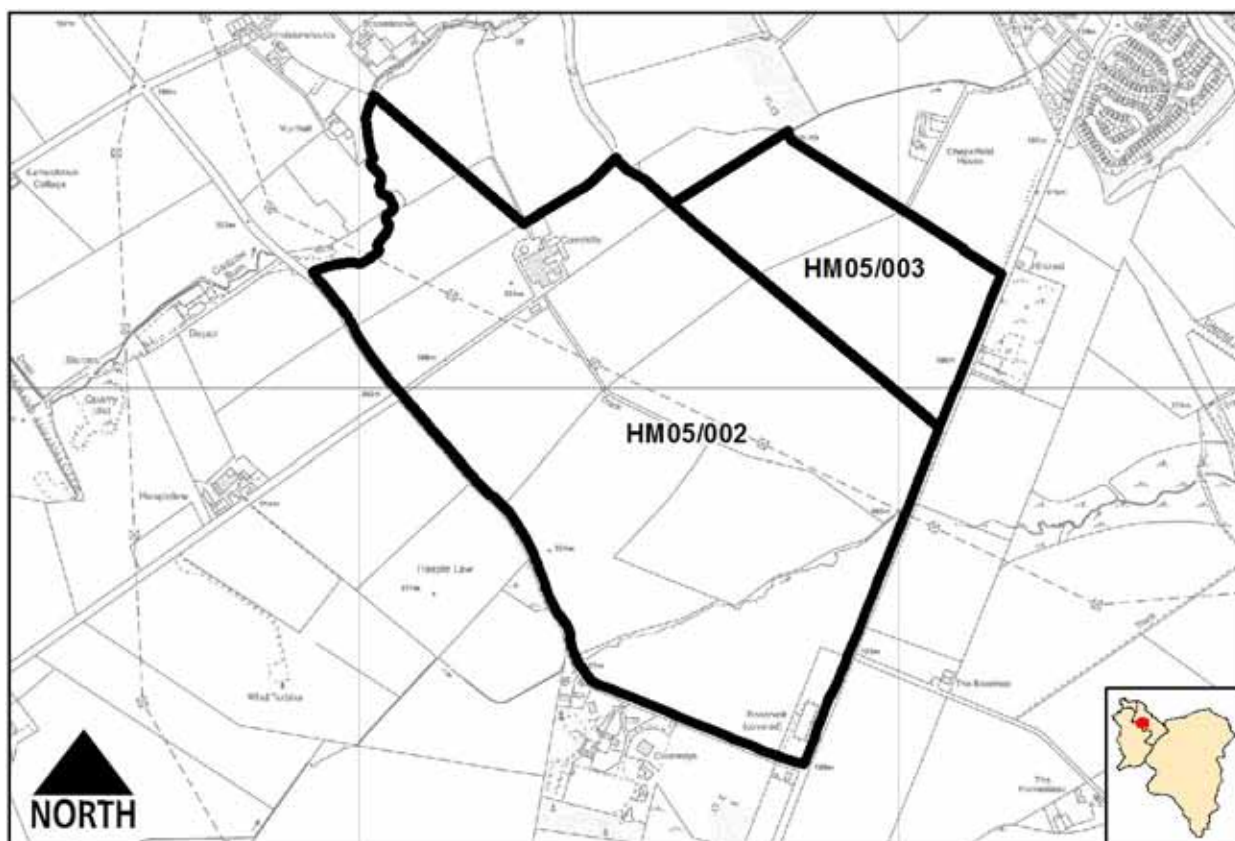
Access to Services	Hamilton town centre (shops / school) 3000m. Larkhall ~4500m.
Additional Roads and Transportation Comments	
Water	Camps and Daer WOA currently has capacity, Early engagement with Scottish water is advised.
Sewerage	Ferniegair Waste Water Treatment Works currently has capacity to accommodate this development. The area of Ferniegair is known for constraints in relation to private discharges and potential lack of dilution in small watercourses so private foul drainage could be problematic.
SLC Flooding	Pluvial flooding is shown on flood maps and watercourses are in this area. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	Sites do not have any baseline water bodies directly associated with the sites however they are within the catchment of WB ID 10919 River Clyde (Mouse Water to Strathclyde Loch Outflow) 2014 classification is moderate due to point source pollution. Known capacity issues in watercourses in Ferniegair
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Hamilton/Blantyre</b>
Site Reference	<b>HM05/001</b>
Address	Shott Farm Blantyre
Site size (hectares) supplied	4.90
Site size (hectares) GIS	5.17
In previous call for sites?	HM85/001
Current Use	Agricultural Land
Proposed Use	Housing
No of Units (residential)	125
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement. Sensitive Green Belt Wedge between East Kilbride and Hamilton. Danger of visual coalescence between these two settlements if developed.
Landscape	Urban Fringe Farmland
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	No Coal mining legacy
Public Access	Adjacent to existing cycle routes.
Road Network	Access on to B7012 then good connectivity with wider network (B758, A725). Could be issues with existing signals at Main Street/Douglas Street/Hunthill Road and at other junctions (Bardykes Road at Glasgow Road). May need to

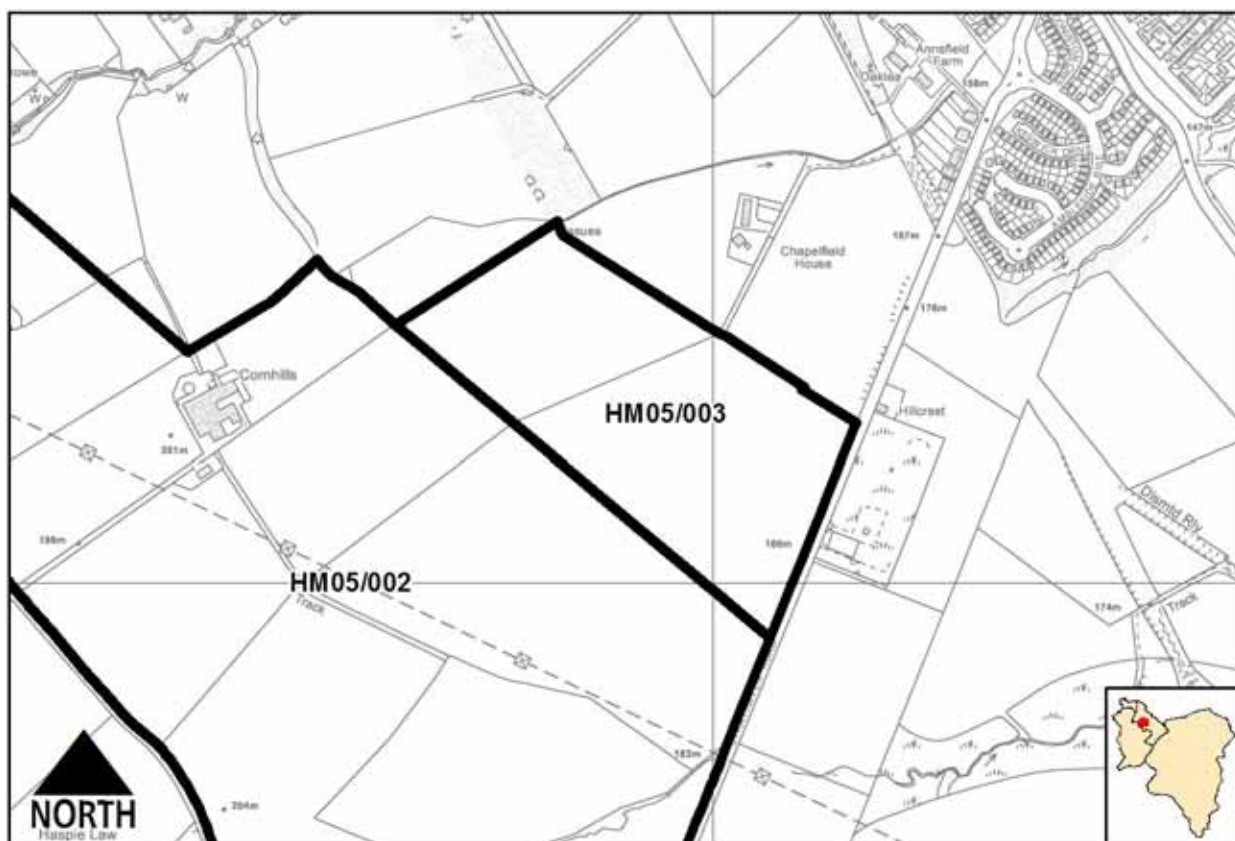
	consult Transport Scotland. Adjacent to the west of HM85/001 consented as HM/14/0491. High speed road so unlikely to achieve junction spacing, therefore, access would be via HM/14/0491. Transport Assessment required.
Site Access	Off B7012 Hamilton Road, High speed road so appropriate junction form/speed reducing features required. Level difference and visibility issues but may be resolved within site. Visibility splay 4.5m x 120m.
Public Transport	Bus stop < 400m but eastbound service only otherwise > 400m. Changes to bus stops being implemented as a consequence of HM/14/0491.
Access to Services	High Blantyre shops 800m. School 1000m.
Additional Roads and Transportation Comments	None
Water	Camps WOA currently has capacity 9" distribution main to the north of the site.
Sewerage	Bothwellbank or Allers DOA. A drainage impact assessment would be required to determine the impact on the local network. Possible sewerage capacity constraints issue.
SLC Flooding	Pluvial flooding is shown on flood maps, known issues with surface water affecting adjacent B7012 and there are watercourses in this area. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	No baseline water bodies directly associated with the site however is in the catchment of WB ID 10052 Rotten Calder Water 2014 Classification Moderate.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Hamilton/Blantyre</b>
Site Reference	<b>HM05/002</b>
Address	Strathaven Rd/Muttonhole Rd, Hamilton
Site size (hectares) supplied	12.60 (this is the wrong measurement)
Site size (hectares) GIS	71.43
In previous call for sites?	
Current Use	Agricultural land
Proposed Use	Housing
No of Units (residential)	200 (However a site of this size could accommodate over 2500 units)
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Development in the plateau area would introduce a suburban element into the plateau landscape
Landscape	Urban fringe farmland.
Natural Heritage	Site abuts Cadzow Burn an important habitat corridor
Historic Environment	N/A
Open Space	N/A
Minerals	
Public Access	Core Path HM/2409 ; HM/2404; HM/ 2405 & Asp Core HM/5633. Access Plan essential
Road Network	Significant development in vicinity of Hamilton Community Growth Area. Transport Assessment required - will be major impact on Hamilton road

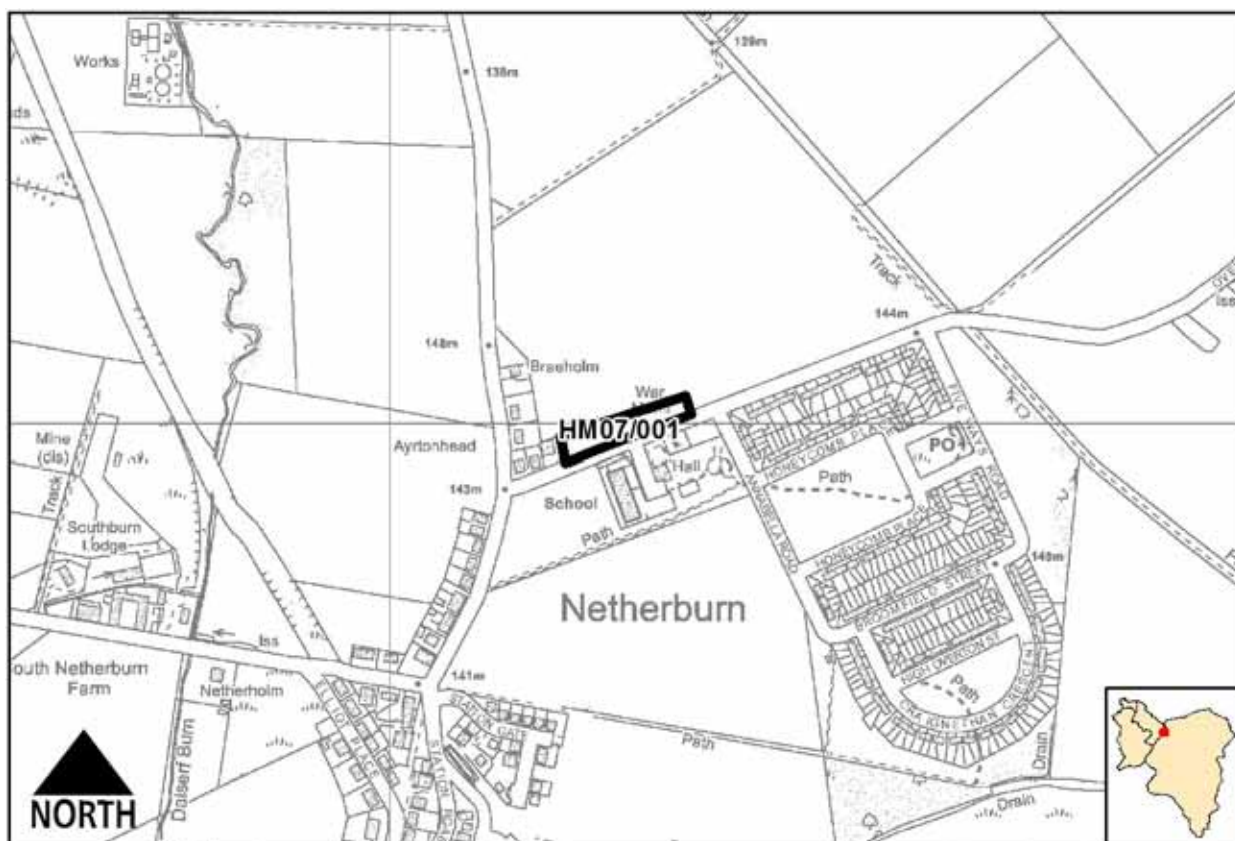
	network. Needs to be Masterplanned with HM05/003.
Site Access	Access would have to be on to A726 via a roundabout - could be junction spacing issues with Muttonhole Road, CGA access, access to consented former waterworks site and HM05/003.
Public Transport	Bus stops >1000m for much of site. Railway station ~4000m.
Access to Services	Remote from facilities, shops 2000m.
Additional Roads and Transportation Comments	None
Water	Camps WOA currently has capacity site has Strathaven DSR in bottom right corner with several trunk mains around boundary of site. South of site. X2 14" Cast Iron Trunk main. 4.5m access distance. 18" Cast Iron Trunk main. 6m Access distance. 21" Steel trunk main (Pipe runs NW-SE). 8m minimum access distance. 21" Steel trunk main. South of site. (Pipe runs NW-SE). 8m minimum access distance. Strathaven Road Service Reservoir Standoff TBC. Running along Strathaven road, east of the site 15" Cast Iron Trunk main Access distance 6m. 12" cast Iron Trunk main access distance 4.5m. 9" Distribution main, access distance 4.5m
Sewerage	Currently sits outwith Hamilton DOA Hamilton waste water treatment works currently has capacity to accommodate this development. The sites are in catchment of 2 smaller water bodies Meikle Burn and Cadzow Burn - no classification data but the burns currently have pressures from CSOs downstream in the sewer catchment. Watercourses may not have appropriate dilution to support a private foul discharge.
SLC Flooding	This site is at the top of drainage catchments which can have major impact on watercourses which flow down through Hamilton. Flood Risk Assessment required.
Flood Risk (SEPA)	Minor watercourses flow through or adjacent to the site and has also been identified as being at surface water flood risk but also potentially indicative of a fluvial flooding issue. Parts of site identified as at a risk of surface water flooding.
Water Environment (SEPA)	Both sites within the catchment of Baseline WB Avon Water (Powmillon Burn to River Clyde) WB ID 10076 2014 classification is Poor due to ecology based on barrier to fish. Measures database has no owner yet identified however SEPA have issued an engineering licence for installation of fish passage in the catchment and works have currently started on the ground which will ultimately improve classification.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Hamilton/Blantyre</b>
Site Reference	<b>HM05/003</b>
Address	Chapel Farm, Hamilton
Site size (hectares) supplied	4.00 (this is the wrong measurement)
Site size (hectares) GIS	14.71
In previous call for sites?	
Current Use	Agricultural land
Proposed Use	Housing
No of Units (residential)	75-100
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of Settlement visually prominent within the landscape
Landscape	Urban Fringe Farmland
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority Standing Advice Area
Public Access	Core Path HM/2409; HM/2404; HM/2405 & Asp Core HM/5633 Access Plan essential. Right of Way runs alongside western edge of application site
Road Network	Significant development in vicinity of Hamilton Community Growth Area. Transport Assessment required - will be major impact on Hamilton road

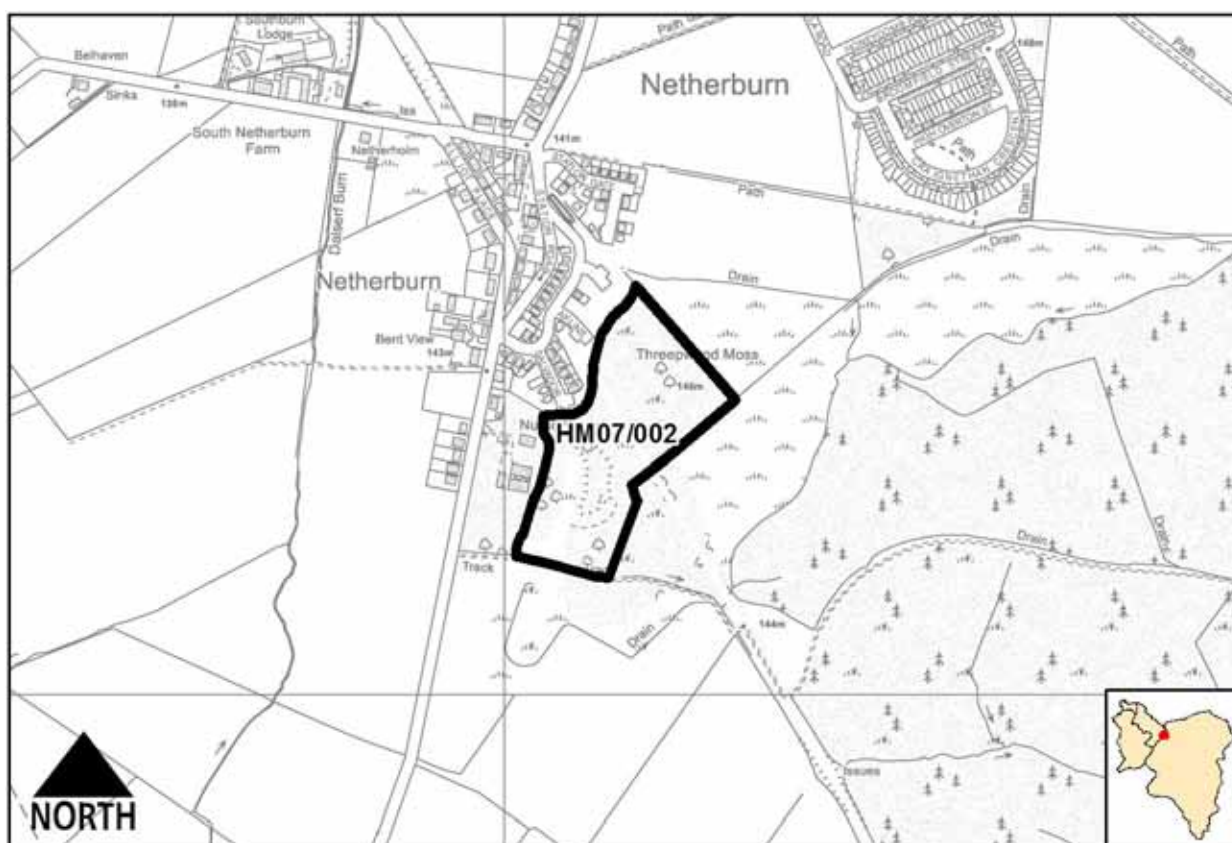
	network. Needs to be Masterplanned with HM05/003.If the 2 sites share an access then emergency / second access will be required.
Site Access	Access would have to be on to A726 via a roundabout - could be junction spacing issues with Muttonhole Road, Hamilton CGA access, access to consented former waterworks site and HM05/003
Public Transport	Bus stops >1000m for much of site. Railway station ~4000m.
Access to Services	Remote from facilities, shops 2000m.
Additional Roads and Transportation Comments	None
Water	Camps WOA 15" and 12" trunk mains to the East of site.
Sewerage	Currently sits outwith Hamilton DOA Hamilton waste water treatment works currently has capacity to accommodate this development. Neither of the above sites are located within a Scottish Water sewerage area, they are located to the South of the Hamilton WWTW Catchment. The sites are in catchment of 2 smaller water bodies Meikle Burn and Cadzow Burn - no classification data but the burns currently have pressures from CSOs downstream in the sewer catchment. Watercourses may not have appropriate dilution to support a private foul discharge.
SLC Flooding	This site is at the top of drainage catchments which can have major impact on watercourses which flow down through Hamilton. Applicant should confirm surface water drainage proposals. Flood Risk Assessment required
Flood Risk (SEPA)	A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	Both sites within the catchment of Baseline WB Avon Water (Powmillon Burn to River Clyde) WB ID 10076 2014 classification is Poor
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Netherburn</b>
Site Reference	<b>HM07/001</b>
Address	Overton Road
Site size (hectares) supplied	0.48
Site size (hectares) GIS	0.33
In previous call for sites?	Yes – same as HM87/002
Current Use	Agricultural Land
Proposed Use	Housing
No of Units (residential)	8
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement. Ribbon development. Overton Road provides a strong boundary edge to the village and development of this site would breach this strong edge
Landscape	Plateau Farmland.
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority Standing Advice Area and within Coal Authority planning referral area.
Public Access	None
Road Network	Existing road network of mixed standard. Remote from classified network
Site Access	Due to depth of site single row of properties with drives. Visibility splays 2m

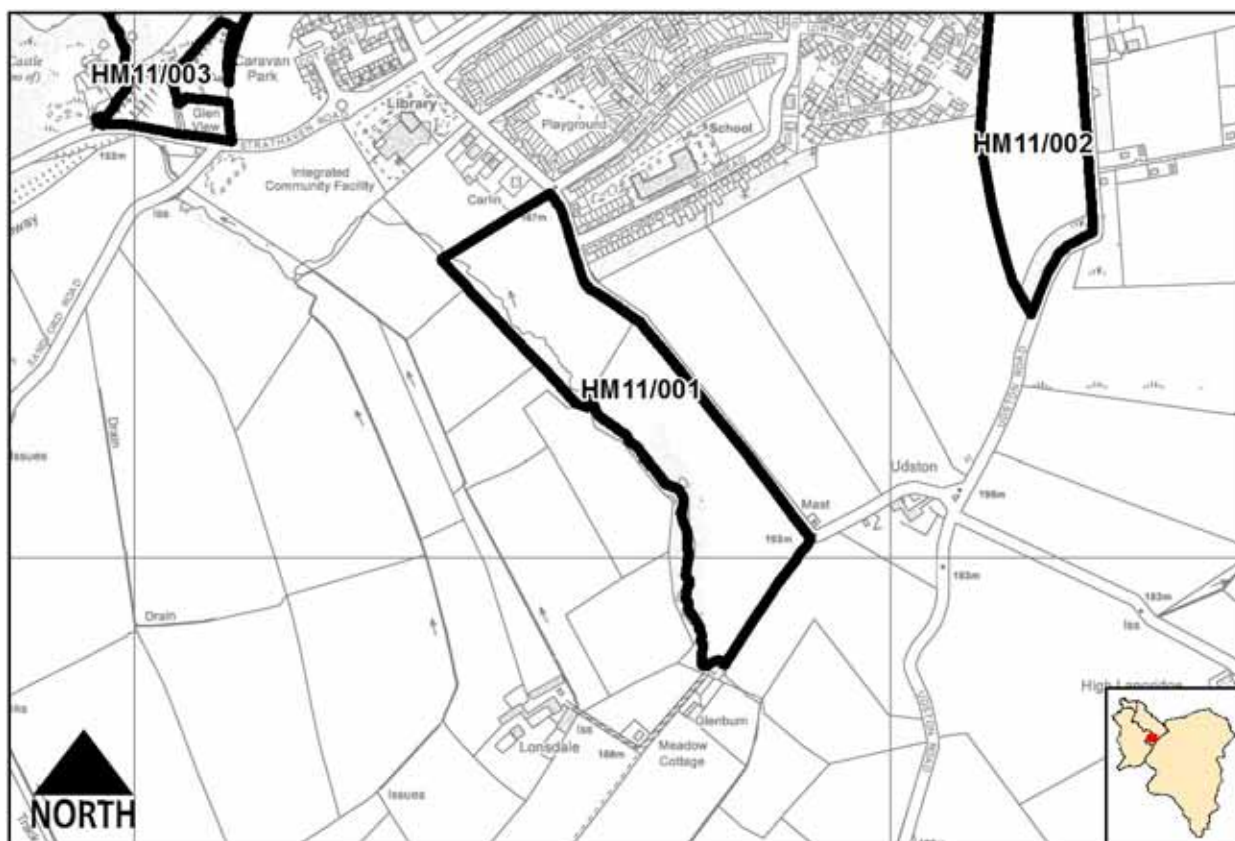
	x 60m
Public Transport	Bus stops <400m. Larkhall Railway Station - 6000m
Access to Services	Local shop. Opposite School. Larkhall Town Centre 6000m
Additional Roads and Transportation Comments	
Water	Camps and Daer WOA currently has capacity
Sewerage	Netherburn/Mauldslie Limited capacity exists at both waste water treatment area and a growth project may be required to accommodate the development. Early engagement is recommended via the Pre Development Enquiry process.
SLC Flooding	Flood Risk Assessment required.
Flood Risk (SEPA)	A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	No baseline water bodies directly associated with the sites
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Netherburn</b>
Site Reference	<b>HM07/002</b>
Address	Land at Provost Crescent Netherburn
Site size (hectares) supplied	2.00
Site size (hectares) GIS	5.03
In previous call for sites?	Similar boundaries to HM87/001
Current Use	Peatland Habitat (Threeewood Moss)
Proposed Use	Housing
No of Units (residential)	50+
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Not suitable for rounding off settlement
Landscape	Plateau Farmland.
Natural Heritage	Lowland raised bog Peatland site. Mosaic of habitat types including woodland.
Historic Environment	N/A
Open Space	N/A
Minerals	Within Coal Authority planning referral area.
Public Access	Core paths HM/2510 & CL/3245
Road Network	Transport Assessment required. Existing roads of mixed standard. Remote from classified network.
Site Access	Only possible access via existing roadheads in incomplete adjacent residential development. Unknown number of units (200/250) so at least one access plus

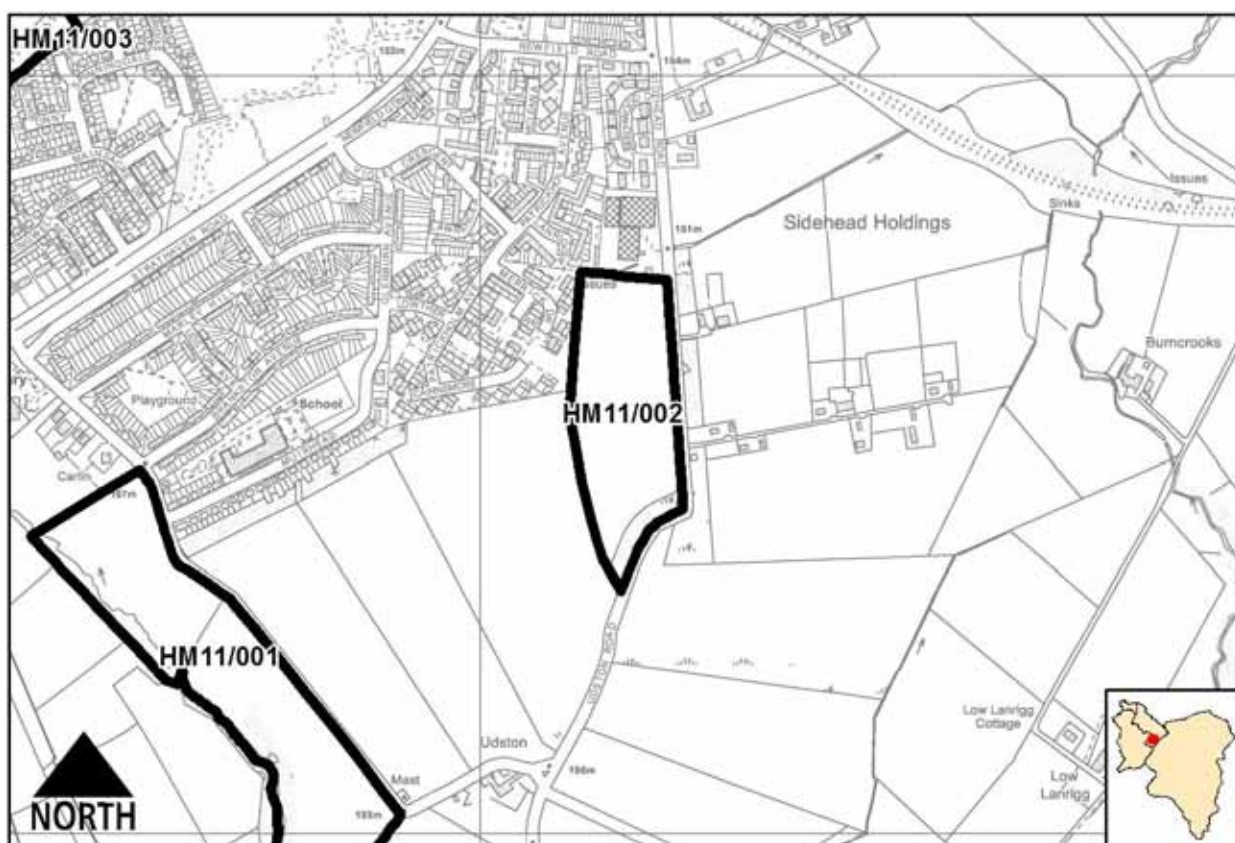
	emergency access required. Existing development has priority junctions on to local distributor road not suitable for potential volumes (150 trips in peak) – not suitable.
Public Transport	Most of site >400m from bus stop. Larkhall Railway Station – 6000m.
Access to Services	Local shop and school. Larkhall Town Centre 6000m.
Additional Roads and Transportation Comments	None
Water	Camps and Daer WOA currently has capacity
Sewerage	Netherburn/Mauldslee Limited capacity exists at both waste water treatment area and a growth project may be required to accommodate the development.
SLC Flooding	No development should be considered until surface water drainage outfall has been agreed. There are serious issues with the existing culvert to the north of the site. Flood Risk Assessment required.
Flood Risk (SEPA)	A minor watercourse flows along the site boundary which could represent a potential flood risk and requires assessment. A surface water flood hazard has also been identified and should be discussed with FPA and Scottish water. Appropriate surface water management measures should be adopted.
Water Environment (SEPA)	No baseline water bodies directly associated with the sites
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Stonehouse</b>
Site Reference	<b>HM11/001</b>
Address	Former Udston Farm Sites 1 and 2
Site size (hectares) supplied	8.32
Site size (hectares) GIS	8.29
In previous call for sites?	Within former cfs site HM91/003 much smaller than previous
Current Use	Agricultural land
Proposed Use	Extension to settlement/housing
No of Units (residential)	Not known
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Not suitable for rounding off settlement
Landscape	Plateau Farmland.
Natural Heritage	Riparian woodland along boundary
Historic Environment	N/A
Open Space	N/A
Minerals	Within Coal Authority Standing Advice Area
Public Access	Wider access network route HM/4342 Access plan required to connect development site to settlement
Road Network	While smaller than previous proposal Udston Mill Road and Sidehead Road totally substandard

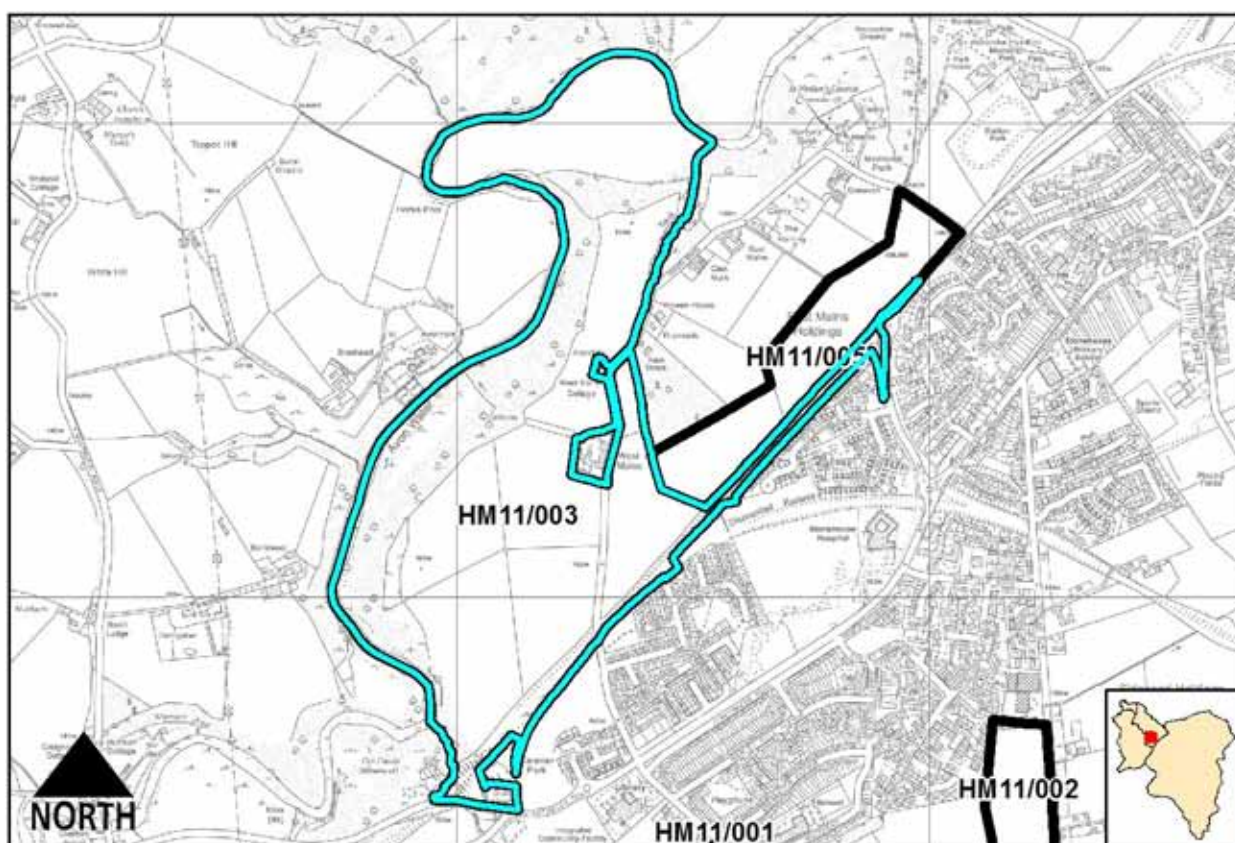
Site Access	Both Udston Mill Road and Sidehead Road sub standard country lane with no footways - upgrades required on land outwith developers' control. Not suitable. While smaller than previous proposal Udston Mill Road and Sidehead Road totally substandard
Public Transport	Part of site <400m from bus stop. Larkhall railway station more than 7000m
Access to Services	School close - village centre 1800m
Additional Roads and Transportation Comments	
Water	Camps WOA currently has capacity 4" distribution main to East of site.
Sewerage	Stonehouse waste water treatment works currently has capacity to accommodate this development however should all developments be realised a growth project will be required.
SLC Flooding	There is a watercourse adjacent to and within the site. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse flows through the site or along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	Close proximity to WB ID 10078 Cander Water / White Corse Burn 2014 Classification Poor for ecology due to fish passage also moderate pressure due to sewage disposal.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Stonehouse</b>
Site Reference	<b>HM11/002</b>
Address	Former Udston Farm site 8
Site size (hectares) supplied	4.65
Site size (hectares) GIS	4.58
In previous call for sites?	Within former site HM91/003 but much smaller than previous
Current Use	Agricultural land
Proposed Use	Extension to settlement/Housing
No of Units (residential)	Not Known
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Not suitable for rounding off settlement
Landscape	Plateau Farmland.
Natural Heritage	Scattered broadleaf trees and hedgerow along roadside boundary
Historic Environment	N/A
Open Space	N/A
Minerals	Within Coal Authority Standing Advice Area
Public Access	Wider access network route HM/4342 Access plan required to connect development site to settlement
Road Network	While smaller than previous proposal Udston Mill Road and Sidehead Road totally substandard
Site Access	Udston Mill Road and Sidehead Road totally substandard
Public Transport	Part of site <400m from bus stop. Larkhall railway station more than 7000m

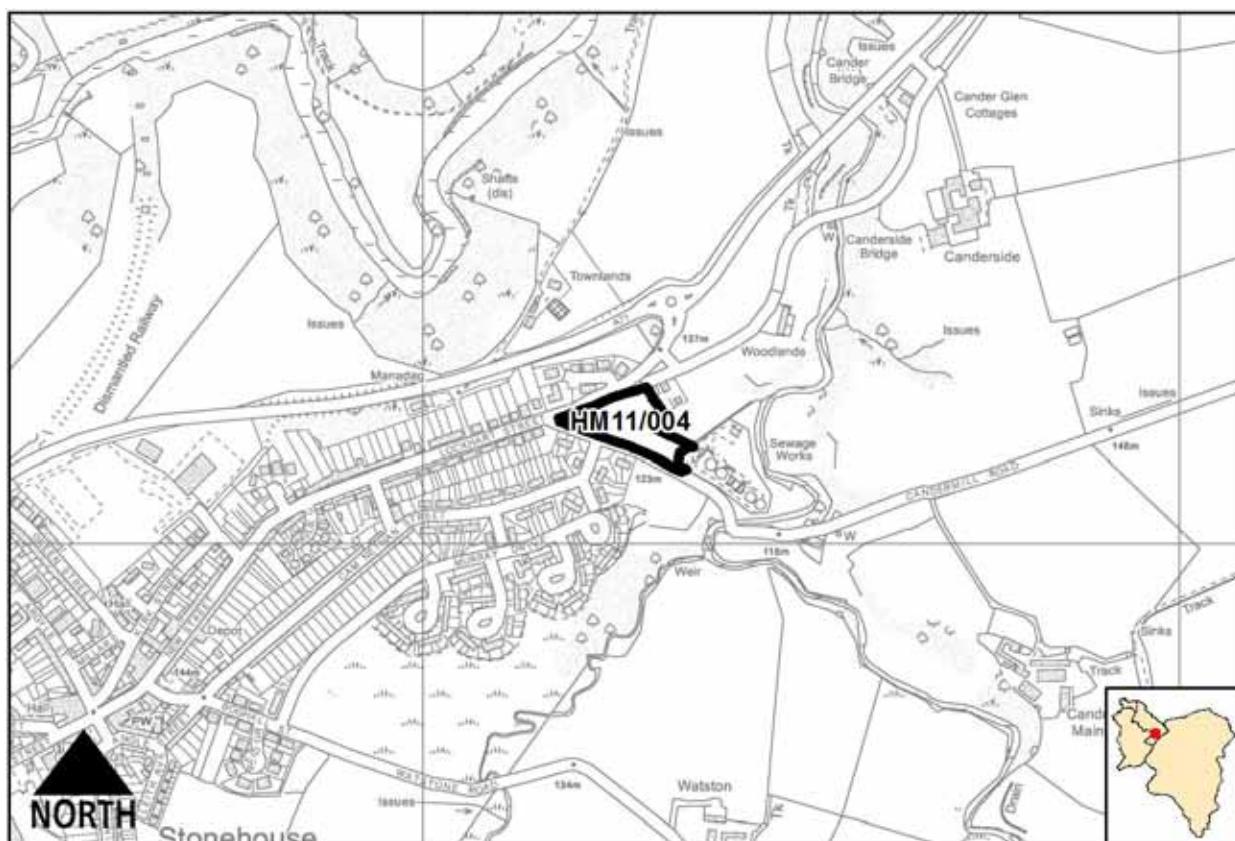
Access to Services	School close - village centre 1800m
Additional Roads and Transportation Comments	
Water	Camps WOA currently has capacity 4" distribution main to East of site.
Sewerage	Stonehouse waste water treatment works currently has capacity to accommodate this
SLC Flooding	There is a watercourse adjacent to and within the site. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse flows along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	No comments
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Stonehouse</b>
Site Reference	<b>HM11/003</b>
Address	Stonehouse North and West (sites A & B)
Site size (hectares) supplied	64.00
Site size (hectares) GIS	63.72
In previous call for sites?	Larger than previous call for sites HM91/004
Current Use	Greenfield land and disused railway line
Proposed Use	Housing petrol station, truck stop, commercial centre, leisure facilities, secondary school, country park and golf course, equestrian centre.
No of Units (residential)	750
Location (within settlement/edge of settlement/isolated)	Edge of settlement
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement development would breach the strong settlement boundary formed by the dismantled railway line and would encroach into Clyde Valley Special Landscape Area
Landscape	Plateau Farmland/Incised River Valley
Natural Heritage	Riparian woodland along riverbank. Strategic green network corridor
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority Standing Advice Area and Within Coal Authority planning referral area. Prime agricultural land in northern part of site
Public Access	Affects several core path and wider access network Access plan required
Road Network	Manse Road would require upgrade - issues with A71 requiring upgrade. Once

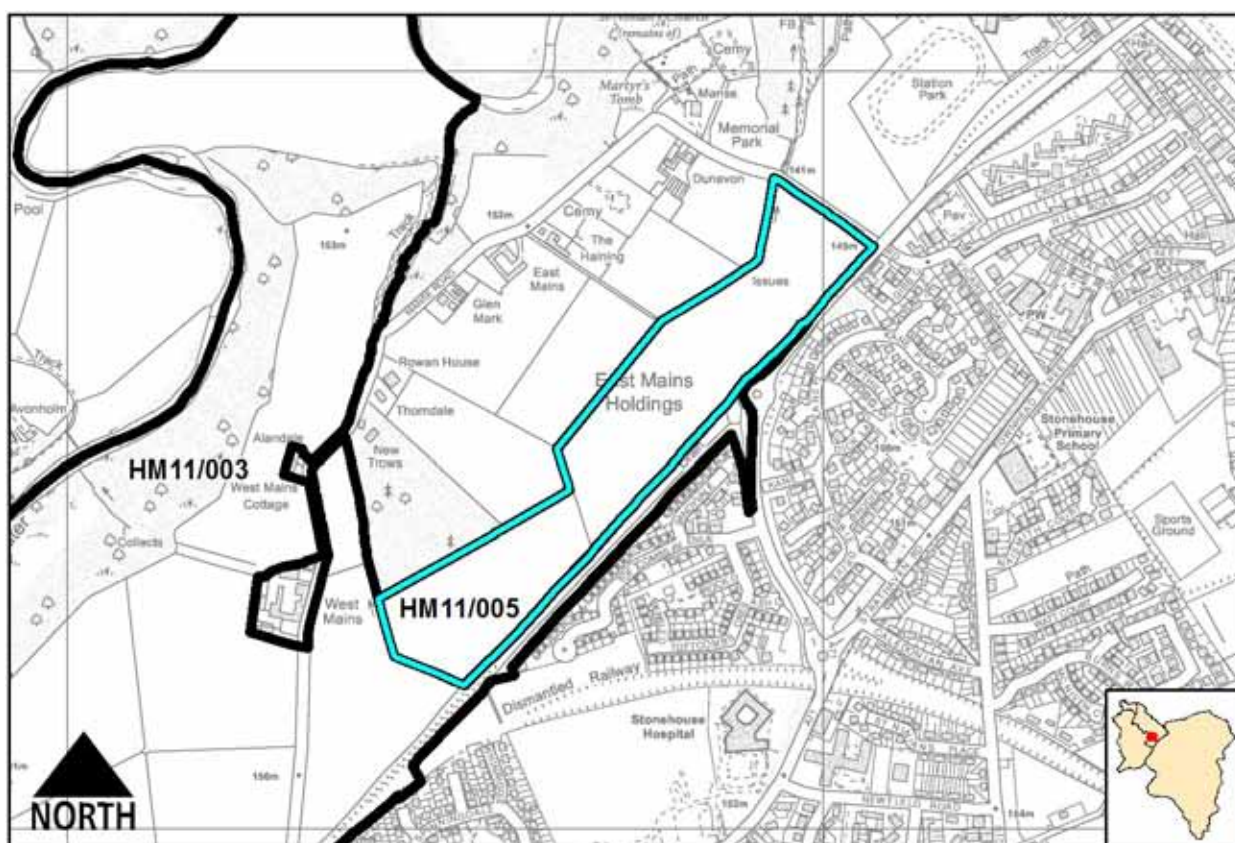
	at A71 good connectivity Transport Assessment required. Transport Scotland involvement required as significant volume of traffic would use Junction 8 of the M74.
Site Access	Scale of development would determine form and number of accesses. TA required.
Public Transport	Majority of site more than 400m from bus stops railway station 7km
Access to Services	Village centre and shops 1800m primary school 1000m secondary school 7km.
Additional Roads and Transportation Comments	
Water	Camps WOA currently has capacity
Sewerage	Stonehouse waste water treatment works has limited capacity to accommodate this size of development and a growth project would be required if this development was to proceed.
SLC Flooding	Site is adjacent to Avon Water and associated flood plain. Surface water drainage proposals to be confirmed. Flood Risk Assessment required.
Flood Risk (SEPA)	Part of this site lies within the 1 in 200 year floodplain of the Avon Water. No development should take place within this area and a FRA required to confirm the flood extent. A number of minor watercourses also flow through the site and the potential flood risk from them should also be assessed.
Water Environment (SEPA)	Adjacent to WB ID 10076 Avon Water.
Air Quality	N/A
Noise	N/A
Planning History	Majority of site covered by a planning application which was refused. Applicant appealed and the appeal was dismissed.
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Stonehouse</b>
Site Reference	<b>HM11/004</b>
Address	Lockhart Street, Stonehouse
Site size (hectares) supplied	0.80
Site size (hectares) GIS	0.80
In previous call for sites?	
Current Use	Unused agricultural land
Proposed Use	Not Specified (possibly housing)
No of Units (residential)	Not Known
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement
Landscape	Plateau Farmland.
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority Standing Advice Area and Within Coal Authority planning referral area.
Public Access	
Road Network	Good access to A71 and wider network.
Site Access	Junction spacing could be achieved on Candermill Road but not on Lockhart Street due to traffic calming.

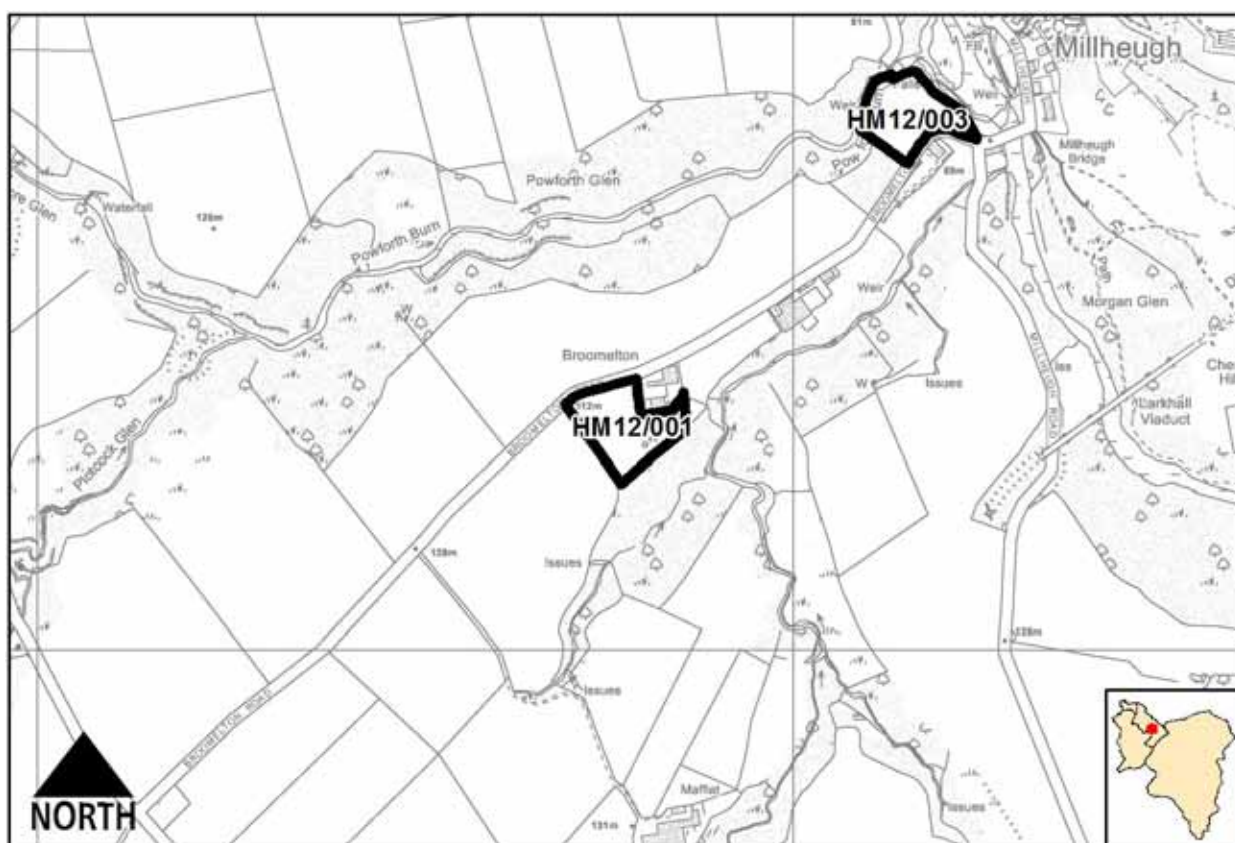
Public Transport	Bus stops <400m. Larkhall Railway Station - 4500m
Access to Services	Village centre and shops ~800m, primary school ~1000m secondary school ~4500m.
Additional Roads and Transportation Comments	
Water	Camps WOA currently has capacity. 18" Cast Iron Trunk main which will require a 6m Access Distance. North edge of site running along Lockhart Street.
Sewerage	Stonehouse waste water treatment works currently has capacity to accommodate this development however should all developments in the vicinity proceed a growth project will be required. In extremely close vicinity to water treatment works and CSO and associated combined sewer runs through site.
SLC Flooding	Surface water drainage proposals to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	No flood risk apparent.
Water Environment (SEPA)	Close proximity to WB ID 10078 Cander Water / White Corse Burn 2014 Classification Poor for ecology due to fish passage also moderate pressure due to sewage disposal.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Stonehouse</b>
Site Reference	<b>HM11/005</b>
Address	Kittymuir Farm, Stonehouse
Site size (hectares) supplied	TBC
Site size (hectares) GIS	9.94
In previous call for sites?	
Current Use	Agricultural land
Proposed Use	Housing
No of Units (residential)	Not Known
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement development would breach the strong settlement boundary formed by the dismantled railway line and would encroach into Clyde Valley Special Landscape Area
Landscape	Plateau Farmland.
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	Within Coal Authority Standing Advice Area
Public Access	Core paths HM/4370 former railway line. Access plan required
Road Network	Good access to A71 and wider network. Transport Assessment required. Transport Scotland involvement required as significant volume of traffic would use Junction 8 of the M74.

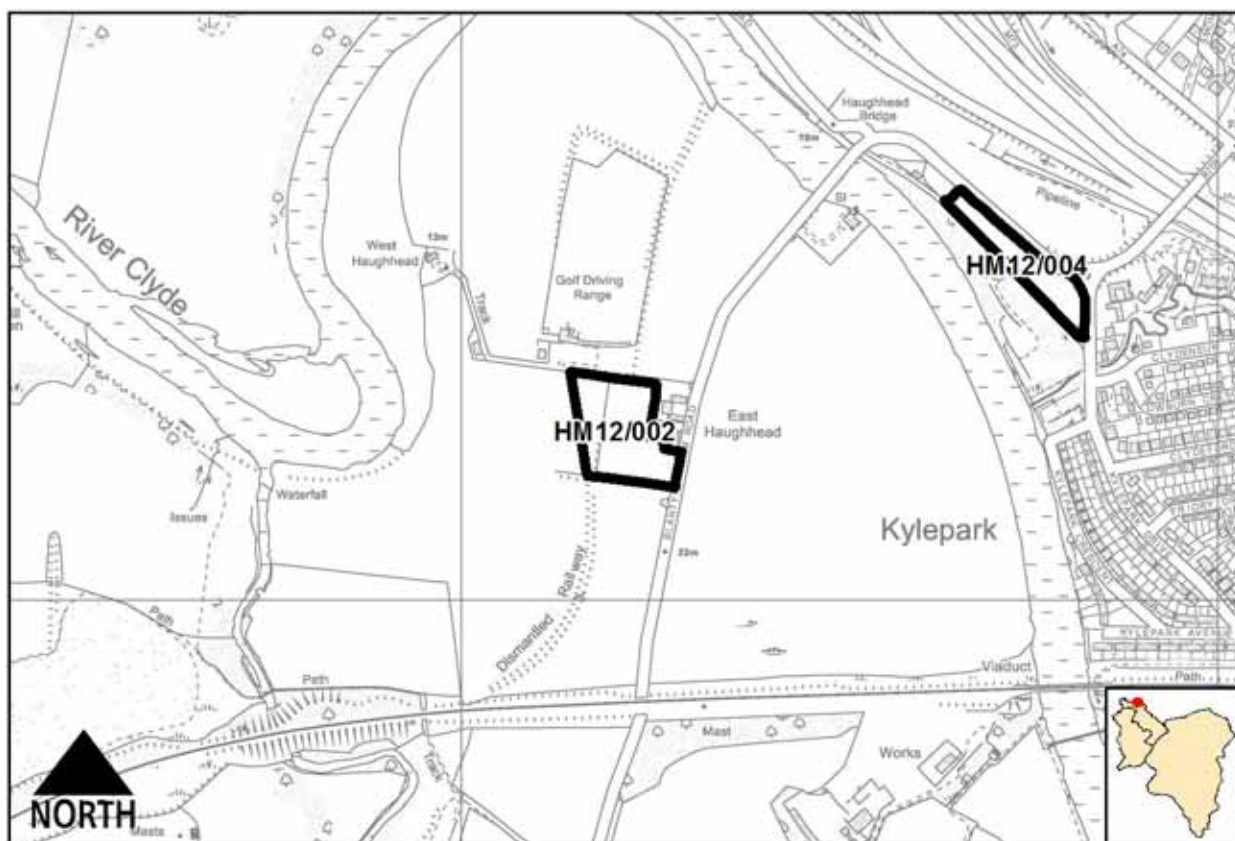
Site Access	Potentially via existing roundabout on A71.
Public Transport	Bus stops >400m. Larkhall Railway Station - 6000m
Access to Services	Village centre and shops ~1000m, primary school ~800m secondary school ~5500m.
Additional Roads and Transportation Comments	None
Water	Camps WOA currently has capacity. 90mm HPPE distribution main Runs along Manse Road. . Access distance 3metres. Stand-off distance 12metres. 3" Cast Iron distribution main with an Access distance of 3metres
Sewerage	Stonehouse waste water treatment works Surface water sewer runs through North East section of site.
SLC Flooding	Surface water drainage proposals to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	A minor watercourse and a drain flow along the boundary of the allocation and potential flood risk from this source should be taken cognisance of.
Water Environment (SEPA)	Close proximity to WB ID 10078 Cander Water / White Course Burn 2014 Classification Poor for ecology due to fish passage also moderate pressure due to sewage disposal.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Hamilton Greenbelt</b>
Site Reference	<b>HM12/001</b>
Address	Broomelton Farm, Larkhall
Site size (hectares) supplied	1.12
Site size (hectares) GIS	1.12
In previous call for sites?	
Current Use	Agricultural land
Proposed Use	New build housing
No of Units (residential)	25
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Mixed
Settlement Pattern	Isolated site within the Green Belt and Special Landscape Area. Prominent position within the landscape
Landscape	Plateau Farmland./ Incised River Valley
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	Within Coal Authority Standing Advice Area
Public Access	None
Road Network	Sub-standard roads with difficult approaches, no footways
Site Access	Very difficult to access off sub/standard road. Issues with visibility and gradients - not suitable
Public Transport	Bus stops >400m Larkhall Railway Station 1300m

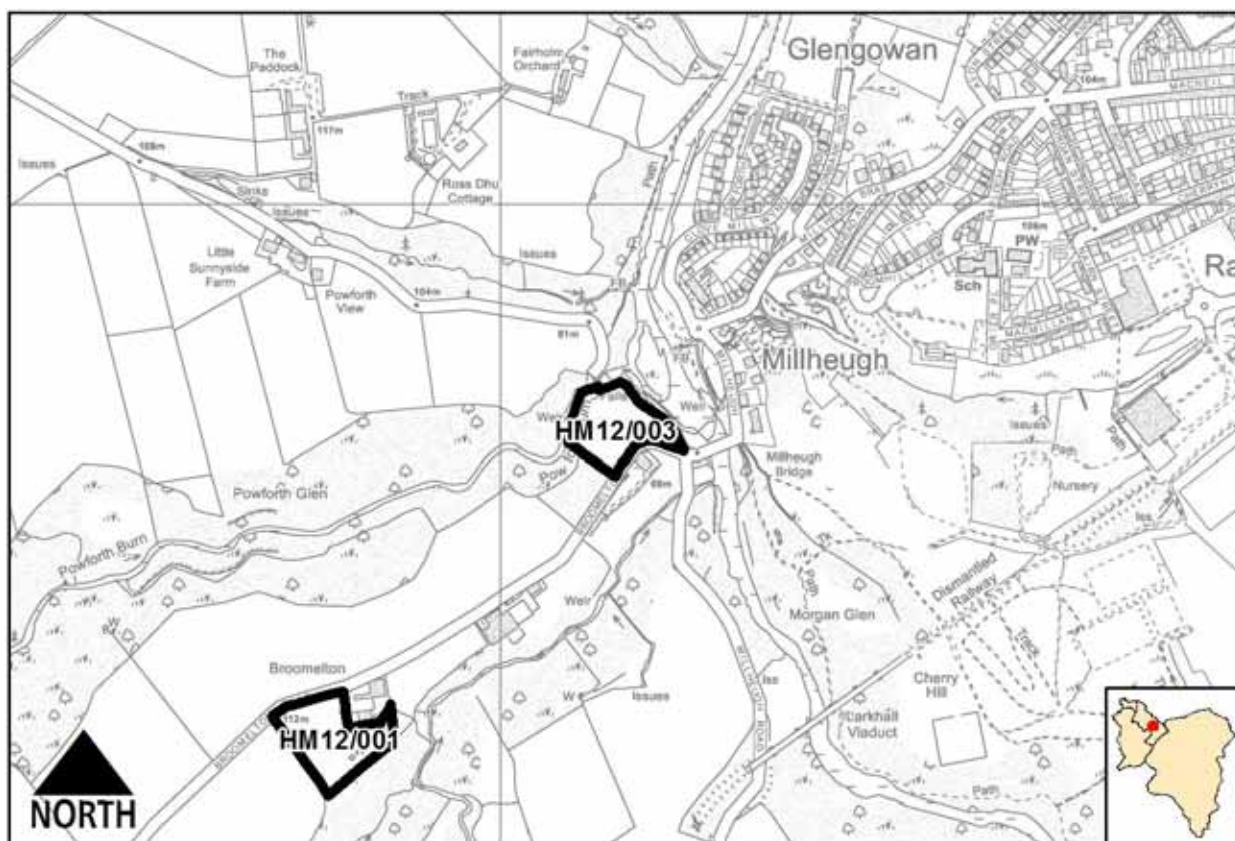
Access to Services	Larkhall Town Centre 1400m
Additional Roads and Transportation Comments	None
Water	Camps WOA currently has capacity 50 mm distribution main to north of site
Sewerage	Skellyton waste water treatment works currently has capacity this site sits approx. 580m outwith catchment . Site HM/12/001 outwith sewer catchment in close proximity to U/T of Avon Water - no classification data. Developer would need to consider appropriate foul drainage.
SLC Flooding	Surface water drainage proposals to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	Adjacent to 1 in 200 fluvial flood outline of a watercourse. A basic FRA, consisting of topographic information the in first instance and a detailed layout plan will be required.
Water Environment (SEPA)	Darngaber Burn WB ID 10077 2014 Classification Poor based on Overall ecology and fish passage. Site in catchment of WB Avon Water (Powmillon Burn to River Clyde) WB ID 10076 2014 classification is Poor due to ecology based on barrier to fish.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	Area of land with current farmhouse and outbuildings removed from Call for Sites since it is subject to a separate planning application.
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Hamilton Greenbelt</b>
Site Reference	<b>HM12/002</b>
Address	Greyfriars Riding School, Blantyre Farm Road, Uddingston
Site size (hectares) supplied	1.62
Site size (hectares) GIS	1.47
In previous call for sites?	
Current Use	Grazing land/agricultural
Proposed Use	Residential
No of Units (residential)	5
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Isolated Development within the countryside. Planning permission has been granted to convert the existing buildings to 5 residential units. Within extension to Special Landscape Area.
Landscape	Broad Urban Valley
Natural Heritage	N/A
Historic Environment	N/A
Open Space	N/A
Minerals	Site is on prime agricultural land. A high pressure gas mains run through the site which impact on the development of the site given the potential stand off distances required for these pipes.

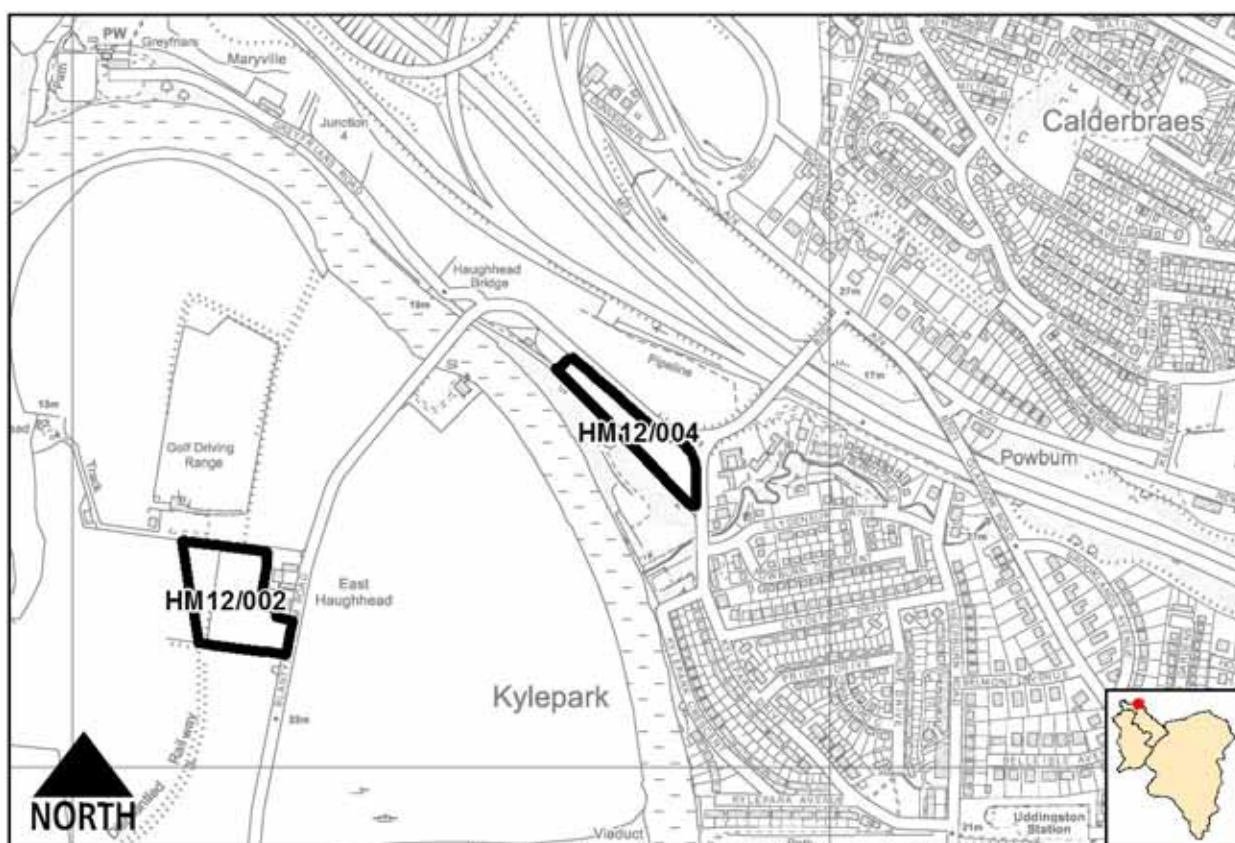
	Within Coal Authority Standing Advice Area
Public Access	
Road Network	Although a B-class road Blantyre Farm Road sub-standard with no footways. Issues with narrow bridge over River Clyde to the north.
Site Access	Visibility splays may not be achievable without third party land.
Public Transport	Bus stops >400m. Uddingston Railway Station ~ 2000m
Access to Services	Uddingston facilities, including schools 2/3km.
Additional Roads and Transportation Comments	None
Water	Camps and Daer WOA currently has capacity 63mm distribution main to North of site and 16" Trunk main to East of site.
Sewerage	Approx. 500m outwith Daldowie Waste Water Treatment Works catchment which has capacity to accept the development should connection be made.
SLC Flooding	Pluvial flooding is shown on flood maps for this location. Flood Risk Assessment required.
Flood Risk (SEPA)	The majority of this site is within the 1 in 200 year flood extent of the River Clyde. We would raise serious concerns about the potential principle of development.
Water Environment (SEPA)	Site HM/12/002 although not directly associated with any baseline waterbody, it is located in catchment of 3 baseline water bodies that loop around location of site and could ultimately drain to one of these water bodies. WB ID 10918 River Clyde (Strathclyde Loch Outflow to North Calder) 2014 Classification is Moderate due to Point Source discharges. WBID 10040 River Clyde (North Calder to Tidal Weir) HMWB, 2014 Classification is Poor Ecological Potential due to sewage disposal on network and at STW. WB ID 10052 Rotten Calder Water 2014 Classification Moderate.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Hamilton Greenbelt</b>
Site Reference	<b>HM12/003</b>
Address	Broomelton Road, Larkhall
Site size (hectares) supplied	TBC
Site size (hectares) GIS	1.00
In previous call for sites?	Same as HM86/001
Current Use	Agricultural Land
Proposed Use	Housing
No of Units (residential)	Not Known
Location (within settlement/edge of settlement/isolated)	Isolated
Brownfield/Greenfield	Greenfield
Settlement Pattern	Not suitable for rounding off settlement. Within Special Landscape Area
Landscape	Incised River Valley
Natural Heritage	Powforth Burn ancient woodland site. High biodiversity value
Historic Environment	N/A
Open Space	N/A
Minerals	Coal Authority Standing Advice Area and Within Coal Authority planning referral area.
Public Access	
Road Network	Sub-standard roads with difficult approaches, no footways
Site Access	Very difficult to access off sub/standard road. Issues with visibility and gradients - not suitable
Public Transport	Bus stops >400m Larkhall Railway Station 1300m

Access to Services	Larkhall Town Centre 1400m
Additional Roads and Transportation Comments	
Water	Camps WOA currently has capacity 3" Distribution main to East of site
Sewerage	Skellyton Waste Water Treatment Works currently has capacity to accommodate this development the site however sits approx. 100m outwith catchment. Site HM/12/001 outwith sewer catchment in close proximity to U/T of Avon Water - no classification data. Developer would need to consider appropriate foul drainage.
SLC Flooding	Site is adjacent to Powforth Burn / Avon Water and associated flood plain. Surface water drainage proposals to be confirmed. Flood Risk Assessment required
Flood Risk (SEPA)	Partially within or adjacent to the 1 in 200 year outline for the Avon Water / Powforth Burn. A detailed FRA required.
Water Environment (SEPA)	Darngaber Burn WB ID 10077 2014 Classification Poor based on Overall ecology and fish passage. Measures database has no owner yet identified however SEPA have issued an engineering licence for installation of fish passage in the catchment and works have currently started on the ground which will ultimately improve classification. Site in catchment of WB Avon Water (Powmillon Burn to River Clyde) WB ID 10076 2014 classification is Poor due to ecology based on barrier to fish.
Air Quality	N/A
Noise	N/A
Planning History	None
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



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Settlement	<b>Hamilton Greenbelt</b>
Site Reference	<b>HM12/004</b>
Address	Old Glasgow Road, Uddington
Site size (hectares) supplied	TBC
Site size (hectares) GIS	0.86
In previous call for sites?	
Current Use	Grazing Land
Proposed Use	Housing
No of Units (residential)	7
Location (within settlement/edge of settlement/isolated)	Edge
Brownfield/Greenfield	Greenfield
Settlement Pattern	Edge of settlement not suitable for rounding off
Landscape	Broad Urban Valley
Natural Heritage	Loss of trees and requirement for substantial boundary planting
Historic Environment	N/A
Open Space	N/A
Minerals	Two high pressure gas mains run through the site which impact on the development of the site given the potential stand off distances required for these pipes  Within Coal Authority Standing Advice Area
Public Access	N/A
Road Network	The principle of an access may be acceptable but further discussions would be required on this aspect and also on proposals for a turning head and blocking off of the road within the site.

Site Access	See above
Public Transport	Bus services along Old Glasgow Road
Access to Services	Nearest services Uddingston Village Centre
Additional Roads and Transportation Comments	None
Water	SuDS system required.
Sewerage	Daldowie Waste Water Treatment Works catchment has capacity to accept the development.
SLC Flooding	The entire site is within the 1 in 200 year flood extent of the River Clyde.
Flood Risk (SEPA)	The entire site is within the 1 in 200 year flood extent of the River Clyde. We would raise serious concerns about the potential principle of development. Flood risk assessment would be required.
Water Environment (SEPA)	See above
Air Quality	N/A
Noise	N/A
Planning History	Pre application discussions took place which concluded that it was unlikely that the site could be developed due to high pressure gas pipelines running through the site.
Other Comments	
<b>Outcome</b>	
Site Accords with preferred LDP strategy	
Site would accord with strategy, with mitigation	
Site does not accord with strategy	X



**South Lanarkshire**  
**Local Development Plan**  
**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)

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