

# South Lanarkshire Local Development Plan Main Issues Report



May 2012



Community and  
Enterprise Resources



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# 1.0 Introduction



## Introduction

**1.1** Directing development to the right place, at the right time and of the right quality is a key function of the Council as Planning Authority. To assist in delivering this function, the Council is statutorily required to prepare a land use framework for its area known as a Local Development Plan (LDP). A Main Issues Report (MIR) is one of the first stages in the preparation of a LDP. Its purpose is to highlight the main planning issues affecting the Council's area that have been raised during consultation with local communities and stakeholders and those which the Council also considers to be important. In turn, these issues will require to be addressed in the proposed South Lanarkshire Local Development Plan (SLLDP). It is important to note that the MIR is not a draft local plan and does not include any policies and proposals. Rather it sets out the Council's preferred approach for detailing the main issues raised. Furthermore, it should be noted that the Council has not reached a final view on the outcome of this process as the responses to the MIR will inform decisions on the policy and development proposals in due course and be reflected in the Proposed Plan.

**1.2** The MIR concentrates on areas where a need for a significant change in policy direction has been identified since the previous local plan was prepared and adopted. Policies which the Council propose to retain from the current South Lanarkshire Local Plan (SLLP) are not considered in any detail although their performance has been monitored. Details on the performance of policies is included in the Monitoring Statement. In addition, guidance requires LDP's to be more focused than previous local plans and to concentrate on the efficient use of land and the provision of good infrastructure. Councils are therefore encouraged to make use of supplementary guidance (SG), particularly where a policy is associated with detailed, complex matters and regulations. The MIR identifies where this option may be appropriate.

**1.3** The MIR sets out the main issues arising not only from consultation and engagement with the community, key agencies and stakeholders but also from the need to address the way in which economic, social and environmental legislative conditions have changed since the adoption of the SLLP and may have impacted on the performance of existing policies or generated a need for new policies. It describes how these issues can be addressed in the LDP, with a preferred Council option, along with possible alternatives.

**1.4** As the MIR is a consultation document it is aimed at getting a response from interested parties on whether the main issues identified are relevant, if there are other issues that should be raised and in turn on how the Council should approach these issues through land use planning policy.

**1.5** To help identify the main issues that should be addressed a range of consultation events have taken place and the performance of existing policies has been reviewed in the Monitoring Statement. The 'preferred option' which the Council has suggested for each of the issues is a result of careful consideration of all of the points raised and the best way to address these.

**1.6** There are a number of supporting documents which accompany the MIR. These are as follows:

- Technical Report 1 - Potential Changes to Designations and Settlement Boundaries. This considers areas where boundary changes or designation changes may be appropriate in light of development that has taken place since the last local plan or where local circumstances have changed and the land designation as shown in the adopted local plan is no longer appropriate.
- Technical Report 2 - Site Assessments. This considers all the sites that have been put forward as potential development opportunities as a result of a "Call for Sites" exercise carried out as part of the pre-MIR consultation process.
- A Monitoring Statement which highlights the changing context for development planning and examines how well the policies contained within the SLLP have performed.



- A Consultation and Engagement Report which outlines the findings from the engagement work undertaken prior to preparation and publication of the MIR.
- An Environment Report (ER) which documents the Strategic Environmental Assessment (SEA) of the MIR required by the Environmental Assessment (Scotland) Act 2005.
- A report has been prepared which presents the findings of the Habitats Regulations Appraisal (HRA) screening exercise, undertaken in compliance with the EC Habitats Directive (Council Directive 92/43/EEC), for the MIR.
- A Health Impact Assessment Report which incorporates work on potential risks to human health that might be associated with development planning policies.

1.7 In addition engagement has been undertaken with equalities groups and this has informed the issues which are presented in the MIR. A full Equalities Impact Assessment (EqIA) will be carried out at the proposed plan stage, when detailed policies and proposals are prepared.

**Timetable for preparing the South Lanarkshire Local Development Plan**

1.8 The Scottish Government anticipate that LDP's should be adopted two years at most after approval of the Strategic Development Plan (SDP). The SDP for Glasgow and the Clyde Valley should be approved mid 2012 so preparation of the LDP for South Lanarkshire commenced in 2011 to meet timescales.

1.9 The table below shows an indicative timescale of when key stages of the process will be achieved.

**Table 1.1**

Stage	Key components	Timescale
Preparation	Area wide survey	Aug 2011 - March 2012
	Invitation to Submit Sites for Consideration for Development	
	Monitoring of the adopted SLLP	
	Consultation with Community Councils, schools, general public, stakeholders, Disability Partnership and Seniors Together	
	Prepare and seek Committee approval of MIR	
Main Issues Report	Publish and consult on MIR and SEA	WE ARE HERE
Evaluation	Consider responses to MIR and SEA	Jul - Oct 2012
	Prepare and seek Committee approval of Proposed Plan	
Proposed Plan	Publish and deposit period of LDP - representations on the plan, either in support or in objection, can be made within the deposit period.	Oct - Nov 2012



Stage	Key components	Timescale
Prepare for examination	Assessment of representations. Prepare reports on unresolved representations. Submit proposed plan and Report of Conformity to Scottish Ministers	Dec - Mar 2013
Examination	Reporter(s) appointed. Examination timetable. Reporters report and recommendations.	Apr - Sept 2013
Adoption of South Lanarkshire Local Development Plan.	Adoption procedures. Committee approval to adopt local development plan. Post adoption SEA statement.	Nov - Jan 2014

**1.10** On conclusion of the deposit period of the Proposed Plan an examination of representations received but unresolved will be held by Scottish Ministers if required. The timescale for that is dependant on the nature and level of representations received and will be administered by the Scottish Government's Directorate for Planning and Environmental Appeals rather than the Council.

#### Using this document and how to respond

**1.11** The MIR sets out the main considerations for both policy and development proposals that may be included in the LDP, along with possible alternatives. The Council's 'preferred option' is set out as the first response to each main issue and is marked as 'Preferred option'. The alternative option(s) are given below in a box entitled 'Alternative option(s)'

**1.12** In addition, a number of questions are posed through the MIR document. We would particularly seek your views on these but comments on any part of the text or maps will be welcomed. Comments can be made online at <http://consult.southlanarkshire.gov.uk>. We would particularly encourage the use of the consultation website to make comments and would be happy to assist if anyone needs help. Alternatively, a form is available for those who want to comment in writing. Please see our contact details below.

**The closing date for submissions to us on the Main Issues Report is 4pm on 29th June 2012.**

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## 2.0 Plan preparation and context



**Plan preparation**

2.1 The preparation of the MIR has to take account of current legislative requirements, national and strategic planning policy and guidance and existing Council policy documents, including the Council Plan, the Local Housing Strategy and the Local Transport Strategy. The MIR also takes into account the specific characteristics of South Lanarkshire, current economic and social drivers, environmental considerations, the outcome of an extensive consultation exercise and a review of the current SLLP. Finally, the results of the SEA and HRA carried out for the MIR have also informed its preparation and will be considered when the proposed plan is taken forward.

**Figure 2.1 Context**





## Context

### Legislation

**2.2** Scottish planning authorities are legally required to prepare and keep up-to-date plans relating to the development and use of land within their boundaries. These plans must reflect legislative requirements, national planning policies and guidance prepared by the European Parliament, UK and Scottish Governments. The main legislation relating to the preparation of development plans include:

- Town and Country Planning (Scotland) Act 1997,
- Planning etc (Scotland) Act 2006,
- Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

### National and strategic policy and guidance

**2.3** The LDP is also guided by national and strategic planning policy. At the national level the Scottish Government has identified the need to make Scotland a more successful country by pursuing sustainable economic growth. The National Planning Framework 2, the Government Economic Strategy (2011), the Scottish Economic Recovery Plan (2011) and the Low Carbon Economic Strategy (2010) all reflect the need to pursue sustainable economic growth and go on to identify that a modernised planning system has a role to play in achieving this objective. In addition Scottish Planning Policy (SPP) urges local authorities to:

- Promote sustainable development including sustainable economic growth,
- Encourage and support regeneration,
- Maintain and enhance the built and natural environment.

**2.4** The Glasgow and the ClydeValley Joint Structure Plan 2006 (GCVJSP) provides the strategic context for development in South Lanarkshire. This plan is being replaced by the Glasgow and the Clyde Valley Strategic Development Plan (GCVSDP). The proposed GCVSDP was published in June 2011 and was submitted to Scottish Ministers for examination in October 2011. The examination commenced on 6<sup>th</sup> December 2011 and is expected to last until spring/summer 2012. The GCVSDP sets out the strategic context against which the 8 constituent authorities of the Glasgow and the ClydeValley are expected to set their LDP's and seeks to create a quality of place by focusing on the regeneration of the city region, whilst pursuing positive action on the natural environment, minimising the development and carbon footprint of the region, meeting climate change emissions targets and supporting the move to a sustainable low carbon economy.

### Local policy and guidance

**2.5** The South Lanarkshire Community Plan "Stronger Together" sets out a joint vision for the public authorities working in the area. This vision and its related priorities are reflected in both the Single Outcome Agreement and the Council's Plan "Connect". The latter affirms that the Council's overall vision is to "*Work together to improve the quality of life for everyone in South Lanarkshire*". The overall direction set by the Council Plan has subsequently been used to guide the preparation of a number of policy documents including the Local Housing Strategy (LHS), the Sustainability Strategy (SS) and the Local Transport Strategy (LTS). The SLLDP will reflect and take account of these Strategies and the Council Plan.

**2.6** The GCVJSP, the SLLP and the Minerals Local Plan (MLP) form the Development Plan for South Lanarkshire. The SLLP was adopted in March 2009 and provides planning policy and guidance for all land use issues relating to South Lanarkshire with the specific exception of minerals development. This is the plan that will be replaced by the South Lanarkshire Local Development Plan (SLLDP). The South Lanarkshire MLP was adopted in 2002 and is used for development management decision making for all minerals applications. This plan is in the process



of being replaced by the Minerals Local Development Plan (MLDP). This updated plan has been through examination, the Reporters findings were published in January 2012 and committee approved the adoption of the plan in February 2012.

### SLC profile

**2.7** South Lanarkshire is an area of enormous diversity. The Council area, covering 1,771 square kilometres sits to the east and south of the Glasgow conurbation and is bounded by a number of authorities. Its many communities include Royal Burghs, a New Town, market towns, weaving and mining villages and agricultural villages spread out through an area extending from the Southern Uplands, through the Clyde Valley to the edge of the City of Glasgow.

**2.8** South Lanarkshire's population is increasing. The mid year estimates from the General Registrars Office, show a rise from 302,340 in 2001 to 311,880 in 2010. The total number of households has also increased by 7.6% between 2002 and 2010, from 127,576 to 137,228, with large increases in elderly, single person and single parent households.

**2.9** The construction of new homes has continued, albeit at a lower rate than originally anticipated due to the recession. Between 2006 and 2011, 6,417 new private homes were built across South Lanarkshire. It is anticipated that over the next seven years a further 8,000 or so private sector units will be built. This however will be dependent on market conditions.

**2.10** The make up of South Lanarkshire's population and households reflects national projections with an ageing population and growing number of smaller households. As a result, there will be a continued requirement for more affordable housing in appropriate locations and this will put particular pressures on current and future supply of housing stock. Increases in elderly households will bring its own set of issues focusing on providing housing to meet the needs of elderly with physical disabilities or who require some extra care to remain in their own homes. Others will require more specialist care and the housing system will need to adapt to cope with these additional pressures.

**2.11** The employment forecasts show that the number of jobs in South Lanarkshire is expected to grow over the 2011 to 2021 period. The predicted rise of 2,500 over the next 10 years follows a significant decline in employment over the past 5 years (Cambridge Econometrics - Employment Forecasts to 2021 - November 2011). It is estimated that over the 2006-2011 period the number of jobs in South Lanarkshire fell by 18,300 or 13.2%. Over the 2006-2011 period the fall in employment in South Lanarkshire is estimated to have been at over twice the rate of employment decline in Scotland as a whole. The Council has recognised the impact that this has had on the communities, families and individuals who are most disadvantaged and it continues to prioritise its investment in the worst 15% datazones as determined by the Scottish Government's Index of Multiple Deprivation. Of the 18 priority areas identified on this basis, 16 are currently located within 2 of our urban communities - Blantyre/Hamilton and Cambuslang/Rutherglen and the remaining 2 are in Larkhall. However, meeting the needs of particularly vulnerable client groups is also important and specific services, such as those for young people not in employment, education and training, have been maintained across South Lanarkshire. Similarly, relying solely on a geographically focused approach to the unique difficulties that can arise from living and working across the large rural area covered by the Council would fail to respond to the needs of its residents and businesses. The wider rural area is therefore seen as a separate priority, within which there are specific project priorities linked to the Clyde and Avon Valley Landscape Partnership and the New Lanark Trust.

**2.12** The adopted SLLP was prepared at a time when there was significant pressure for development. This was reflected in record levels of house completions and high levels of applications for commercial and industrial developments. The adopted plan therefore focused on release of sites for housing through the Community Growth Areas (CGA's) and succeeded in encouraging investment particularly in areas such as Hamilton International



Technology Park, Peel Park in East Kilbride and Clyde Gateway. In addition the Council, despite the economic pressures being experienced in the area, has continued with its programme of regeneration and improvement which has included:

- Pursuing its Schools modernisation programme which aims to have all schools in South Lanarkshire rebuilt or refurbished,
- Improving the strategic and local road network, and
- Improving the Council's housing stock through 'Home Happening'.

**2.13** It is apparent, nevertheless, that the economic context for the preparation of the SLLDP is now very different from what it was 3 years ago. The current recession has reduced the level of economic activity and consequently a reduction in the availability of public finance. This in turn has required the Council to review and prioritise the delivery of its services. Similarly, the wider economy in the Council area has been seen to decline along with wealth generation and development activity. This reduced level of economic performance emphasises the challenging economic climate that must be taken into account when preparing the SLLDP.

**2.14** With respect to the environment, the Council's State of the Environment (SoE) Report has shown that while water quality has continued to improve, the evidence suggests that flooding incidents have been on the increase. The SoE report predicts that this increased frequency and intensity of flooding is likely to continue particularly as we see greater changes in our local weather patterns, associated with climatic changes. The report also highlights that although progress is being made in the reduction of greenhouse gas emissions (GHG) energy demand in the area remains above the Scottish average. This highlights the need for the Council to maintain a focus on the reduction of GHG emissions and so tackle some of the causes of climate change. The improvements being made to the quality of Council's road network through its investment programme is identified in the SoE report, as is the resulting improvement in the efficiency and effectiveness of its operation. The SoE report, nevertheless, highlights the impact that congested traffic routes can have on air quality within the area surrounding these routes. Finally, the SoE report confirms that the amount of waste being generated in South Lanarkshire is declining but that the new and challenging targets set by Scottish Government which limit landfill and require an increase in the proportion of waste to be recycled and treated will impact on the Council's approach to waste management. These environmental considerations will also need to be taken into account when preparing the SLLDP.

## Consultation

**2.15** Prior to commencing the MIR, the Council undertook a series of consultation events and surveys with local communities and community groups, stakeholders (including developers), government bodies and other interested parties. In addition, three specific groups were engaged to gain an understanding of the issues facing them. These groups were Seniors Together, the Disability Partnership and representatives from the secondary schools across South Lanarkshire. A Consultation and Engagement report has been prepared which outlines the events held and the Council wide survey undertaken to validate the findings of the consultation events.

**2.16** In addition the Council invited landowners, developers and agents to bring forward any sites that they thought were worthy of consideration for inclusion in the SLLDP. This also included sites that the Council sought to promote for development. This generated over 200 sites which can be grouped as follows:

- Sites already included within the adopted local plan or with planning consent (but not yet developed) and therefore do not need to be reassessed under this plan.
- Small scale sites that would be more appropriately considered through a planning application.
- Sites that require to be considered against emerging spatial strategy, impact on infrastructure and environmental considerations.



**2.17** These sites have been assessed against a number of different criteria including flooding, landscape, accessibility, location, development capacity and environmental constraints. All of the sites are included in the Technical Report 2 - Site Assessment. It is important to note that no decision on the inclusion or otherwise of any site has been taken at this stage.

### **Monitoring**

**2.18** A Monitoring Statement has been produced which highlights the impact and performance of policies and proposals contained in the SLLP. The findings of the report have been used to inform the MIR particularly regarding areas that are subject to amendment where policies or proposals have not performed as expected. It is also used to identify policies and proposals that have worked well in the adopted plan that can be carried forward into the SLLDP.

### **Strategic Environmental Assessment/Habitats Regulations Appraisal**

**2.19** Strategic Environmental Assessment (SEA) is a key component of sustainable development and provides important information regarding the likely environmental impact of plan objectives, strategies, policies and proposals. SEA has been undertaken for this MIR and will be used to inform the proposed plan.

**2.20** In addition, a Habitats Regulations Appraisal (HRA) has assessed the likely impact options presented in the MIR would have on any Natura 2000 sites within or in close proximity to South Lanarkshire.

**2.21** The MIR has also been informed by a Health Impact Assessment carried out as part of the SEA process. This has assessed any impact options are likely to have on human health and ways that can be put in place to mitigate any adverse effect arising from a particular proposal. Similarly an Equalities Impact Assessment will be carried out as policies and proposals are formulated for the proposed plan.



## 3.0 Spatial strategy and objectives



### Vision, themes, objectives and spatial strategy

**3.1** Development plans are used to indicate where development should happen and where it should not. This requires a focus on land and infrastructure. At the same time the plan must contribute towards both sustainable development and tackling the causes of climate change. If the plan is to provide a geographical framework which can incorporate these requirements it must include a vision that can provide the basis for developing a spatial strategy and linked objectives, which themselves identify and consider the appropriate environmental and social issues and take into account the need to encourage sustainable economic growth.

**3.2** The key aim of the proposed GCVSDP incorporates each of these components and provides a starting point for taking forward this approach. It states that the purpose of the GCVSDP is to *"set out a long-term spatial vision and related spatial development strategy...Which will support economic competitiveness and social cohesion, set within a sustainable environmental approach. It is about creating a quality of place by focusing on the continued regeneration and transformation of the city-region's communities whilst securing positive action on its key asset, its natural environment. It seeks to minimise the development and carbon footprints of the city-region, meet climate change emissions targets and above all, support a drive towards a sustainable low carbon economy"*.

**3.3** The GCVSDP provides the strategic context for the preparation of the SLLDP. The components of the GCVSDP's key aim needs to be acknowledged when setting both the overall vision for the SLLDP and its associated spatial strategy. Finally, the broad issues raised through the consultation exercise, particularly where they are related to sustainability and future growth, also need to be considered when developing the overall vision and spatial strategy for the SLLDP.

**3.4** Taking account of the above, it is considered that the vision of the SLLP remains broadly relevant. Consequently, it can be carried forward into the SLLDP but needs to be adjusted to reflect the increasing emphasise on moving towards a low carbon economy and tackling the causes of climate change.

#### South Lanarkshire Local Development Plan vision

*"To promote the continued growth and regeneration of South Lanarkshire by seeking sustainable economic and social development within a low carbon economy and an improved urban and rural environment"*.

#### Question 1

##### South Lanarkshire Local Development Plan vision

- Is this the right vision for the plan?
- If not, why not?
- Are there any alternatives that you would like to see?

**3.5** The fundamental purpose of the SLLDP is to establish a land use framework (spatial strategy) which can deliver the plan's vision by directing development to the right place at the right time and of the right quality. Taking the plan's vision as a starting point, therefore, this needs to be translated into a spatial strategy. If, however, this spatial strategy is to be effective and relevant it should itself encapsulate a series of themes and objectives that together forms a framework around which to construct a more detailed policy approach that is needed if the plan is subsequently to fulfil its vision.



**3.6** Consequently, when developing the spatial strategy, four distinctive themes were identified from the responses to the consultation events and through the monitoring of the SLLP - Economy & Regeneration, People & Places, Environment and Infrastructure. These themes in turn have been used to provide a basis for developing the more specific objectives that the plan must deliver on, if its vision is to be realised. The spatial implications of these economic, social and environmental themes plus their associated objectives, along with the resulting opportunities for development that they can generate, have provided a basis on which to build a spatial strategy for the plan.

**3.7** In developing the spatial strategy regard was also given to the overall strategic direction which was set out in the adopted SLLP. Consequently, there are legacy items in the SLLP which would be relevant to the new plan's vision, themes and objectives. These can be taken forward into the proposed LDP. They include community growth areas, the development framework and masterplan sites which accord with the overall direction the new plan could take and supplementary planning guidance on topics such as affordable housing and renewable energy. However, as previously noted there is a need to reflect the changed economic position and the resulting constraints on accessing the finance needed to deliver development. Table 3.1 below describes how each of these elements - the vision, themes, objectives, spatial strategy and legacy items are linked and so could provide a framework around which an effective policy direction could be developed.

### Preferred option 1 - Spatial strategy

The spatial strategy of the SLLDP should encourage sustainable economic growth and regeneration and at the same time take steps to move towards a low carbon economy. This approach will ensure that changes in legislation, government policy and environmental and climate change impacts are taken into account. In addition development will continue to be directed to the most sustainable locations or to areas where it tackles regeneration issues. This will be achieved by:

- Directing development to sustainable locations, with major developments directed to the main urban settlements of East Kilbride, Hamilton, Cambuslang, Rutherglen and Lanark.
- Supporting regeneration priorities at Clyde gateway, priority areas in Blantyre, Hamilton, Cambuslang, Rutherglen, Larkhall and vulnerable rural areas.
- Providing regeneration and development opportunities through the revision of settlement boundaries.
- Continuing support and safeguarding of town and neighbour/village centres and identification of appropriate development opportunities.
- Supporting rural and countryside business opportunities and redevelopment of appropriate brownfield sites.
- Ensuring an adequate and flexible supply of industrial land in appropriate locations.
- Protecting and safeguarding the natural and built environment.
- Retaining strategic legacy items from the SLLP including community growth areas, development framework and masterplan sites.

### Question 2

#### Preferred option 1 - spatial strategy

- Do you think that this spatial strategy option is the correct basis upon which the policies and proposals in the SLLDP should be prepared?
- Is the balance between sustainable economic development and environmental issues correct?
- Are there any other factors that should be taken into account?



**3.8** There are three alternative options that could be pursued based on continuing the existing local plan strategy, attaining a zero carbon economy or achieving full economic development.

#### Alternative options - spatial strategy

##### 1. No change

- Continuing with the current SLLP strategy which was adopted in 2009. The policies and proposals contained in the adopted plan have been monitored and the majority of them are performing well. However the overall strategy of the plan does not accord with new government policy direction particularly in relation to the causes of climate change and the need to move towards a low carbon economy. In addition the Council must produce a new LDP by 2014 to conform to guidance laid out in the Planning etc. (Scotland) Act 2006. Continuing with the adopted plan would not meet government guidelines.

##### 2. Zero carbon

- Develop the SLLDP to drive towards 100% zero carbon economy within the area. This option may restrict the amount of development that could take place within South Lanarkshire and may have a detrimental effect on the economy. However this option would maximise environmental protection.

##### 3. Full economic development

- Develop the SLLDP to promote development to fully stimulate growth. This option would encourage all types of development in all locations thus fully exploiting the economic development potential of the area. However, this would be inconsistent with the aims of achieving a low carbon economy and could undermine regeneration. In addition the incremental nature of development of this type would have a detrimental impact on infrastructure.

### Question 3

#### Alternative options - spatial strategy

- Do you think any of these alternative options are more appropriate than the preferred option?
- If so, which one and why?
- Are there any other alternatives we should be considering?



**Table 3.1**

Vision	Theme	Objective	Spatial strategy
<p>Seeking sustainable economic development</p>	<p>Economy and regeneration</p>	<p>To encourage sustainable economic growth by:</p> <ul style="list-style-type: none"> <li>• Ensuring an adequate supply of appropriately located employment land.</li> <li>• Providing effective residential development opportunities at appropriate locations.</li> <li>• Protecting and enhancing the viability and vitality of existing town, village and neighbourhood centres whilst ensuring that there is access to high quality retailing.</li> <li>• Ensuring regeneration priorities are met, particularly at Clyde Gateway, Town Centres, the priority areas in Blantyre/Hamilton, Cambuslang/Rutherglen Larkhall, and vulnerable rural areas.</li> </ul>	<p>Providing regeneration and development opportunities including existing development framework sites at:</p> <ul style="list-style-type: none"> <li>• Clyde Gateway, Shawfield</li> <li>• East Kilbride Town Centre</li> <li>• Rolls Royce, Nerston</li> <li>• Mavor Avenue, East Kilbride</li> <li>• Hoover Works, Cambuslang</li> <li>• Craighead, Blantyre</li> <li>• Moor Park, Carluke</li> </ul> <p>And any new development framework sites identified through the MIR.</p> <p>Identifying development opportunities in town, neighbourhood and village centres, and where they can contribute towards tackling the problems identified in the priority areas in Blantyre/Hamilton, Cambuslang/Rutherglen and Larkhall.</p> <p>Supporting rural and countryside business opportunities including the work of the Clyde Avon Valley Landscape Partnership and the New Lanark Trust</p> <p>Redevelopment of appropriate brownfield sites.</p> <p>Providing an adequate and flexible supply of industrial land.</p>
<p>Sustainable social development and improved urban and rural environment</p>	<p>People and places</p>	<p>To meet communities needs by:</p> <ul style="list-style-type: none"> <li>• Ensuring the supply of land for development to allow for the provision of housing of an appropriate size, type and quality in sustainable locations.</li> </ul>	<p>Directing development to sustainable locations.</p> <p>Directing major developments to main urban settlements including existing community growth areas at:</p> <ul style="list-style-type: none"> <li>• Ferniegair/Larkhall</li> </ul>



Vision	Theme	Objective	Spatial strategy
		<ul style="list-style-type: none"> <li>• Directing new development to sites within settlements and to encourage the reuse of appropriate brownfield land.</li> <li>• Encouraging urban and rural regeneration and population retention through appropriate development.</li> <li>• Ensuring an appropriate and adequate range and distribution of community and leisure facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Newton</li> <li>• East Kilbride</li> <li>• Hamilton</li> <li>• Carluke</li> </ul> <p>Providing regeneration and development opportunities.</p>
<p>Low carbon economy in an improved urban and rural environment.</p>	<p>Environment</p>	<p>To enhance and safeguard the environment by:</p> <ul style="list-style-type: none"> <li>• Protecting international, national and locally designated sites and areas of natural or built heritage importance from adverse impacts from development.</li> <li>• Encouraging appropriate developments and uses in the Green Belt and Countryside areas and in turn resisting inappropriate uses.</li> <li>• Responding to the challenge of adapting to climate change through the use of renewable energy, pursuing sustainable transport and development choices, and respecting the environment.</li> </ul>	<p>Protecting and safeguarding the natural and built environment.</p> <p>Redeveloping appropriate rural brownfield sites.</p> <p>Directing major development to main urban settlements including existing community growth areas.</p> <p>Delivery of the strategic and local green network.</p>
<p>Sustainable economic and social development in a low carbon economy.</p>	<p>Infrastructure</p>	<p>To maximise the use of existing infrastructure by:</p> <ul style="list-style-type: none"> <li>• Ensuring that development in the urban area is directed to places that provide sustainable transport options.</li> <li>• Directing development to those areas where infrastructure capacity can be increased or is</li> </ul>	<p>Directing development to sustainable locations such as community growth areas, development framework and masterplan sites at:</p> <ul style="list-style-type: none"> <li>• Cairns Rd Cambuslang</li> <li>• Kirklands Hospital Bothwell</li> <li>• Overton Rd Netherburn</li> <li>• West Mains Stonehouse</li> <li>• Uddingston Gas Works</li> </ul>



Vision	Theme	Objective	Spatial strategy
		<p>sufficient to cope with an increased numbers of houses or workplaces.</p> <ul style="list-style-type: none"> <li>• Preventing further development that would be at risk from flooding.</li> <li>• Supporting sustainable waste management.</li> <li>• Directing renewable energy developments to appropriate locations.</li> <li>• Siting and designing buildings to make them as carbon neutral as possible.</li> </ul>	<ul style="list-style-type: none"> <li>• Edinburgh Rd Biggar</li> <li>• Upper Braidwood</li> <li>• Bellfield Coalburn</li> <li>• Birkwood Hospital Lesmahagow</li> <li>• Boghall Road Carluke</li> <li>• James St Carluke</li> <li>• Manse Rd Forth</li> <li>• Biggar Rd Symington</li> <li>• East Overton Strathaven</li> </ul> <p>And any other masterplan sites identified through the MIR.</p> <p>Providing regeneration and development opportunities through revision of settlement boundaries.</p> <p>Supporting rural and countryside redevelopment of appropriate brownfield sites.</p> <p>Ensuring new developments are appropriately located in terms of sustainability and are of a high quality and design, aimed at reducing carbon.</p>

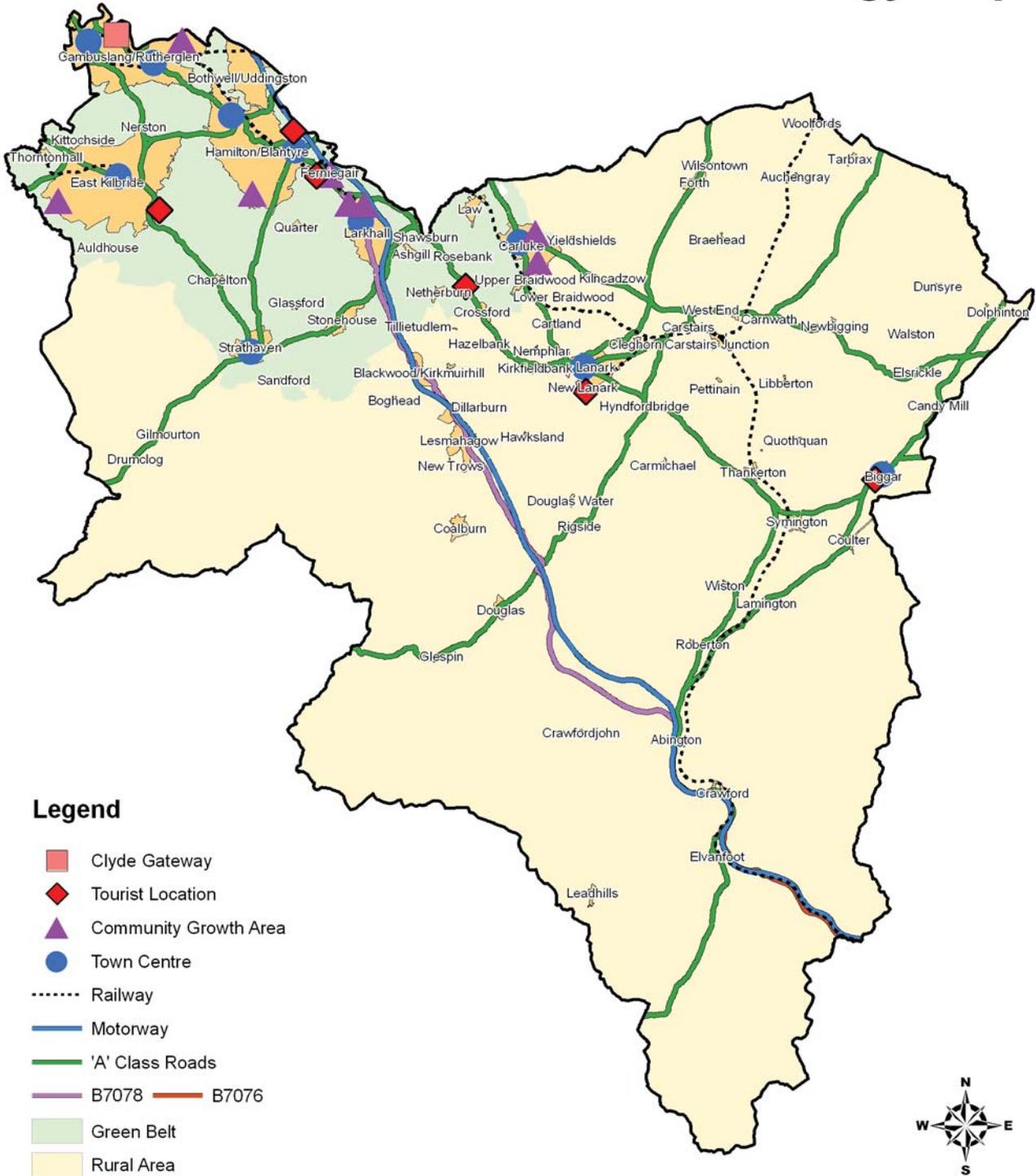
**3.9** Therefore, taking account of the particular challenges facing the Council and bearing in mind the established policy context, one of the key aims of the SLLDP is to establish a planning framework that will provide certainty and speed of decision making and so provide the confidence needed to secure new investment. This in turn can contribute to the delivery of sustainable economic growth and regeneration. Consequently, the SLLDP needs to have an adaptable and flexible approach both to economic development and to identifying and facilitating new investment opportunities. At the same time, however, if future economic development is to be sustainable, it must also balance the need to develop a low carbon economy and protect and enhance the environment.

**3.10** The strategy plan below shows some of the major development sites from the SLLP that will be taken forward into the SLDP and the major communication routes throughout the area.

**3.11** The strategic context map (included separately) shows other potential changes including, pressure for change sites, settlement boundary changes and strategic economic investment locations boundaries.



# Strategy Map





## 4.0 Policy options and alternatives



## Policy options and alternatives

**4.1** The SLLDP aims to update and amend, where required, policies and proposals contained within the adopted SLLP and to introduce new policies which address emerging issues such as the causes of climate change. To help identify areas of potential change each policy in the adopted local plan has been monitored to assess its effectiveness (see SLLP Monitoring Report) and this, coupled with the findings of the consultation and engagement exercise (see SLLDP Consultation and Engagement Report) and an assessment of any new issues, has informed the development of the MIR. The Council's preferred and alternative options for each issue identified through this process is set out for consideration. They have been grouped under the themes set out in the previous section.

- **Economy and regeneration**
  - Employment land/locations
  - Industrial land supply
  - Retailing and commercial
  - Town centre boundaries and uses
  
- **People and places**
  - Housing land supply
  - Affordable housing
  - Countryside
  - Settlement boundaries
  
- **Environment**
  - Climate change
  
- **Infrastructure**
  - Developer contributions
  - Renewable energy
  - Flooding
  - Waste
  - Sustainable transport

## Economy and regeneration

### Employment land/locations

**4.2** Promoting sustainable economic growth is a key objective of the LDP. A major component of this will be to ensure there is a range and choice of sites suitable for economic development and to ensure that existing employment locations operate to their full potential.

**4.3** The SDP identifies a number of strategic locations, targeted at key economic growth sectors, which require to be promoted or safeguarded in LDP's. These locations include Clyde Gateway and Poniel as development opportunities and Hamilton International Technology Park (HITP), Scottish Enterprise Technology Park (SETP) and Peel Park north as safeguarded sites. The LDP shall therefore identify these locations and include a policy for their promotion and/or protection.



**4.4** There are a wide range of other industrial estates and business locations in South Lanarkshire. These range from large modern estates such as Langlands in East Kilbride to low amenity local yardspaces such as Allanshaw in Hamilton. All these areas play a vital role in providing local employment opportunities. In many areas, however, there has been an increase in vacancy rates and pressure for non-industrial/business uses to operate from these locations. The Council therefore considers that, in order to stimulate economic growth, it may be appropriate to allow a wider range of uses in some industrial areas, provided specific criteria are met. These criteria may be developed in separate supplementary guidance on employment land, e.g. development should not adversely affect existing industrial operations with the estate or the development should not affect the continuity of industrial land supply.

**4.5** There may also be some areas currently allocated for industry/business uses which could be reallocated for other types of development e.g. mixed use development. Finally, there are areas currently being developed for industry/business use which are not currently covered by industrial/business policies. There is therefore an opportunity for the LDP to redesignate these as employment land. These areas are listed in Technical Report 1 - Potential Changes to Designations and Settlement Boundaries.

#### **Preferred option 2 - Employment land/locations**

- Promote and safeguard the strategic economic investment locations identified in the SDP and discourage inappropriate development in these areas.
- Allow a wider range of uses in some non strategic economic locations, provided specific criteria are met.
- Review current industrial/business areas and remove/add areas as listed in Technical Report 1 - Potential Changes to Designations and Settlement Boundaries.

#### **Question 4**

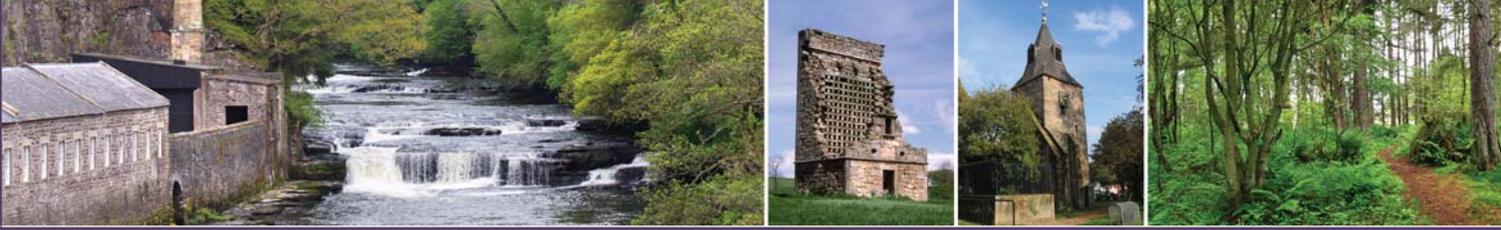
##### **Preferred option 2 - Employment land/locations**

- Do you agree with this preferred option?
- If not, why?

**4.6** A number of alternative options were proposed during the consultation process. There was a view that the best way to create and retain jobs would be to continue to restrict the users in industrial/business locations to classes 4, 5 and 6. This would be a continuation of current policy. However monitoring information indicates that there is a lack of demand for such uses in some areas. On the other hand a view emerged that controls on uses in all industrial/business locations should be relaxed completely and any commercial, leisure and retail uses should be permitted in these areas. This, however, would undermine the SDP approach of safeguarding the strategic locations described above.

#### **Alternative options - Employment land/locations**

1. Retain all existing industrial and business locations for Class 4, 5 and 6 uses only.
2. Allow retail, commercial and leisure uses in all industrial and business locations (employment land).



## Question 5

### Alternative options - employment land

- Do you prefer the alternative option? If so why?
- Are there any other options you would like considered?

### Industrial land supply

**4.7** There is currently a generous supply of land for industry and business within South Lanarkshire, and, due to the recession, take up rates have been low in recent years. As a result a number of sites have lain vacant for many years and some may no longer meet today's requirements for sustainable locations. There is therefore a need to review the land supply and determine if any sites should be allocated to alternative uses or have their marketable status reviewed. Technical Report 1 - Potential Changes to designations and Settlement Boundaries highlights these proposed changes. At the same time, it will be important to maintain a range and choice of sites in terms of size, quality and location across South Lanarkshire.

### Preferred option 3 - Industrial land supply

- Review the existing industrial land supply and redesignate any sites that are no longer considered appropriate or marketable.

## Question 6

### Preferred option 3 - Industrial land supply

- Do you agree with the preferred option?
- If not why?

**4.8** The alternative option is to leave the industrial areas as designated in the SLLP and assess any future applications for change on their own merits.

### Alternative option - Industrial land supply

Retain existing industrial areas and sites as shown in the SLLP and assess any changes/proposals on their own merits as and when they are brought forward.

## Question 7

### Alternative option - Industrial land supply

- Do you prefer the alternative option? If so why?
- Are there any other options you would like considered?



**4.9** Through consultation, a number of sites currently allocated for industry/business have been proposed for alternative uses. In addition some new sites were brought forward by developers for industrial uses. These sites have been assessed and are included in Technical Report 1 - Potential Changes to Designations and Settlement Boundaries.

**4.10** Through public consultation it emerged that there is a possible lack of opportunities for local business development in some of South Lanarkshire's rural communities. The Council is considering the provision of sites for small scale business development and yardspace in some of the rural settlements such as Lesmahagow and Biggar.

#### **Preferred option 4 - Pressure for change sites**

To assess sites brought forward for change of use from industrial to alternative uses, to assess proposed new industrial sites and where appropriate redesignate these sites. A full list of sites and maps is included in Technical Report 2 - Site Assessments.

### **Question 8**

#### **Preferred option 4 - Pressure for change sites**

- Do you think any of the sites listed in Technical Report 2 - Site Assessments should be redesignated?
- If so which ones and why?
- Are there any other sites we should be considering?

**4.11** The alternative option is to accept all the changes put forward by consultants and developers to re-allocate or redesignate industrial/business land.

#### **Alternative option - Pressure for change sites**

Accept all the proposals put forward by developers for re-allocation of industrial/business land to other uses or re-allocation of non industrial/business sites to industrial/business uses.

### **Question 9**

#### **Alternative option - Pressure for change sites**

- Do you prefer the alternative option? If so why?
- Are there any other options you would like considered?

### **Retailing and commercial**

**4.12** Across South Lanarkshire there is a strong network of town, village and neighbourhood centres which serve the needs of households by providing essential services including shopping, community facilities, leisure and commercial outlets. A principal role of these centres is to provide a range and choice of retail facilities for the



community. The town centres also play an important economic role in South Lanarkshire by providing a range of employment and business opportunities. Town centres are conveniently located on the public transport network and are generally well served by bus and/or rail infrastructure. By providing this wide range of accessible facilities, the larger strategic town centres particularly Hamilton, East Kilbride and Lanark have traditionally been attractive to a wide catchment area including households beyond South Lanarkshire.

**4.13** The network of smaller town, village and neighbourhood centres are at the heart of their communities and serve the day to day needs of households. Retailing is important in underpinning the strength and attractiveness of these smaller centres which provide facilities convenient for local trade.

**4.14** Large out-of-centre retail destinations, such as Silverburn, Glasgow Fort and Braehead have, however, been provided outwith but close to South Lanarkshire. Within South Lanarkshire there has also been demand for retail floorspace outwith town centres. Where appropriate, new retail parks and free standing superstores have been developed providing qualitative improvements in retail provision. These locations are particularly attractive to car based shopping trips but in many cases are less well served by public transport than town centres.

**4.15** Town centres have had to compete with such out of centre retail destinations. For a large proportion of the population however town centres remain the most accessible destination and with increasing fuel costs travelling to out-of-centre locations by car may become less attractive. Conversely, town centres can not only be accessed more easily by public transport but they also provide a range of retail facilities and the opportunity to combine shopping trips with trips to banks, building societies, libraries and beauty salons. This option is not always on offer at major out-of-centre shopping centres.

**4.16** At the same time consumers are increasingly shopping online. Consequently, any potential growth in household expenditure is not necessarily reflected in the demand for new retail floorspace. Similarly, the downturn in the economy has resulted in retailers closing outlets and vacating centres. The resulting vacant properties have become increasingly difficult to let for retail purposes and many units are now being occupied for service uses. The lack of re-investment may result in physical deterioration of some individual shop units. This can have a detrimental impact on the image of a town village and neighbourhood centres and ultimately their attractiveness to shoppers.

**4.17** The findings of the Council's recent analysis of the Outlets Survey 2011 (Summary contained in Monitoring Statement) appears to verify these trends and shows that the numbers of retail units are falling as the level of services are increasing. Vacancy rates are also increasing although this has been partly offset by service based floorspace (financial services, bookmakers, tanning salons etc) occupying vacant retail units.

**4.18** Taking account of the above the Council's preferred option focuses on existing retail areas as a priority for new retail development.

#### **Preferred option 5 - Retailing & commercial**

The town, village and neighbourhood centres in the shopping network should continue to be the focus of retail activity and be the preferred location for new retail development.



## Question 10

### Preferred option 5 - Retailing & commercial

- Do you agree with the preferred option?
- If not, why?

**4.19** As an alternative out-of-centre locations could be given the same status for retailing and commercial operations as traditional town and village centres. This may have the effect of directing new development away from town centres and undermining any investment aimed at revitalising and improving traditional facilities. There remains strong demand from large superstore operators particularly seeking opportunities in out-of-centre locations.

### Alternative option - Retailing & commercial

Out-of-centre retail locations should have the same status as town, village and neighbourhood centres.

## Question 11

### Alternative option - Retailing & commercial

- Do you agree with the alternative option? If so, why?
- Are there any other options you think we should consider?

### Town centre boundaries and uses

**4.20** Monitoring of existing retail policy has shown that in some instances the town centre boundaries contained in the adopted SLLP may not properly reflect the area functioning as the town centre. The preferred option is to revise town centre boundaries to reflect development opportunities. This is included in Technical Report 1.

**4.21** In addition, an issue was raised during the consultation process regarding the number of non-retail properties that were appearing in town and village centres. In the SLLP policy COM 2 was designed to limit the loss of retail to non-retail uses, particularly in core retail areas. Analysis of the policy has shown that this has not been wholly successful and requires to be reassessed. Whilst the aim of that policy was to limit the amount of non-retail uses in core retail areas this was with a view to encouraging inward investment in Class 1 uses, aimed at making town centres vibrant and attractive to consumers. The only way to do this, however, may be by diversifying uses in town centres and allowing other non class 1 uses to locate within retail areas. This may have the effect of encouraging people to come to the town centre for an alternative use such as recreational activities and so spend money on other goods whilst they are there. Town centres have evolved and can no longer be viewed as places where people only shop. This role has been taken up by the out-of-centre retail parks with large superstores. The preferred policy approach therefore is intended to allow for some flexibility in town centre uses and so inject life into the town centres and encourage economic viability.

**Preferred option 6 - Town centre boundaries and uses**

- Review town centre boundaries to ensure their extent is appropriate and identify opportunities for new retail floorspace/town centre regeneration. Technical Report 1 shows the proposed changes to a number of town centre boundaries.
- Remove the restriction on changes of use and allow any type of commercial use in the centres whilst still maintaining the integrity of town centres as key retail locations.

**Question 12****Preferred option 6 - Town centre boundaries and uses**

- Do you agree with the preferred option?
- If not, why?

**4.22** As an alternative it is proposed that town centre boundaries are not changed and that the policy approach should restrict the change of retail to non-retail purposes in town, village and neighbourhood centres. This may have the effect of large retailing areas or groups of properties being left vacant rather than accommodating alternative uses, such as a restaurant, that may be acceptable in a retailing area and so contribute to the vitality of the centre.

**Alternative option - Town centre boundaries and uses**

Existing town centre boundaries should be retained. There should be continued protection of retailing in town, village and neighbourhood centres and the frontages should be protected from inappropriate changes of use. The LDP should define the core retail area of town centres and policy should ensure that the percentage of retail frontages should not fall below 50% of all units. The restriction should also apply to village and neighbourhood centres.

**Question 13****Alternative option - Town centre boundaries and uses**

- Do you agree with the alternative option? If so, why?
- Is there any other option we should consider?

**People and Places****Housing land supply**

**4.23** The supply and allocation of land for housing development is a key component of the LDP and should seek to ensure that there is enough land across the Council area to meet the projected need and demand for residential development. This MIR is informed by a Housing Need and Demand Assessment (HNDA) (See GCVSDP



Background Report BR12 - Housing Need and Demand Assessment 2011 at [www.gcvsdpa.gov.uk](http://www.gcvsdpa.gov.uk)). The main purpose of the HNDA is to provide a shared understanding of the operation of the housing market across the city region and so inform the preparation of the GCVSDP, the Local Housing Strategy (LHS) and also the SLLDP.

**4.24** The HNDA provides a number of core outputs, including:-

- analysis and commentary on past trends, the current situation and likely future developments.
- estimates of current housing supply.
- population and household estimates and projections.
- projections of housing need split by tenure - (private housing, social rented housing and 'intermediate' housing tenures such as shared equity).
- estimates of household groups with specific housing needs (older people, people with disabilities, etc.).

**4.25** The HNDA's conclusions on housing demand and supply is a fundamental issue not only for the LDP but also the LHS and the SDP. The LHS is subject to peer review which will be completed by summer 2012. The LHS and the LDP together address the findings of the HNDA and the conclusions contained in the proposed SDP.

**4.26** The proposed SDP has been through the examination process and the findings of the Reporter were published in March 2012. The SDP's overall thrust is that no further strategic land releases are required to meet the HNDA but that individual authorities should have the flexibility to release limited scale sites if they are consistent with the principles of the SDP, are in sustainable locations, can be serviced, have access to the required infrastructure and accord with the LDP's planning policy framework.

**4.27** The SLLP released a number of sites into the housing land supply, including Community Growth Areas (CGAs). The CGAs significantly increased the amount of land available for housing by introducing land sufficient to accommodate an additional 8000 units, taking the land supply to 21,626 units (2009). The CGA's themselves represent 37% of the overall land supply in South Lanarkshire.

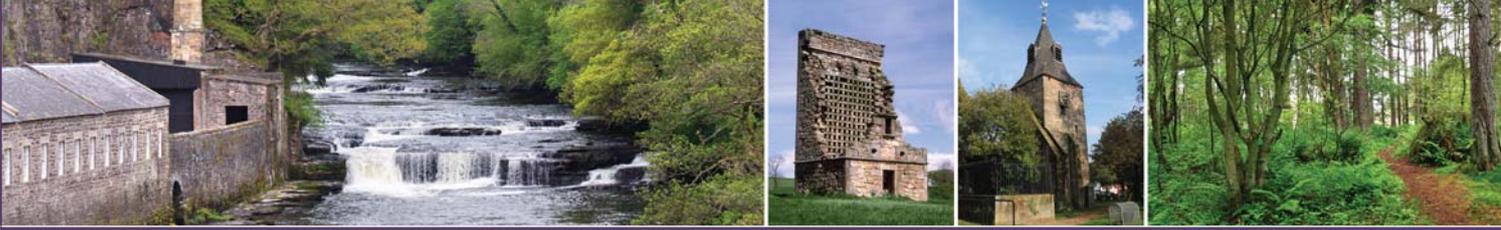
**4.28** The downturn in the economy, however, particularly in the housebuilding sector has resulted in lower housebuilding rates and as a number of sites have yet to be developed.

**4.29** Taking account of the above the Council has therefore, when preparing the MIR, reassessed its land supply and suggested a number of changes which acknowledge the effectiveness of sites and the likely timescales for development (Housing Land Audit 2011). This has taken account of a number of factors including infrastructure availability, developer interest and marketability.

**4.30** The Council, nevertheless, is of the opinion that there remains an adequate supply of housing land across South Lanarkshire, but recognises that in some locations there would be a benefit in release of land to contribute to the sustainable development of these communities and generate economic activity.

**4.31** Taking account of the above the Council, as part of the consultation process, asked for expressions of interest for sites that might be appropriate for inclusion in the LDP. This resulted in over 200 sites being put forward for consideration. A number of these sites are already included in the SLLP and others are very small scale proposals and would more appropriately be considered through the planning application process. The remaining sites have been assessed under a number of criteria and this is included in Technical Report 2 - Site Assessments.

**4.32** In addition the Council, as part of its reassessment of the effectiveness of sites in the Housing Land Supply has identified a number that could be re-designated as general residential. These are sites which have been in the land supply for many years, mostly as legacy items from previous local plans, which are non-effective and have little prospect of being developed in the medium to long term. Redesignating them to general residential would not preclude a developer from bringing the sites forward for development for residential purposes but would



make the housing land supply more realistic. A list of the sites suggested for potential re-designation is included in Technical Report 1 - Potential Changes to Designations and Settlement Boundaries. The preferred option incorporates the points referred to above.

#### Preferred option 7 - Housing land supply

- A generous and flexible supply of housing sites exist across South Lanarkshire and no further strategic scale release of sites should be brought forward. However, A limited release of some sites which can be demonstrated as being effective, add flexibility to the land supply, generate economic activity and are in appropriate sustainable locations could be considered.
- The sites listed in Technical Report 1 - Potential Changes to Designations and Settlement Boundaries should be re-designated to general residential in the LDP to make the housing land supply more realistic and credible.

#### Question 14

##### Preferred option 7 - Housing land supply

- Do you agree with the preferred option?
- If not, why?
- Do you think any of the sites included in Technical Report 2 - Site Assessment should be released for housing development and if so which ones and why?
- Are there any other sites we should be considering?
- Do you think any of the sites listed in Technical Report 1 - Potential Changes to Designations and Settlement Boundaries should remain in the housing land audit and if so which ones and why?
- Are there any other sites that should be considered?

**4.33** Following on from the consultation process there are a number of alternative options that the Council could pursue. This includes, for example, releasing further large scale sites in an attempt to 'kick start' the house building industry. Alternatively no further housing release could be made until further requirements are identified through the HNDAs process.

##### Alternative option - Housing land supply

1. All of the sites put forward by developers and landowners are included in the land supply as a means to address difficulties they have perceived with effectiveness of the current land supply.
2. There is no release of further housing land across South Lanarkshire until the current land supply is used for development.



## Question 15

### Alternative option - Housing land supply

- Do you think any of the alternative options have more merit than the preferred option?
- What would you prefer and why?

### Affordable housing

**4.34** The provision of affordable housing is a key issue for the Council to ensure that communities have access to appropriate housing. To address this issue the SLLP contained a policy, RES 5 - Affordable Housing Policy (AHP), which requires developments of 20 units or more to contribute 25% of units for affordable housing (either on-site, off-site or as a commuted sum). Consultation carried out prior to development of the MIR indicated that people were generally supportive of the Council's approach to affordable housing but there is still a chronic shortfall to be addressed. Developers remain concerned that the current and additional affordable housing contribution will place a further financial burden on the house building industry and will further suppress development.

**4.35** As evidenced in the HNDA and highlighted in the LHS, affordable housing provision is a major concern to both the Council and its communities. Changes in national housing policy and funding streams have done little to alleviate this problem and local authorities are struggling to meet the needs and demands of their communities. The LHS for South Lanarkshire sets out the Council's and its partners approach to tackling the growing housing needs in the area and has set housing supply targets for affordable housing for the period 2012–2017. This approach includes progressing with Council new build, working with Registered Social Landlords (RSL) and other partners to provide new affordable homes and other innovative approaches, including purchasing former Council stock from developers through their exchange schemes and making the best use of existing social rented homes. Given, however, the current economic and fiscal pressures, it is not possible to meet all identified need and demand. This means that many households will remain on housing registers. Consequently it is suggested that the existing approach to affordable housing, as outlined in the SLLP and the Affordable Housing Supplementary Planning Guidance, should be maintained and so contribute to addressing this issue.

### Preferred option 8 - Affordable housing

The Council should continue with its policy for 25% affordable housing contribution on sites of 20 units or more across South Lanarkshire. The details should be included in supplementary guidance to be updated as required.

## Question 16

### Preferred option 8 - Affordable housing

- Do you agree with the preferred option?
- What would you change and why?

**4.36** The alternative options are based on the current policy and on a number of alternative approaches suggested by developers. They also acknowledge that since the AHP was developed the need for affordable housing has become more acute.



**4.37** The affordable housing shortfall in some housing market areas is so severe that the contribution from developers could be increased from 25% to 30% in order to address the gap. The 25% figure used in the 2009 plan was based on guidance from the Scottish Government but the relevant Planning Advice Note does allow local authorities to increase this contribution where there is a chronic shortfall, such as East Kilbride.

**4.38** A number of housebuilders have suggested that they could contribute to the affordable housing shortfall by providing their own solutions. This would include shared equity schemes, low cost home ownership and entry level housing for sale.

#### Alternative option - Affordable housing

1. Increase the thresholds for developer contribution from 25% to 30% in areas where a chronic shortfall has been identified through the HNDA and the LHS.
2. Allow developers to bring forward their own affordable housing solutions and consider each site on its own merit, assessing the level of contribution that can be accommodated taking into account the financial viability of the development.

#### Question 17

##### Alternative options - Affordable housing

- Do you think any of the alternative options should be considered instead of the preferred option?
- If so which one and why?

#### Countryside

**4.39** Whilst the majority of people reside in the urban settlements or smaller towns/villages within South Lanarkshire, there is a large population who live and work within the countryside. The management of development pressure in the countryside in the SLLP was based on identifying four areas each with a different policy approach - the Green Belt, the Accessible Rural Area, the Rural Investment Area and the Remoter Rural Area. The monitoring of these policies and their outcomes has indicated that they have not generated the results originally anticipated. This, combined with changes in Scottish Government policy since the adoption of the SLLP, highlight the need to review the policy framework currently operating in these areas.

**4.40** The main difference between the Green Belt area and the rural area is scale, proximity and access to the core Glasgow and Clyde Valley conurbation and settlement pattern. In addition Green Belt is a national and strategic designation required to be included in development plans. To the north and west of the Council area there are large concentrations of urban centres, with relatively easy access to each other and to Glasgow city centre, which are kept separated by open areas of countryside, protected under Green Belt designation. Both SPP and the proposed SDP identifies the Green Belt as being central to the sustainable planning of the city region and having a significant role to play not only in protecting and giving access to open space within and around the conurbation's towns and cities but also in directing planned growth to the most appropriate locations and supporting regeneration (SPP paragraph 159 & proposed SDP 4.48).



**4.41** As part of development of SLLP a sustainable long term Green Belt boundary was established that was considered to be robust and defensible for up to 20 years. It is considered that this boundary generally remains valid however some alternations are required to take account of changes that have taken place as a result of planning consents given since adoption of the SLLP. (Technical Report 1 - Potential Changed to Designations and Settlement Boundaries)

**4.42** Consultation has generally supported the view that the type of development permitted in the Green Belt should be as defined in SPP (paragraph 163). This includes development associated with agriculture, woodland and forestry, horticulture, recreational uses and infrastructure. Green Belt policy should also be used to steer major development towards defined urban areas and so avoid development in isolated potentially unsustainable locations. Nevertheless, there remains pressure for development on sites which have previously been used such as former glasshouses and farm steadings, particularly along the Clyde Valley and institutions such as former hospital sites. In addition there is continued pressure for development of single houses within the Green Belt. The Councils preferred option reflects the points referred to above.

#### **Preferred option 9 - Green Belt**

Proposals for development in the Green Belt will be considered favourably if they:

- Are for appropriate Green Belt uses as defined in SPP, or
- Are identified as a national priority or meet an established need where no suitable alternative site is available, or
- Are part of planned expansion of a settlement, or
- Consolidate an existing group of buildings or are brownfield sites in sustainable locations of an appropriate scale and design.

All other development proposals should be directed to sustainable locations such as urban settlements in the Green Belt to avoid isolated and sporadic development.

#### **Question 18**

##### **Preferred option 9 - Green Belt**

- Do you agree with the preferred option?
- If not, why?

**4.43** During the consultation process a number of sites were put forward for development that are within the Green Belt, many of these are for single houses. In addition some consultation responses indicated that the types of uses acceptable in the Green Belt were too restrictive and this policy should be relaxed to allow , for example, more single houses to be built.

#### **Alternative options - Green Belt**

- No restriction should be placed on the types of development acceptable in the Green Belt.
- Only those uses detailed in SPP should be allowed in the Green Belt.



## Question 19

### Alternative options - Green Belt

- Do you agree with the alternative option?
- If so, why?
- Are there any other options that we should be considering?

**4.44** In contrast to the more intensively developed area covered by the Green Belt policy the rural area beyond has a more dispersed settlement pattern and is less likely to be under threat of coalescence. This is currently covered by rural area policies which although similar to Green Belt policy do allow for more flexibility in terms of development opportunities. As discussed above, and in response to the review of the operation of these policies it is suggested that the three designated rural areas in the SLLP should be merged into one rural area.

**4.45** The preferred option takes into account advice in SPP. This directs planning authorities to "*help create the right conditions for rural businesses and communities to flourish. The aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality*" (SPP paragraph 92). In addition SPP acknowledges the need to support small scale housing in rural areas but at the same time ensure that the identity of the small settlements is not lost.

### Preferred option 10 - Rural area

- The accessible rural area, rural investment area and remoter rural area should be merged into one area called the rural area.
- Consolidation of buildings or small clusters of housing may be appropriate for development, to a high design standard, particularly on sites which were previously developed.
- Small scale rural businesses will be encouraged, in appropriate locations, particularly on previously developed sites.

## Question 20

### Preferred option 10 - Rural area

- Do you agree with the preferred option for the rural area?
- If not, why?

**4.46** The other option is that no development should take place outwith settlements in the rural area.

### Alternative option - Rural area

- No development can take place outwith settlements in the rural area.
- No restriction is placed on the type of development allowed in the rural area.



## Question 21

### Alternative option - Rural area

- Do you agree with the alternative option proposed?
- If so, why?
- Are there any other options that should be considered?

### Settlement boundaries

**4.47** In both the Green Belt and Rural Area settlement boundaries have been adjusted to take account of planning applications granted and implemented. These settlement boundaries are shown in Technical Report 1 - Potential Changes to Designations and Settlement Boundaries.

**4.48** In addition, there are three areas in South Lanarkshire where development has taken place or the existing building pattern require to be consolidated. The Council suggest that these areas can now be considered as 'settlements'. These are located at Kaimend, near Carnwath, Kerswell, near Carnwath and Ponfeigh, near Douglas Water. A settlement boundary has been suggested for each of these areas and shown in Technical Report 1 - Potential Changes to Designations and Settlement Boundaries.

### Preferred option 11 - Settlement boundaries

- Modifications to settlement boundaries shown in Technical Report 1 - Potential Changes to Designations and Settlement Boundaries should be made to reflect physical changes to the built environment since 2007.
- In addition three new settlements should be designated for Kaimend, Kerswell and Ponfeigh.

## Question 22

### Preferred option 11 - Settlement boundaries

- Do you agree with the changes to settlement boundaries as proposed?
- If not, why?
- Are there other settlement boundary changes we should be considering?
- Do you agree with the three new settlements proposed?
- If not, why?
- Are there any other areas we should consider designating as settlements?

**4.49** The alternative is not to make any changes to settlement boundaries. This would mean that settlement boundaries do not reflect physical development and in some cases parts of development are outwith settlements and therefore may be subject to a different set of criteria than the part of the development that is within the designated settlement.

**Alternative option - Settlement boundaries**

No modification should be made to settlement boundaries and no new settlements identified.

**Question 23****Alternative option - Settlement boundaries**

- Do you agree with any of the alternative option proposed?
- If so, why?
- Are there any other options that should be considered?

**Environment****Climate change**

**4.50** The need to help mitigate the causes of climate change and the need to adapt to its short and long term impacts is one of the principal challenges of sustainable economic growth. This is well documented and is at the heart of not only government guidance, including Scottish Planning Policy (SPP), but also enshrined in legislation through the Climate Change (Scotland) Act 2009 which sets the target of an 80% reduction in greenhouse gas emissions by 2050 and over 40% by 2020.

**4.51** SPP accordingly urges development plans to "*promote a pattern of development which reduces the need to travel and encourages active travel and travel by public transport, taking into account the likely availability of public transport in rural areas*" (SPP paragraph 42). In addition any new development must consider energy and heat requirements and use local renewable or low carbon sources of heat and power.

**4.52** The aim is to encourage sustainable development and economic growth by reducing the need to travel, particularly by private car, ensure environmental systems such as the water environment, soils and habitats are maintained and where possible, enhanced and that developments are designed to ensure they have minimum impact on the environment and natural resources. Locations identified for development should also take account of the need to avoid areas made vulnerable by the effects of climate change.

**Preferred option 12 - Climate change**

- The LDP should set out policies and proposals aimed at both adapting to the effects and mitigating the causes of climate change. These should reduce the need for travel, protect and enhance environmental systems, use renewable and 'green' technologies and ensure that new developments aim for a zero-carbon footprint.
- New development must be in sustainable locations with accessible public transport. Climate change issues should also be addressed through specific policies and proposals dealing with renewable energy, flooding and waste management and the protection of greenspace and natural heritage resources.



## Question 24

### Preferred option 12 - Climate change

- Do you agree with our preferred option?
- If not, why?

**4.53** Climate change is a subject which can be controversial and the alternative option is being proposed as a result of community consultation. This would not reflect the guidance set out in SPP but nevertheless is being put forward as an alternative.

### Alternative options - Climate change

- All proposals are assessed on the basis that any impacts on climate change would not be significant and should not be a reason to restrict development.

## Question 25

### Alternative option - Climate change

- Do you agree with the alternative option?
- If so, why?
- Are there any other alternatives that we should have considered?

**4.54** The infrastructure section contains more detailed options relating to climate change including renewable energy, flooding, waste and transportation.

## Infrastructure

### Developer contributions

**4.55** Developer contributions have been used to improve and provide the infrastructure and facilities needed to offset the impact that a development can have on local facilities and infrastructure provision. Developers recognise the need to make these contributions. However, taking account of current economic circumstances there is an emerging issue of accessing funding for such works and timescales for their implementation. This can determine whether a development is commercially viable and in turn deliver associated economic and social benefits. Therefore this issue will require to be taken into account when encouraging development but at the same time ensuring it does not significantly impact on communities. This forms the basis of the Councils preferred approach.

### Preferred option 13 - Developer contributions

The Council will take a reasonable and proportional approach to the nature, scale and timing of developer contribution required associated with a development proposal. As part of this an 'open book' approach from developers will be required to ensure transparency in assessing the financial viability of a development.



## Question 26

### Preferred option 13 - Developer contributions

- Do you agree with the preferred option?
- If not, why?

**4.56** On the other hand the Council could insist that developers 'pay' for consequences or impacts without taking account of the economic viability of a scheme. Alternatively developers may consider that upgrading of public facilities and infrastructure should be funded through public finance.

### Alternative option - Developer contributions

- Developers will be expected to address all impacts of a proposed development and make necessary financial enumeration to cover any costs required by third parties or the Council itself.
- Developers will not make a contribution to cover impacts of development and will expect these to be funded through public finance.

## Question 27

### Alternative option - Developer contributions

- Do you agree with the alternative option?
- If so, why?
- Are there any other alternatives that we should have considered?

## Renewable energy

**4.57** The provision of energy from renewable sources is a major component of the response to climate change. The current government target is to generate the equivalent of 100% of Scotland's gross annual electricity consumption and 11% of heat demand from renewable sources by 2020. SPP requires planning authorities to support development associated with the generation of energy and heat from renewable sources taking account of relevant economic, social, environmental and transport issues.

**4.58** National policy on planning for renewable energy was subject to change during the period when the SLLP was being prepared. As a result, the policy framework in the adopted plan became out of date and in accordance with Scottish Government advice, the Council produced Supplementary Planning Guidance (SPG) on Renewable Energy which updated the policy position. These policies will require to be reviewed and incorporated into SLLDP, with a revised Supplementary Guidance (SG) containing the detailed guidance rather than policy.

**4.59** The Glasgow and the Clyde Valley Strategic Development Plan has recently been through examination and is now a material consideration when assessing renewable energy proposals. The SDP identifies broad areas of search for windfarms. These however have been derived without consideration of landscape capacity and cumulative impact, which is a key requirement of SPP. As a result the areas identified in the SDP are considerably more extensive than those identified by the Council in SPG. The SDP advises that the detailed definition of the



areas of search should be undertaken through the LDP process. The Council considers that the landscape capacity analysis undertaken to inform the preparation of the SPG fulfils this requirement and that the broad areas of search identified in SPG remain valid

**4.60** There continues to be significant pressure for renewable energy development in South Lanarkshire. To date, wind energy is the dominant form of renewable technology provided and a number of large windfarms are operating or consented in the rural areas of South Lanarkshire. Increasingly, there is also demand for turbines within farms, which can range from 25 to over 100 metres in height.

**4.61** The SLLDP will need to include policies and proposals that encourage renewable technologies but at the same time address environmental and community impacts. The preferred option builds upon existing local plan strategy and updates this to further address issues raised through consultation. This preferred option incorporates the policies and proposals included in the SPG on renewable energy. This conforms to guidance contained in SPP.

#### **Preferred option 14 - Renewable energy**

In order to address climate change the Council must consider the use of renewable energy where it can be appropriately located and not result in a significant or material impact, individually or cumulatively, on the landscape, environment and amenity of residents.

#### **Question 28**

##### **Preferred option 14 - Renewable energy**

- Do you agree with our preferred option?
- If not, why?

**4.62** During the consultation exercise a number of alternatives to renewable energy were suggested but many have been discounted because they would either be unrealistic to implement in South Lanarkshire or because they were technologies that have yet to be proven viable. The following are reasonable alternatives to renewable energy.

#### **Alternative options - Renewable energy**

1. Other alternative renewable energy technologies are given higher priorities (such as solar energy and carbon capture) thus reducing the need for the large windfarms across the area.
2. All new developments are 100% energy efficient significantly reducing the need for energy from wind turbines.



## Question 29

### Alternative options - Renewable energy

- Do you agree with any of the alternative options?
- If so, which alternative option do you prefer and why?
- Are there any other alternatives that we should have considered?

## Flooding

**4.63** One of the consequences of global warming and climate change is that Scotland is likely to become warmer and wetter. Increased rainfall and therefore flooding may be a problem particularly when drainage systems are unable to cope with increased capacity. The LDP needs to address this issue by avoiding development on the floodplain or on locations which would lead to adverse impacts on the water environment and by protecting the ecological status of all water bodies.

**4.64** The 1:200 year flood event plain is shown on the spatial strategy map as an area to be protected from development. In addition, any proposed development must take account of SEPA's policies and regulatory functions which are included within the Water Framework Directive, the Clyde River Basin Management Plan, the Water Environment (Controlled Activities) (Scotland) Regulations 2005 and the Flood Risk Management (Scotland) Act. Paragraph 203 in SPP makes clear the risk of development on the functional floodplain.

### Preferred option 15 - Flooding

The spatial strategy of the LDP should protect the functional floodplain of watercourses. Any development proposed should not be at risk of flooding nor should it cause an increase in flood risk elsewhere. In addition, the LDP should not support proposals likely to have an adverse impact on the water environment and should include a policy that supports the Water Framework Directive and River Basin Management Plan.

## Question 30

### Preferred option 15 - Flooding

- Do you agree with our preferred option?
- If not, why?

**4.65** Given that flooding is covered by a variety of legislation and guidance that the LDP will be required to satisfy there is no particular alternative policy approach to flooding that will allow the plan to conform to policy. However it was clear from consultation and from sites put forward for consideration that protection of the floodplain is not a particular issue to some communities and developers and the following alternative is proposed. (see both the Consultation and Engagement Report and Technical Report 2 - Site Assessments).

### Alternative option - Flooding

The floodplain is not included as part of the spatial strategy for protection.



### Question 31

#### Alternative option - Flooding

- Do you prefer the alternative option?
- If so, why?
- Are there any other alternatives we should be considering?

#### Waste

**4.66** The Scottish Government's Zero Waste Plan was produced in June 2010 and set out a vision for reducing waste and treating waste as a resource. It seeks a reduction in the amount of waste sent to landfill through application of the waste hierarchy of prevention, reuse, recycling and recovery before considering waste disposal. Annex B of the Zero Waste Plan also states that development plans should include policies requiring all new commercial, business, industrial and residential developments to demonstrate that they can minimise the generation of waste during construction and operational phases. In addition, SPP requires all development plans to identify appropriate locations for waste management facilities and for them to provide a policy framework which guides the development of these facilities. The facilities to be provided may include thermal treatment plants, waste recycling and processing operations, composting or anaerobic digestion plants. The Council will do this through a criteria based policy rather than define locations on a plan.

**4.67** The need for landfill sites to accommodate residual waste will also remain. Identifying locations for these facilities needs to consider a range of factors including accessibility, the proximity of energy grids or heat users and the impact on sensitive receptors.

#### Preferred option 16 - Waste

Existing waste management facilities should continue to be safeguarded for waste management use. A criteria based policy framework should be provided to guide the development of sites for landfill, waste recycling and processing operations, composting or anaerobic digestion plants and thermal treatment plants. This framework should ensure that all new commercial, business, industrial and residential developments incorporate the requirements of the Zero Waste Plan into their design and layout and minimise the generation of waste during their construction and operational phases.

### Question 32

#### Preferred option 16 - Waste

- Do you agree with our preferred option?
- If not, why?

**4.68** The main alternative to this preferred option is to continue with landfill. However this was not considered to be a long term solution from the consultation exercise.

**Alternative option - Waste**

The Council would allow the continued depositing of a higher percentage of waste to landfill and would not include any policies on waste treatment or the Zero Waste Plan in the LDP. This would result in an increased impact on the environment due to the continued landfill of waste. The Council would not have a framework to guide waste management proposals or the incorporation of the principles of the Zero Waste Plan into significant new developments.

**Question 33****Alternative option - Waste**

Do you think this option is better than the preferred option, if so, why?

**Sustainable transport**

**4.69** Cars, buses and lorries are one of the biggest contributors to greenhouse gas emissions in the UK. This has continued to increase and has proved difficult to control. The aim of the LDP should therefore be to try and ensure that any journeys are made in as sustainable a manner as possible, preferably by public transport and that people are encouraged to walk or cycle if their journey is relatively short. This includes providing safe walking/cycling routes to schools and leisure facilities.

**4.70** The LDP must also consider the location of new development to ensure that appropriate sustainable transport options are available and that any development is accompanied by appropriate measures to improve walking or cycling networks that provide links to town centres, social and recreational facilities or major employment hubs.

**4.71** Sustainable transport in rural areas will continue to be an issue. Consequently the LDP should aim to make communities as sustainable as possible by reducing the need for travel. This could be done, for example, by encouraging small business development to give employment opportunities in some of the rural settlements.

**Preferred option 17 - Traffic growth and congestion**

The impacts of traffic growth should be alleviated whilst ensuring that transport supports and facilitates economic recovery, regeneration and sustainable growth. Locations where congestion occurs should be identified and addressed to ensure quick and reliable journey times for people and freight. The development of public transport and walking and cycling networks will be supported thereby giving people a viable and attractive alternative to car travel and reducing the effects of transport on the environment.

**Question 34****Preferred option 17 - Traffic growth and congestion**

- Do you agree with this preferred option?
- If not, why?

**Alternative options - Traffic growth and congestion**

1. Traffic growth and congestion should be reduced as a priority without consideration of the effects of this on the wider economy.
2. Development will be supported at all costs with no regard given to the effects on communities and the environment of any associated traffic growth and congestion.

**Question 35****Alternative options - Traffic growth and congestion**

- Do you prefer any of the stated alternatives?
- Are there other alternatives that should be considered?

**Supplementary guidance**

**4.72** Many of the policies contained in the SLLP are long and complex and contain a number of guidance notes that accompany the policy. Scottish Government encourages Councils to use Supplementary Guidance (SG's) (formerly Supplementary Planning Guidance) wherever possible as a means to ensure that LDPs are more focused and concise. The SG's are less time consuming to prepare since they can be approved by Council rather than going through a formal adoption procedure with the Scottish Government. In addition they can contain more explanation and detail than local plans.

**4.73** The Council prepared a number of SG's following the adoption of the SLLP. It is the intention to expand this to cover a number of other topics. The current list of approved and proposed SG's is as follows:

- Green Belt and Rural Area
- Natural Environment
- Built Heritage
- Environment (Noise, Air Quality, Flooding and Contaminated Land)
- Developers Contributions
- Affordable Housing and Housing Choice
- Design and Accessibility (including householder guidance)
- Renewable Energy
- Development Management
- Economy (Industry, Retailing and Commercial)

**Preferred option 18 - Supplementary Guidance**

The Council believes that separate Supplementary Guidance should be prepared for a number of topics to clearly set out the Council's position. This will allow the LDP to be more focused and for the detailed content of the SGs to be updated as required.



### Question 36

#### Preferred option 18 - Supplementary Guidance

- Do you agree with the preferred option?
- If not, why?
- Do you think there are any other topics that should be considered as supplementary guidance?
- If so, what are they?

**4.74** The alternative approach is to put detailed guidance and advice into the LDP. This will result in a more complex plan which would require to be updated if any changes in legislation were to be brought into force.

#### Alternative option - Supplementary Guidance

The alternative approach is not to produce any Supplementary Guidance .

### Question 37

#### Alternative option - Supplementary Guidance

- Do you prefer the stated alternative?
- Are there any other alternatives that should be considered?



## 5.0 Appendices



## Appendix 1 glossary of terms

**Affordable housing:** Housing for households who cannot afford to buy or rent accommodation generally available on the local market.

**Brownfield site:** Land which has previously been developed. The term may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable. A brownfield site should not be presumed to be suitable for development, especially in Green Belt and other countryside areas.

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

**Core Path Network:** Core Paths are a new feature of the outdoor access provisions brought in by the Land Reform (Scotland) Act 2003. As a system they can comprise many different types of path and will cater for all types of user. They will satisfy the basic path needs for local people and visitors, providing links to the wider path network and countryside.

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

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

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

**Edge of centre:** A location within easy walking distance of the town centre, and usually adjacent to the town centre, and providing parking facilities that serve the centre as well as the store, thus enabling one trip to serve several purposes.

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

**Environmental report** - Documents the Strategic Environmental Assessment (SEA) of the SLLDP. SEA of the SLLDP is required by the Environmental Assessment (Scotland) Act 2005

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

**Established housing land supply:** The total housing land supply - including both constrained and unconstrained sites. This will include the effective housing land supply, plus the remaining capacity of sites under construction; sites with planning consent; sites in adopted local plans; and other land and buildings with agreed potential for housing development.

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

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

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



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

**Habitats Regulations Appraisal** - Habitats Regulations Appraisal is the term used to describe an assessment of the implications of the policies and proposals of the Local Development Plan on Special Protected Areas (SPAs) or Special Areas of Conservation (SACs). This assessment is required by the European Habitats Directive 1992 as transposed in UK law by the Conservation (Natural Habitats, &c.) Regulations 1994. If it is determined that there will be a significant affect on a European site, then an appropriate assessment under regulation BSB(1) is then required.

**Health Impact Assessment** – An assessment to predict the health consequences of a new policy or proposal and produces recommendation as to how the good consequences for health could be enhanced and how the bad consequences could be avoided or minimised

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

**Landscape Character Assessment** - Includes guidelines for assessing the sensitivity of different landscapes to development

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

**Local Housing Strategy (LHS):** Section 89 of the Housing (Scotland) Act 2001 requires local authorities to undertake a comprehensive assessment of housing needs and conditions, and to produce strategies to tackle the housing problems in their areas. These strategies should include plans to eradicate fuel poverty. In addition, authorities must have regard to the long-term supply of appropriately trained construction and labour within their areas. Authorities must also ensure that their strategies encourage equal opportunities and in particular the observance of the equal opportunity requirements.

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

**Main Issues Report (MIR)** – This sets out the main planning issues for the Development Plan area and then a series of options as to the planning policies that could be used in the Proposed Development Plan. One of these options is known as the Preferred Option. Members of the public and planning stakeholders are consulted on this Report so that the Planning Authority can gain their opinion.

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

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

**National Planning Framework2 (NPF2)** - The Scottish Government's strategy for the long-term development of Scotland's towns, cities and countryside.

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

**Renewable energy:** Those sources of energy which are naturally occurring within the environment and which can either be tapped without consuming the resource, or where the resource can renew itself on a human timescale. Examples of renewable sources of energy are wind, solar, hydro, wave, tidal, energy crops and plant waste.



**Retail parks:** A single development of at least 3 retail warehouses with associated car parking.

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

**Scottish Planning Policy (SPP)** – The Scottish Government’s national planning policy document.

**Sites of Special Scientific Interest (SSSI):** Key areas of marine or terrestrial conservation and wildlife importance. They are special for the nature conservation value of the plants, animals, habitats or rock formations that they contain. SSSI’s are designated by Scottish Natural Heritage under the provisions of the Wildlife and Countryside Act 1981.

**South Lanarkshire Local Plan (SLLP)** - The adopted local plan for the South Lanarkshire area.

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

**Special Landscape Areas (SLA's)** - Local designation for quality and value of landscape.

**Special Protection Areas (SPA):** Designated under the terms of the 1979 EC Directive on the Conservation of Wild Birds. These areas are specifically protected for their ornithological importance.

**Strategic Development Plan (SDP)** – Introduced by the Scottish Government in 2008 as replacement for the Structure Plans. These plans will be produced by the four city region authorities and will be a strategic overview of the areas upon which individual Local Authorities will build their Local Development Plans.

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

**Sustainable development:** The Brundtland Report (World Commission on Environment and Development, “Our Common Future”) emphasised the need for an approach based on sustainability i.e. “all our needs should be met in a way which does not compromise the ability of future generations to meet their own needs”.

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

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



## Appendix 2 - SEA non technical summary

### Non-technical summary

#### *Introduction*

**5.1** This is a non technical summary of the Environment Report (ER) which documents the Strategic Environment Assessment (SEA) of the South Lanarkshire Local Development Plan – Main Issues Report (MIR), published by South Lanarkshire Council. A SEA is required under the Environmental Assessment (Scotland) Act 2005 in order to determine the potential environmental effects of implementing the Local Development Plan (SLLDP).

**5.2** The preparation of the SLLDP is a requirement of Part 2 of the Planning etc. (Scotland) Act 2006, and will replace the Local Development Plan that was adopted in 2009.

#### *SEA Methodology*

**5.3** The SEA follows a prescriptive process that allows environmental considerations to be integrated into the preparation of the SLLDP and accompanying MIR, whilst allowing the public and stakeholders the opportunity to comment upon both the MIR and the draft SLLDP and the SEA. The SEA process follows an established and systematic method of testing the development of the plan, predicting the environmental effects, whilst considering mitigation and enhancement measures to create a well balanced and sustainable Plan. The conclusions from each stage of the SEA are summarised in the sections below.

**5.4** In undertaking the assessment, an understanding of the local environment is required along with the identification of key issues affecting the local area, including:

- **Population (population and human health)** – South Lanarkshire is environmentally and socially diverse, with heavily populated areas in the north and extensive rural areas in the south and west. Although parts of South Lanarkshire experience an excellent quality of life, there are pockets of deprivation, with the population experiencing higher than average poor health.
- **Biodiversity, (fauna, flora, soil and water)** – Many designated areas are in favourable condition, whilst most areas of ancient woodland and other semi-natural habitats are extensively fragmented. There are levels of poor species richness within urbanised area, along with limited pockets of rich habitats. The River Clyde and tributaries are essential to the character of the area, with the good water environment an important resource across South Lanarkshire.
- **Climatic factors (climate change, air quality and nuisance)** – The distribution of population across South Lanarkshire determines the level and type of transport utilised, with traffic growth increasing in some parts whilst falling in others. South Lanarkshire generally experiencing good air quality however there are a few traffic-related pockets that exceed national air quality limits. Odour is recorded as the main nuisance within South Lanarkshire, along with increasing noise complaints, particularly relating to residential noise. The climate in South Lanarkshire is changing with more extreme weather events dramatically impacting on the population and environment. In order to mitigate against climate change both the cause and consequence must be addressed.
- **Landscape** – South Lanarkshire's landscape is diverse, from the prominent Lowther hills across the southern fringes through mixed rolling farmland and river valleys, to more urbanised landscapes in the north. The landscape is an important asset for the area, providing its distinctive character, whilst promoting community wellbeing.
- **Material and cultural assets (cultural and historic heritage and material assets)** – South Lanarkshire is culturally rich in archaeological remains, industrial monuments and medieval burghs. Historic assets provide the region with a rich cultural identity, important for enhancing the quality of life, providing a sense of identity and a vital contributor to the areas economy. On a population basis there are areas with greater levels of vacant land, whilst there are areas with reduced recreational areas. South Lanarkshire has a number



of purpose-built facilities including sports facilities and community halls, promoting active lifestyle and providing areas for community use. Although waste generation is increasing across South Lanarkshire, the level of recycling and street cleanliness remains consistently above the Scottish average.

### *Developing strategic alternatives*

**5.5** Alternatives to the delivery of the policy direction for the SLLDP are set out within the MIR. The assessment identified that the continuation of the current adopted SLLDP falls short in delivering the legislative changes that the Council are required to consider within the context of a Local Development Plan. It was concluded that the development of a SLLDP that generates sustainable growth against a low carbon economy. This approach considers the issues that were in the other alternatives within the assessment whilst at the same time promoting sustainable development within South Lanarkshire.

### *Testing MIR against environmental objectives*

**5.6** The MIR was initially assessed against environmental objectives (SEA Objectives) to determine its environmental performance.

### *Predicting and evaluating the effects of the MIR*

**5.7** The policy alternative within the MIR along with the proposed development sites were assessed to determine the impact the Plan and proposed sites would have on the local community and environment. Overall, it is considered that the draft plan would have a significant benefit to the population of South Lanarkshire, with the potential for environmental gains highlighted. The assessment illustrated that the principles of sustainability were considered through the proposed policy direction set out within the MIR. However the proposed development sites submitted as part of the pressure for change process within the MIR and part of the spatial strategy did not fully support the sustainability of the SLLDP. As a result further consideration should be given to the sites take forward within the SLLDP in order to improve the linkage between the local environment, sustainable lifestyles and the potential for promoting sustainable economic development across the community. The assessment highlighted a series of mitigation and enhancement measure for further consideration and provided key recommendations for consideration within the finalising of the pressure for change sites considered through the adoption of the SLLDP. Below are a list of the key recommendations and the action taken into account in finalising the pressure for change sites;

- Many of the proposed development sites are too small to offer the potential for generating heat/energy through community-based renewables therefore efficiency measures and the use of renewable energy sources should be promoted on a site by site basis and for individual dwellings where appropriate.
- The demand for travel is a major issue with many of the proposed development sites situated either in rural locations or in areas where access to public transport is limited. The use of active travel through the core path network or enhancing the public transport network should be encouraged.
- Settlement identity is important for communities and therefore any proposed development that spans across neighbouring communities should be restricted to maintain individual community identity.
- Proposed development sites that potentially affect designated habitats or other sensitive habitat areas should be discouraged with Green Network and Greenspace promoted to soften local landscape issues and promote both recreational use and habitat expansion.
- Appropriate Assessments will need to be conducted for proposed sites that potentially affect designated sites and/or the designated features.
- Sites that have been identified as flood risk areas should be discouraged or mitigation measures should be promoted where appropriate or where flooding remains a risk development should be discouraged.
- Developments close to riverbanks should be discouraged as these will significantly affect the quality and status of the water environment.



- The potential for increased vehicle use is of concern particularly across the rural development sites. Consideration should be given to local air quality sensitive areas and the potential contribution such development(s) could have particularly where numerous development sites have been identified.
- Minimise the risk of introducing sensitive receptors to areas that are already identified as having a significant air or noise issue this could result in the need to declare a noise or air quality management area.
- Several sites have been identified within or close to conservation areas, therefore the development should only be promoted if it does not distract from the historical setting of the area.
- Sites that are within the buffer zone of the WHS should be discouraged.
- Promote the use of vacant and derelict land, particularly within the rural areas.
- Due to the size of many proposed developments consideration should be given to localised landscape issues, particularly in areas with several proposed sites. The incorporation of greenspace and habitat expansion can be used in mitigating against visual issues.

**Proposed measures to monitor the Plan**

**5.8** The development of a monitoring plan is intended to assist in the early identification of environmental issues (either positive or negative) associated with the implementation of the SLLDP. It is intended that the monitoring plan will be conducted through the monitoring requirements of a Local Development Plan, in order to reduce potential duplication of effort, whilst further consideration will be given to appropriate comments received through the consultation process.

**Conclusions**

**5.9** The SEA process has been used to assist in the drafting of the SLLDP, with the result showing that the policy direction proposed through the MIR should have a strong positive impact on the local community and the environment in which they live in. The drafting of the SLLDP has incorporated sustainability within the Aims of the plan.

**5.10** In accordance with the SEA legislation, the draft ER will be made available for public consultation along with the MIR for a period of 6 weeks.

**5.11** The following provides timescales in the development of the SLLDP and its SEA:

**Table 5.1**

Draft Environmental Report consultation period commences	May 2012
MIR Consultation Deadline	June 2012
SLLDP and Environment Report consultation	Late 2012 early 2013
PostadoptionSEA statement	2014



**South Lanarkshire  
Local Development Plan**

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