

# South Lanarkshire Local Development Plan Main Issues Report



May 2012



## Monitoring Statement



Community and  
Enterprise Resources



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# 1.0 South Lanarkshire Local Plan 2009



**1.1** This Monitoring Statement (MS) has been prepared to inform the preparation of the South Lanarkshire Local Development Plan (SLLDP) Main Issues Report (MIR). Planning legislation requires the Council to monitor

- changes to the principal physical, economic, social and environmental characteristics of the area; and
- the impact of the policies and proposals of the existing plan.

**1.2** The MS focuses on the impact of the Council's adopted South Lanarkshire Local Plan (SLLP) and sets out progress in delivering its policy objectives. The SLLP was finalised in 2007 and adopted in March 2009, so the policy context is relatively up to date. For the purposes of the MS the base year has been taken as 2007 when the plan was finalised and where available, monitoring data is provided for the 4 year period 2007-2011.

**1.3** In addition the MS outlines changes in policy and legislation and sets out the socio-economic context and provides information on progress achieved on main policy areas contained in the SLLP Appendix 1 of the MS contains a policy assessment summary, which summarises the effectiveness of each existing policy, indicates how it may be taken forward in the LDP and identifies any potential main issues arising.

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



## 2.0 Economic and social context



**2.1** Planning legislation requires the Council to monitor changes to the principal physical, economic, social and environmental characteristics of the area. Much of the environmental baseline data is already contained in the State of the Environment Report 2011. This section therefore concentrates on the baseline demographic and economic characteristics of South Lanarkshire.

### Local economy

**2.2** The employment forecasts show that the number of jobs in South Lanarkshire is expected to grow over the 2011 to 2021 period. This rise of 2,500 over the next 10 years follows a significant decline in employment over the past 5 years. 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.

**2.3** Even with the growth forecast over the next 10 years, the 2021 figure will still be 15,800 down on its 2006 level (down by 11.4%) and down on its level of 2001 by 4,500 or 3.5%.

**2.4** Over the 2011-2016 period total employment is forecast to rise in South Lanarkshire by 2,600 or 2.2% - significantly greater than the increase expected in Scotland as a whole over this period of 0.7%. Over the 2016-2021 period it is forecast that employment will actually fall slightly in South Lanarkshire, by 0.1% (-100 jobs). This compares with an increase in Scotland as a whole over this period of 2%.

**2.5** Between 2011 and 2021 only full time employment is forecast to rise in South Lanarkshire with part time and self employment forecast to decline. Male employment is forecast to fall over this period compared to a rise in the number of jobs held by women. This means that by 2021, for the first time, more jobs in South Lanarkshire will be held by women than men – 52% in 2021 as against 47% in 2011.

**2.6** Over the 2011-2021 period the net increase in employment in South Lanarkshire will be approximately 2,500 but a further 45,800 job opportunities will also be generated through retirements and replacing people who move from one job to another. The vast majority of these opportunities will be created through retirements, so while the net situation is for a decline in Administrative, Clerical, etc. jobs, an estimated 6,100 job opportunities will be created through retirements in these occupations.

**2.7** When taken together, both the jobs created by economic expansion and by replacement demand, there will be 48,300 job opportunities created over the 2011-2021 period. Of these jobs, only 6.4% will require people with no formal qualifications, with 27.5% requiring degrees or professional qualifications.

**2.8** Over the entire 2011-2021 period total employment in South Lanarkshire is forecast to increase by 2.1%. Only in Hamilton is employment forecast to increase by more, by 2.6%. East Kilbride is forecast to experience the next largest percentage rise, of 1.9%, followed by Clydesdale at 1.8%, and Rutherglen/Cambuslang at 1.3%.

**2.9** Employment in South Lanarkshire is dominated by a few sectors – all in the Services sector – but compared to Scotland as a whole, Manufacturing and Construction are more important here as sources of employment. Over two-thirds of jobs were full time with over a quarter being part time and the remainder being sole traders. Between 2008 and 2009 employment fell in South Lanarkshire at 4 times the rate of decline in Scotland as a whole. Since 2000, employee jobs have increased but by less than half the rise experienced in Scotland as a whole. Male employment tends to be more widely spread across industrial sectors than female employment – around a fifth of male employment is in Public Administration, Health, Education, Social work, etc. compared to two-fifths of female employment. Since 2004-2005 male and female employment have both fallen, but the decline in men in work was 6 times the fall in female employment. Over the past year male employment has fallen while female employment has risen.



**2.10** Under its Economic Strategy the Scottish Government has identified six key industrial sectors it believes are important to Scottish growth and prosperity. These are Agriculture, Food & Drink; Finance & Business services; Life sciences; Energy; Tourism; and the Creative industries. In 2008 29.2% of all South Lanarkshire employment was in these key sectors – this is the smallest share since 2002 – and is below the Scottish average of 31.7%.

**2.11** Between 2010 and 2018 total employment is forecast to rise in South Lanarkshire by 830 or 0.6%. Out of 31 industries, employment is forecast to fall in 12 and rise in 14. The largest absolute increases are forecast for Other Business Services, Hotels & Catering, Professional services and Transport and Miscellaneous services. South Lanarkshire is expected to have ‘better’ employment performance than Scotland or the UK in 3 sectors – Manufacturing, Utilities, and Finance & Business services. It is expected to have a ‘poorer’ performance than the UK and Scotland as a whole in 4 sectors - Mining & Quarrying, Construction, Distribution & Hotels, and Public & Other Services.

### Population and households

**2.12** The population of South Lanarkshire is projected to rise from 311,951 in 2010 to 324,871 in 2020 and 336,219 in 2030. The numbers aged 50 or over are expected to increase over this entire period. The numbers aged under 25 and 25-49 are expected to fall until the 2020-2030 period, when they are expected to rise for the first time since before 1990.

**2.13** Over the 2010-2020 period the total population is projected to rise by 12,920, or 4.1% - the male population by 4.8% and the female population by 3.5%. The numbers aged under 5 are projected to fall but those aged 5 to 14 are expected to rise with falls in the 15-24 age groups. The largest absolute increase is projected for the 50-64 age group, up by 7,055, but the largest percentage rises are forecast for those aged 85 & over (up by 54.1% or 3,154) and those aged 80-84, up by 28.2% or by 2,053.

**2.14** The proportion of the population aged 50 plus is projected to rise from 29.9% in 1990 to 42.3% by 2030. The proportions aged under 25 and 25-49 are projected to fall over the same period to their lowest shares ever – at 27.3% and 30.4% respectively in 2030 (down from 34.4% and 35.7% in 1990). Over the 1990-2000 period the male population fell against a rise in the female population but over the next 20 years the male population is expected to rise faster than the female population. South Lanarkshire’s projections show a ‘better’ situation than in Scotland as a whole – a smaller fall over the 1990-2000 period and larger percentage rises for all periods apart from 2010-2020.

**2.15** Over the period from 2004 to 2009 the number of households in South Lanarkshire is estimated to have increased by 5,902 or 2%. The largest absolute rise in the number of households has been in the number of single person households, up by 8,299 or 22.6%. Over the 2008-2033 period the number of households in South Lanarkshire is projected to increase by 30,430 or 22.4% - this compares to a rise of 20.6% in Scotland as a whole. The number of single person households is projected to rise by 26,420 or 58% and the number of lone parent households is projected to rise by 6,230 or 62.1%. Compared to Scotland as a whole, South Lanarkshire is expected to see faster growth in the number of single person households and lone parent households and a greater fall in the number of households with 2 or more adults with children.







## 3.0 Local Plan strategy



**STRAT 1 Regeneration priorities**

**3.1** The Council has made considerable progress in delivering regeneration of the priority areas identified in Table 2.1 of the SLLP, the update is detailed in Table 3.1 below.

**Table 3.1**

Regeneration Priority	Locations	Progress
Metropolitan Flagship Initiative	Clyde Gateway	<p>Clyde Gateway marks the end of its initial period of activity and three years worth of funding in 2011, during which time many things have happened to bring physical change to the area within South Lanarkshire:-</p> <ul style="list-style-type: none"> <li>- the completion of the missing link of the M74 Motorway</li> <li>- the continued work on the East End Regeneration Route</li> <li>- Clyde Gateway Trade Park in Farme Cross which has safeguarded 60 jobs in the local economy</li> <li>- public realm improvements in the vicinity of Rutherglen Station and at Bridgeton Cross</li> <li>- the completion of a desktop remediation strategy for Shawfield.</li> </ul> <p>Further major project interventions are planned including projects at Cuningar Loop and Farme Cross.</p>
Town Centres	Hamilton	The Council continues to work with its private sector partners to develop and enhance Hamilton Town Centre. The completion of the Hamilton Towers Development and the commencement of the McCarthy Stone Retirement Homes development adjacent to Palace Grounds at a time when development activity across the area is at an all time low are welcome highlights and show the confidence that investors have in the town centre.
	Blantyre	No progress
	Carlisle	Townscape works carried out
	Biggar	No progress
	East Kilbride	Bus station redevelopment



	Cambuslang	Traffic management carried out
	Lanark	Townscape works and traffic management
	Strathaven	No progress
	Larkhall	Townscape works
	Rutherglen	<p>Improvements around the Rutherglen Station area has been the focus of a major investment of over £2 million to improve the physical environment in this area. Work on the improvements began in the Summer 2009 and were officially opened in April 2010.</p> <p>Red Tree Business Suites – Rutherglen comprises eleven office suites and was created as a result of the completion of a £1.6 million conversion of the former South Lanarkshire Council Housing Offices.</p> <p>The work at Rutherglen was carried out between November 2010 and May 2011, during which time four local trainees from the were given work experience.</p>
Rural Investment Areas	Douglas Valley/South Clydesdale	South Lanarkshire Council's Rural Strategy 2007-2013 following consultation with partner agencies in 2011 is being refreshed to take account of the changing environment in which the Council and its partners are operating and to reflect issues raised through community consultation.
	Central Scotland Plateau	South Lanarkshire Council's Rural Strategy 2007-2013 following consultation with partner agencies in 2011 is being refreshed to take account of the changing environment in which the Council and its partners are operating and to reflect issues raised through community consultation.
ROA target regeneration areas	Cambuslang/Rutherglen	Regeneration Services continue to lead on activity in these areas to tackle the levels of worklessness, poverty and inequality. The Community Regeneration Partnership (CRP) drives this agenda and engages various council resources and partners in this work. There is a strong focus on early Intervention and prevention measures to tackle the causes of poverty.
	Blantyre/North Hamilton	
	Larkhall	
	Rural Regeneration Area	



		<p>An important element of the work has been to manage dedicated funding for regeneration activity in the most deprived areas. The Council and its partners have continued their commitment with significant resources supporting a comprehensive Tackling Poverty Programme targeted on helping people back to work; tackling youth disorder; supporting parenting; providing increased childcare opportunities and improving learning and educational experiences from childhood into adulthood. In addition it has also successfully improved community facilities and the local environment.</p>
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**STRAT 2 Community Growth Areas**

**3.2** The CGA's have been monitored and applications are now being lodged and approved providing they conform to the masterplans prepared for each area.

**Table 3.2**

Community Growth Area	Indicative Capacity	progress
Ferniegair/Larkhall	2000	Discussions with landowners on-going
Newton	1500	Planning application approved - work will commence once original Newton site is completed.
East Kilbride	2500	Planning application approved.
Hamilton West	2000	Planning application pending.
Carluke	500	Moor park campus and sports facilities complete - boundaries of CGA being assessed.

**STRAT 3 - 6 Settlement and area strategy**

**3.3** Policies STRAT 3 to STRAT 6 set out the settlement strategy for the Local Plan. The settlements in South Lanarkshire sit within a number of distinct types of area, namely Green Belt, Accessible Rural Area, Rural Investment Area and Remoter Rural Area, and a different policy approach to managing development was developed for each of these.

**3.4** The table below indicates the number and type of development applications outwith settlements in the STRAT 3 to STRAT 6 policy areas. A more detailed breakdown can be found in section 16 'Countryside and Rural Economy' of this report.



**Table 3.3**

policy	Housing applications outwith settlements		Non housing applications outwith settlements	
	approved	refused	approved	refused
STRAT 3 Green Belt	70	23	112	8
STRAT 4 Accessible Rural Area	145	34	202	8
STRAT 5 Rural Investment Area	41	20	37	0
STRAT 6 Remoter Rural Area	6	0	51	0

**3.5** This shows that the vast majority of applications for both housing and non housing developments are in the green belt and accessible rural area. The non housing applications in the Remoter Rural Area are almost exclusively for windfarm infrastructure. The spatial distribution of the planning applications for housing and non housing development is shown in the maps below, and a breakdown of the development types is illustrated in the accompanying diagrams.

**3.6** The monitoring of development applications in the period 2007-2011 appears to indicate that there is actually very little difference in how policies STRAT 3-6 operate in relation to determining applications.



Map 3.1 Location of housing applications outwith settlements 2007-2012

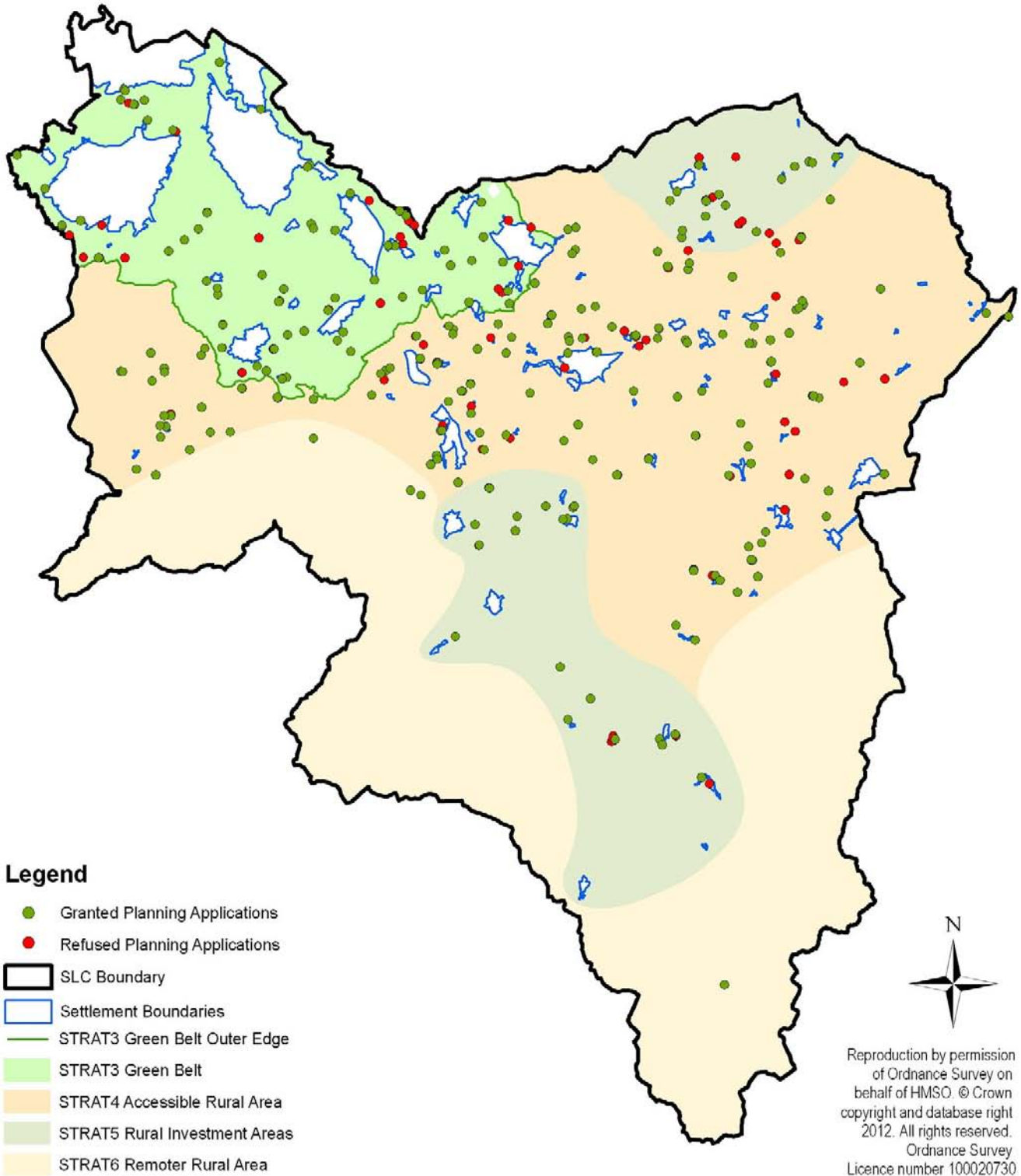




Figure 3.1 All planning applications

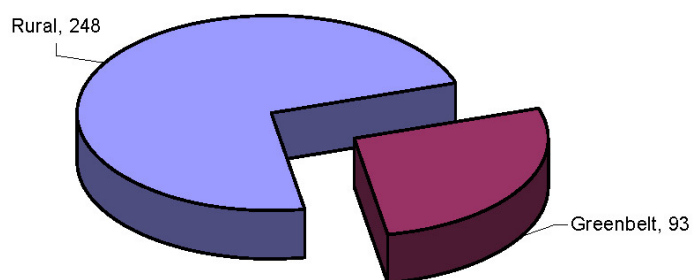


Figure 3.2 All granted planning applications

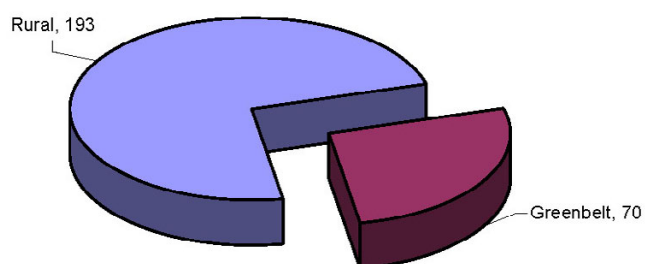
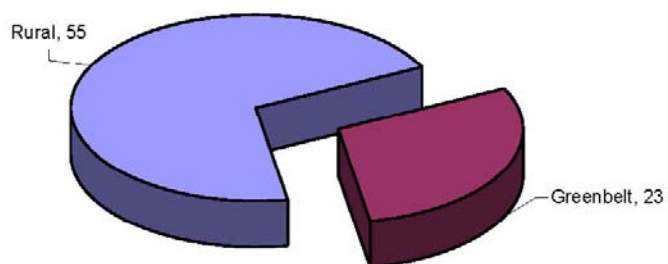


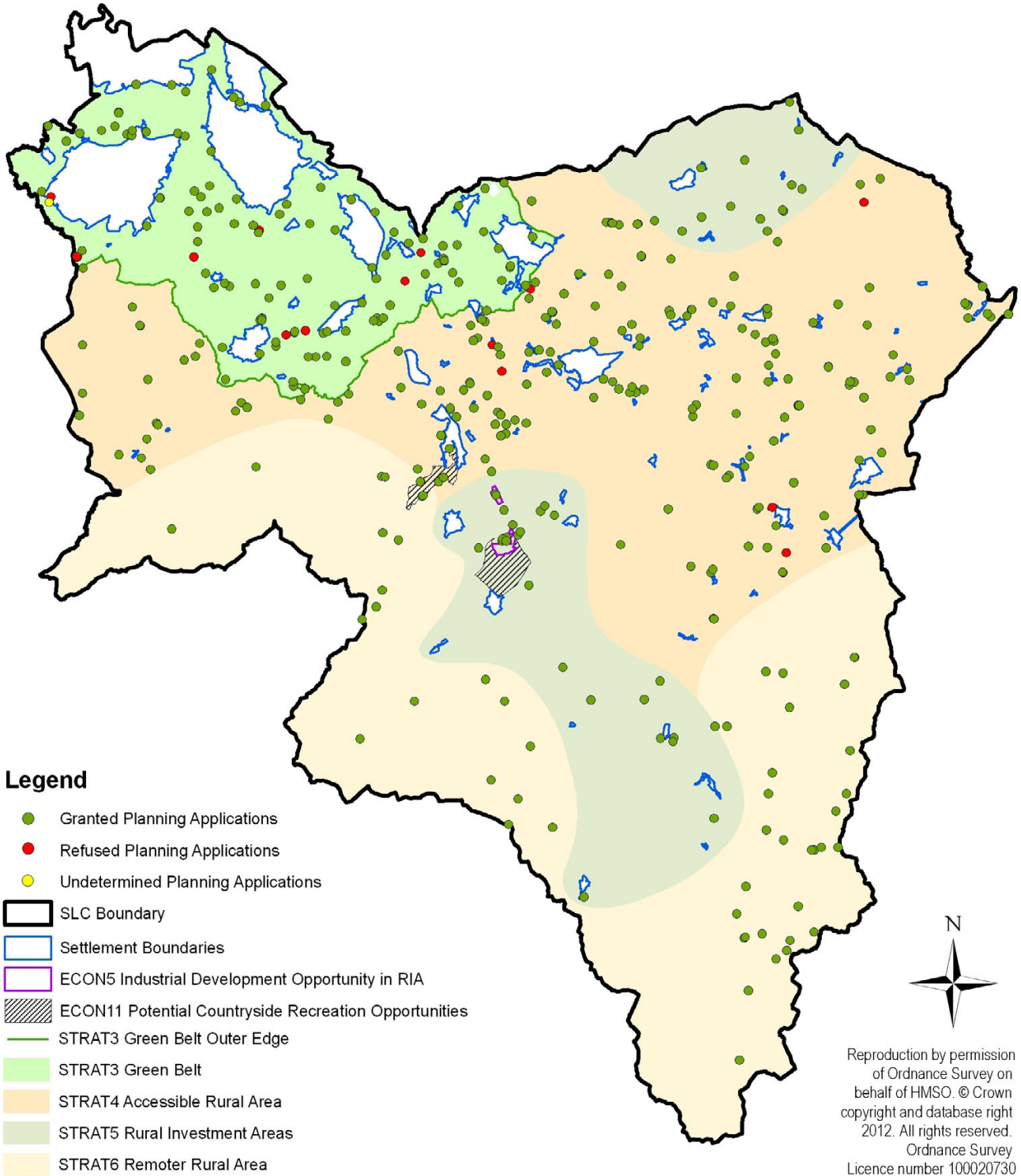
Figure 3.3 All refused planning applications





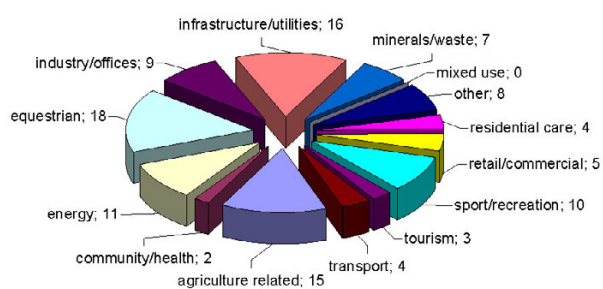


Map 3.2 Location of non-housing applications outwith settlements

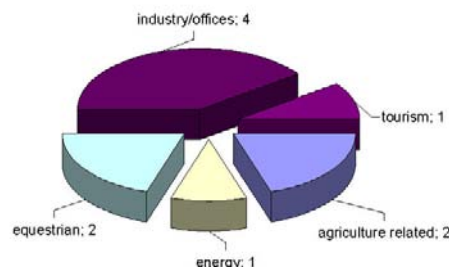




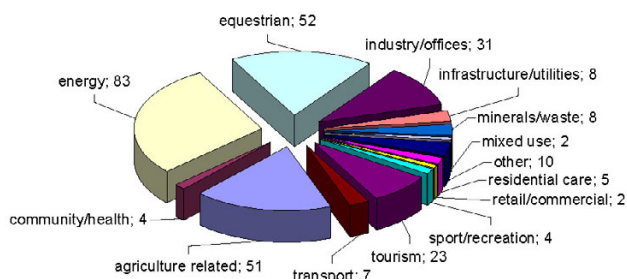
**Figure 3.4 Granted planning applications in the Green Belt**



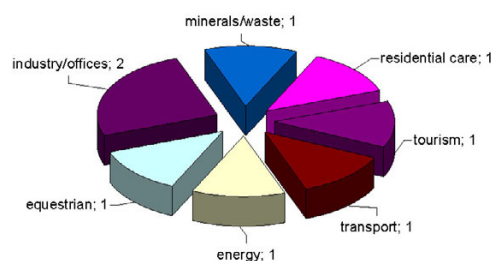
**Figure 3.5 Refused planning applications in the Green Belt**



**Figure 3.6 Granted planning applications in the Rural Area**



**Figure 3.7 Refused planning applications in the Rural Area**



**STRAT 7 Strategic green network**

**3.7** The SLLP identified a strategic green network where creation of a framework of accessible green spaces and corridors will be supported. Four priority strategic green network areas were identified and progress in each of these is indicated below.

**Table 3.4**

Strategic Green Network Area	Progress since 2007
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Clyde Gateway	A green network strategy for the Clyde Gateway was approved in 2007 and work is ongoing on various projects. The potential of Cuningar Loop for a visitor attraction and associated greening is being investigated.
Clyde Valley	Extension of Clyde Valley Woodlands NNR to include woodlands at Chatelherault and Maudslie, Nethan Gorge and Falls of Clyde.
East Kilbride North	Development of 9 hole golf course, driving range and major indoor recreation facility at Nerston. Ongoing improvements to SWT nature reserve at Cathkin Marsh.
Community Growth Areas	Work progressing with Masterplans and planning applications.

**STRAT 8 Development framework sites**

**3.8** Development framework sites were identified in the SLLP as important locations with potential for significant land use change. Each of the seven location identified required a small scale masterplans to be prepared by landowners and developers to demonstrate how the new land uses fit together and link with surrounding land uses. The table below list the seven locations and the progress that has been made since 2009.

**3.9**

**Table 3.5**

Location	Development framework requirement	Current position
Clyde Gateway, Shawfield, Rutherglen	<p>A road network and linked transport infrastructure that</p> <ul style="list-style-type: none"> <li>exploits the area's potential connections to the M74 and the East End Regeneration Route</li> <li>connects Shawfield to the wider conurbation/City, Rutherglen Town Centre, and to Dalmarnock and</li> <li>provides for cycling &amp; walking access.</li> </ul> <p>The provision of a high quality series of both business (Class 4) and industrial (Class 5 and 6) employment locations with any retail uses limited to those that are ancillary to and intended to provide services to cater for the site's main use as a strategic industrial and business location.</p> <p>The identification and provision of quality open space links with Richmond Park and Glasgow Green through Shawfield and to the Clyde.</p>	<p>Pre-application meetings in relation to the submission of a planning application (PPP) for the Shawfield site. PAC expected September, with the planning application expected end of 2011. Scoping for the EA complete.</p>



	<p>The establishment of design principles that ensures the development area and its buildings provide an attractive location.</p>	
<p>East Kilbride town centre</p>	<p>Eastwards extension of town centre to incorporate Kittoch Field.</p> <p>Additional retail floorspace to be in line with Structure Plan capacity identified for the Plan period.</p> <p>New civic, cultural and health facilities to be provided within the new town centre boundary, including greenspace and other forms of open space.</p> <p>Redevelopment of existing Civic and Health Centre sites (and possibly Police and Fire &amp; Rescue Services sites) for retail and town centre uses.</p> <p>Phased upgrading and redevelopment of existing town centre commercial floorspace. Improved pedestrian and vehicular access. Additional car parking.</p>	<p>Planning Application in Principle was granted on 1st December 2011. This is for the reconfiguration and refurbishment of part of East Kilbride Town Centre (including the eastern end of Olympia and Princes Malls and the whole of Olympia Arcade) to provide a new, extended food superstore, repositioned retail units, car parking and associated infrastructure.</p>
<p>Rolls Royce Works, Nerston, East Kilbride</p>	<p>Rolls Royce is considering relocation but do not have a committed programme or timetable for redevelopment.</p> <p>The Nerston site may be suitable for mixed use redevelopment.</p> <p>If Rolls Royce commit to relocation within an agreed timetable during the local plan period, then the nature, scale and appropriateness of any mixed use redevelopment scheme will be assessed in the context of national, structure/strategic plan and local plan policy at that time.</p>	<p>No update. Rolls Royce have remained on their current site.</p>
<p>Mavor Avenue (East), Nerston, East Kilbride</p>	<p>Mixed use redevelopment the nature, scale and appropriateness of uses to be assessed in the context of all relevant national, structure or strategic plan and local plan policies and their impact on neighbouring uses.</p>	<p>Application EK/08/0203 approved for class 1 unit (Aldi – 1558 sqm). Nothing started on site.</p> <p>Application EK/08/0191 for residential (outline – approx 180 units) has been approved at committee, subject to a section</p>



	<p>A masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses</p>	<p>75 agreement for affordable housing and education contribution. S.75 still not concluded.</p> <p>Masterplan submitted.</p>
<p>H o o v e r Works/Bridge Street Cambuslang</p>	<p>Mixed use redevelopment</p> <p>Industry/Business uses to be located on the north-western part of the site closest to Cambuslang Investment Park and to occupy a minimum of 5.3 hectares (13 acres) in total.</p> <p>Retail uses on that part of the site closest to Cambuslang town centre provided that these uses support the role of the town centre as a local shopping centre and do not have an adverse impact on other town centres.</p> <p>Residential uses where a good quality environment can be established with safe and convenient pedestrian and vehicular access to local facilities</p> <p>Park and ride provision for Cambuslang station users.</p> <p>New roundabout access to the site from Bridge Street flood prevention and SUDS solutions.</p>	<p>Planning permission in principle granted March 2012 for Masterplan comprising Class 1 Retail Supermarket with Approximate Gross Floorspace of 98,000 sq ft. with Sales Floorspace 60,000 sq ft, Petrol Filling Station, Service Yard and Car Park, up to 300 Houses, Business and Industrial Development (Classes 4, 5 and 6), Park and Ride Facility to Serve Cambuslang Station, Roads, Pedestrian Routes and Local Open Space.</p>
<p>C r a i g h e a d , Blantyre</p>	<p>Provision of international standard indoor and outdoor sports training facilities.</p> <p>Provision of Class 4 business/office space with minimum floorspace of 10,000 sq.m. and/or hotel/conference facilities.</p> <p>High quality residential development to address executive housing demand.</p> <p>Provision for extension of the Clyde Walkway.</p>	<p>Detailed planning consent granted for mixed use development comprising soccer training facility, 132 no flats, 56 no. detached dwellinghouses, hotel, country club associated access, parking and landscaping and provision of Clyde walkway link on 05/06/08. Cut and fill earthworks undertaken on site but development not implemented due to downturn in economy.</p> <p>Proposal of application notice for residential development of low-rise detached units on part of the site submitted on 16/12/10. Additional information requested to comply with PAC procedures however not submitted to date.</p>



<p>Moor Park and High School Campus, Carlisle</p>	<p>Provision of sports stadium for football, athletics and community events linked to existing Recreation Centre and High School facilities.</p> <p>Residential development up to 200 units.</p> <p>Improved pedestrian and vehicular access.</p> <p>Establishment of a robust woodland/structure planting boundary to the urban area.</p>	<p>Detailed planning consent granted for new stadium in February 2009. Stadium is now complete and in use. The facility is available for use by the school and linked to the sports centre that was refurbished. The consent included new structure planting around the stadium and this has been carried out.</p> <p>The housing element has not been progressed due to the economic downturn.</p>
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**STRAT 9 Environmental mitigation and enhancement**

No monitoring information available

**STRAT 10 Developers' contributions**

Policy STRAT 10 identified a need for developer contributions to be sought where proposals required the implementation of capital or other works or facilities to enable the development to proceed. Since 2007 a number of schemes have been proposed which require such works to be carried out and appropriate agreements have been entered into with developers. The table below lists the amount of contribution received for each area.

**Table 3.6**

Developer contributions 2007 – 2011		
Location	Type of contribution	Amount
Clydesdale	Community/Environmental	£1,056,564
	Local play areas	£47,250
	Transportation	£207,500
	Education	£100,000
	<b>TOTAL</b>	<b>£1,411,314</b>
	Open space/Recreation	£15,200
	Sports provision	£153,800
	Community/Environmental	£325,000
	<b>TOTAL</b>	<b>£494,000</b>
Cambuslang Rutherglen	Local play/Open space	£153,150
	Transportation	£355,000



	Affordable housing	£20,000
	<b>TOTAL</b>	<b>£528,150</b>
	Community facilities	£200,000
	Transportation	£115,900
	Play Areas	£185,150
	Restoration Bond	£25,000
	<b>TOTAL</b>	<b>£526,450</b>
<b>South Lanarkshire</b>	<b>TOTAL</b>	<b>£2,959,914</b>



## 4.0 Land for housing





**RES 1 and 2 - Housing land supply and proposed housing sites**

4.1 Policy RES 1 and RES 2 in the SLLP consider the housing land supply across South Lanarkshire and in particular seeks to ensure a five year supply of effective housing land is available. Monitoring of these policies is carried out annually as part of the Housing Land Audit and the table of sites referred to in Appendix 1 of the SLLP and identified on the proposals map is updated. For the purposes of this monitoring the progress of effective and establish land supply is considered over the time period 2007 – 2011.

**Effective land supply 2007 – 2011 (4 or more units)**

**Table 4.1**

	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
<b>Cambuslang/Rutherglen</b>	3372	3250	2185	1413	1469
<b>Clydesdale</b>	3603	3674	2235	1664	1664
<b>East Kilbride</b>	2453	3202	2872	2008	2139
<b>Hamilton</b>	4286	3966	2727	2293	2922
<b>South Lanarkshire</b>	<b>13714</b>	<b>14092</b>	<b>10019</b>	<b>7378</b>	<b>8194</b>

4.2 Between 2007 and 2011 the number of effective units dropped from 13714 in 2007 to a low of 7378 in 2010. This is now rising and currently stands at 8194 units. The main reason for this is the reassessment of sites in terms of likely build rates as a result of the downturn in the economy and the low availability of mortgages and the resultant reduction in completion rates.

**Non-effective land supply 2007 – 2011 (4 or more units)**

**Table 4.2**

	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
<b>Cambuslang/Rutherglen</b>	1029	999	1848	2160	1970
<b>Clydesdale</b>	1084	1002	2395	2825	2777
<b>East Kilbride</b>	2660	2477	2904	3146	2935
<b>Hamilton</b>	3088	3270	4460	4552	4132
<b>South Lanarkshire</b>	<b>7861</b>	<b>7748</b>	<b>11607</b>	<b>12683</b>	<b>11814</b>

4.3 As a result of the factors outlined above levels of non-effective land increased as units previously considered to be effective were reassessed and thought likely to be developed outwith the effective period.



**Total land supply (Units) 2007 – 2011 (4 or more units)**

**Table 4.3**

	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
<b>Cambuslang/Rutherglen</b>	4401	4249	4033	3573	3439
<b>Clydesdale</b>	4687	4676	4630	4489	4441
<b>East Kilbride</b>	5113	5679	5776	5154	5074
<b>Hamilton</b>	7374	7236	7187	6845	7054
<b>South Lanarkshire</b>	<b>21575</b>	<b>21840</b>	<b>21626</b>	<b>20061</b>	<b>20008</b>

**4.4** Over the 5 years the amount of units available in the land supply remained relatively steady over the first 3 years but dropped in 2010 and 2011. This is mainly due to reassessment of site capacities or from sites being re-designated for other purposes such as retailing or industry.

**Completions 2007 - 2011 private sector**

**Table 4.4**

	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
<b>Cambuslang/Rutherglen</b>	432	319	337	299	130
<b>Clydesdale</b>	470	482	319	191	87
<b>East Kilbride</b>	257	296	201	161	227
<b>Hamilton</b>	667	451	277	210	94
<b>South Lanarkshire</b>	<b>1826</b>	<b>1548</b>	<b>1134</b>	<b>861</b>	<b>538</b>

**4.5** There has been a dramatic decrease in completion rates to an all time low in 2011. The downturn in availability of mortgages and the consequent reduction in sales both being partially to blame. In addition housebuilders no longer build units speculatively and this has a knock on effect on completions rates. Units are now only completed when they are sold and builders do not stockpile their housing supply.



### Units under construction 2007 – 2011

Table 4.5

	2007	2008	2009	2010	2011
<b>Cambuslang/Rutherglen</b>	224	213	35	35	73
<b>Clydesdale</b>	232	242	134	19	25
<b>East Kilbride</b>	201	174	122	52	123
<b>Hamilton</b>	240	221	66	109	92
<b>South Lanarkshire</b>	<b>897</b>	<b>850</b>	<b>357</b>	<b>215</b>	<b>313</b>

**4.6** The number of units under construction has also dramatically reduced and the high levels experienced in 2007 and 2008 have been replaced with falling numbers. There is some good news and perhaps an indication that a turn around is beginning with 2011 levels of units under construction increasing to 313 from the low of 215 the year before.

### Surplus/Shortfall of land 2007 – 2011

Table 4.6

	2007	2008	2009	2010	2011
<b>5 year effective land required at different building rates</b>	9130	7740	5670	4305	2690
<b>Actual effective land available</b>	11137	9748	7679	6315	4701
<b>Surplus</b>	2007	2008	2009	2010	2011

**4.7** There continues to be a constant surplus of land available in South Lanarkshire holding steady around the 2000 units level. This means that even if house building levels began to rise to those experienced in 2007 that there would still be enough land to deal with any requirements without adding additional sites.

**4.8** Overall there has been dramatic change in levels of house building activity in South Lanarkshire over the 5 years. However there is still some activity ongoing and housebuilders continue work on some of the large housing sites released as a result of the Local Plan. It is likely that some recovery should start in house building over the next year or so but this will not result in demands for huge areas of land requiring to be released for housing.

**4.9** Overall both RES1 and RES2 are operating well and are regularly monitored and kept up to date. However it would be possible to merge these into one policy and have a related proposals table, map and action plan.



**RES 3 Residential masterplan sites**

**4.10** Policy RES 3 in the South Lanarkshire Local plan considers housing sites that would benefit from having a residential masterplan prepared due to their scale, or capacity to incorporate mixed uses, or to resolve environmental issues. These masterplans are to be prepared for each site by landowners and developers demonstrating how each site will be developed. Table 1 below lists the sites and gives an update on their progress.

**Table 4.7**

<b>Residential masterplan Sites</b>		
<b>Site</b>	<b>Masterplan requirements</b>	<b>Updated position</b>
Cairns Road (Gilbertfield), Cambuslang	Mixed tenure housing development linked to adjacent Cairns Neighbourhood Management Area. Site should provide a robust settlement edge through a clearly defined buffer zone which will include a combination of open space, structural planting and footpath networks.	Pre-application notice lodged 25 May 2010 with consultation and public events held Summer 2010. A number of pre-application meetings have taken place to discuss the Masterplan and in particular, the relationship with the regeneration of Cairns.  No planning application to date.
Kirklands Hospital, Bothwell	Mixed uses comprising health board office, health care and residential development. The site should provide improved access on Fallside Road  and improvements to the surrounding road network if necessary and protection should be afforded to trees within the site.	Recent approvals granted to NHS Lanarkshire for Class 4 and Class 8 uses within the site.  Approximately one third of the site will now be redeveloped for residential use.
Overton Road, Netherburn	Mixed community and residential development.  Residential development to follow the granting of planning consent for the construction of a new primary school for Netherburn and relocation of the existing sports pitch on land to the south of its existing location, within the masterplan area, to be tied by legal agreement. Other masterplan elements to be open space/green network provision, the retention of the community	General discussions with a couple of developers but no detailed proposals to date.



	<p>hall and children’s play area. The masterplan should seek to consolidate the urban form of the village, with community facilities as the focal point, and to establish a suitable long term Green Belt boundary, with appropriate structure planting.</p>	
<p>West Mains, Stonehouse</p>	<p>To follow the granting of planning consent for the construction of the Stonehouse Community Centre, as proposed by Policy CTY 4. Development of new recreation and leisure facilities and residential development to be tied by legal agreement. Development proposals should incorporate new junctions with the A71 Strathaven Road and include the formation of a roundabout on the A71 to act as the junction for the future bypass. Proposals should be included for structure planting to provide a robust settlement and green belt boundary.</p>	<p>Detailed planning permission granted for integrated community facility (including cafe), formation of new roundabout with associated re-alignment of Strathaven Road and formation of car park and associated car park to south of Strathaven Road. Planning permission in principle granted for residential development on land to the north of Strathaven Road. Planning permission in principle granted for football and sports academy including sports hall and outdoor pitches on land to the south of Strathaven Road.</p>
<p>Uddingston Gas Works, Uddingston</p>	<p>Resolve relationships between adjacent residential commercial and business development</p>	<p>Planning permission in principle granted for residential development subject to conclusion of Section 75 in relation to a commuted sum for affordable housing. (Agreement nearing conclusion).</p>
<p>Edinburgh Road, Biggar</p>	<p>Residential development that takes account of the character of Biggar and the setting of the adjacent uses, notably the outdoor/education centre of Loaningdale House. The area identified on the proposals map as Local Green Network (Policy ENV 2) should be treated as an opportunity to create and extend</p>	<p>An outline application submitted in 2006 remains undetermined. There have been recent discussions with a developer (Story Homes) interested in taking on the site which will necessitate the withdrawal of the current application and submission of a new one.</p>



	<p>wetland and woodland habitat but not count towards the provision of amenity open space within the residential development. The masterplan should address landscape design considerations and specifically define the northern extent of the development, not encroaching onto the defined green network. Financial contributions will be required toward this network and for the extension of primary school accommodation. Policy ECON 10 Tourist Facility Development also applies to this site and therefore the development must provide car/coach parking and facilities for tourists/visitors such as information and public conveniences.</p>	<p>Discussions have taken place with Education regarding a financial contribution while the relocation of the primary school to the site has also been explored.</p> <p>There have been difficulties in bringing together the several landowners.</p> <p>Access provision and the creation of the tourist facilities have been agreed in principle by Roads.</p>
Upper Braidwood, Braidwood	<p>In the event of residential redevelopment proposals coming forward the Council will discourage ad hoc proposals and will seek a comprehensive and co-ordinated approach to the servicing and development of the area</p>	<p>There were discussions with an agent seeking to bring together the various landowners around 3 years ago but there has been no further progress since then.</p>
Bellfield , Coalburn	<p>Development of new residential, recreation and local amenities incorporating the reclamation of Bellfield Bing and respecting the integrity of the nearby Coalburn Moss</p>	<p>Outline consent for a mixed use development and minerals consent for the removal of the bing were granted in April 2008. A detailed consent for 87 houses for phase was subsequently granted in November 2008. No development has started on either the housing element or removal of the bing.</p>
Birkwood Hospital, Lesmahagow	<p>Residential and employment generating uses that respect the natural and built heritage qualities of the site.</p>	<p>An outline application for residential development and the conversion of Birkwood House to a hotel/leisure use was granted by committee in May 2009 subject to a section 75 agreement covering phasing. The agreement</p>



		has not been concluded and the applicants have recently gone into receivership.
Boghall Road Carluke	Low density residential development, improvements to derelict land on site and provision of public access and robust settlement edge through structural planting.	Detailed consent was granted in March 2010 for 71 houses. The consent included on-site recreation provision the formation of a walkway and structural planting. Development has not commenced on site.
James Street Carluke	Mixed uses including residential development of gap sites, vacant yards and properties with redevelopment potential adjacent to Carluke town centre.	No discussions have taken place on this site.
Manse Road, Forth	Residential development, vehicular access, pedestrian links to the village centre, landscaping structure, establishment of a strong, defensible and attractive settlement edge, possible land assembly issues.	Outline consent granted in April 2009 for residential development on majority of the site. The masterplan layout incorporated access to an adjoining area of land within the release site and links to the village centre as well as structural planting and formation of a new roundabout.
Biggar Road Symington	Comprehensive redevelopment of site for small scale residential purposes, which brings together vacant and derelict ground, surplus garden ground and underused backland areas.	Detailed consent granted in December 2010 for the erection of 41 houses on part of the site. Layout provides for access into adjoining land. Development has not started on site.
East Overton, Strathaven	Residential development up to 480 units in four, five year phases, with 33% of the units to meet affordable housing needs, provided without the need for public funding. The development will be subject to a detailed development brief which will emphasise sustainable development principles and set as a minimum the BRE Eco Homes standard of 'Very Good'. The development will also provide: Such extensions to primary school provision as will be required by the development	Several pre-application meetings have taken place during 2010/11. A TA has been instructed and final report due October 2011. A PAN/PAC would then follow in October for an indicative masterplan site with a view to lodging the Planning Permission in Principle Application at the beginning of 2012.



	<p>Investment in drainage infrastructure</p> <p>Such improvements to sustainable modes of transport as identified in a Transportation Assessment/Green Travel Plan agreed with the Council</p> <p>Amenity open space and play provision</p> <p>The first phase of the scheme to provide:</p> <p>80 general needs units for sale</p> <p>40 affordable housing units</p> <p>Landscape mitigation measures that will be managed as community woodland/carbon sequestration scheme and include an interpretation facility</p> <p>Indoor multi-purpose pitch and associated changing facilities</p> <p>Developer's contribution of £1000 (index linked) per general needs unit for improvement and protection of listed buildings in Strathaven town centre</p> <p>Access to adjacent Council land to the west of East Overton Farm</p> <p>Infrastructure for the extension to the Hamilton Road Industrial Estate</p> <p>The masterplan will require to show the phasing of the scheme and be guaranteed by legal agreement.</p>	
<p>Peel Road Thorntonhall</p>	<p>Low density high quality residential development up to 10 units</p>	<p>Detailed consent granted in November 2010 for the erection of 12 houses on the site including a landscape buffer around the</p>





	<p>Detailed design layout and landscaping to delineate and establish a new settlement/Green Belt edge to the north and west</p> <p>Appropriate access and footpath connections to be achieved on Peel Road</p> <p>Cognisance of the guidance set out in the Council's Masterplan Development Framework</p>	<p>housing as per the Local Plan. The layout provides for an access into adjoining land if required at a later date. A new mini roundabout was installed on Peel Road to improve traffic flow as a result of the development. Development has just started on site.</p>
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**RES 4 – Housing for particular needs**

The aim of policy RES 4 is to ensure that special needs housing is supported and directed to sites which are located near community and transport facilities. The level of provision required is assessed in the Local Housing Strategy (LHS) and suitable sites identified through the SLLP and the Strategic Housing Investment Programme (SHIP). Since March 2007 an average of 40 special needs houses have been provided across the four housing market areas (East Kilbride, Hamilton, Cambuslang/Rutherglen and Clydesdale) mostly for people with disabilities that require wheelchair accessibility.

As outlined in the local plan narrative and in the LHS and recent Housing Needs and Demand Assessment (HNDA) (carried out for the Glasgow and the Clyde Valley Proposed Strategic Development Plan) the need for specialist accommodation is growing rapidly and it is unlikely that supply will ever be able to meet demand. The Council therefore has a programme of adaptations to meet the needs of the elderly population to enable them to stay in their own homes as long as possible.

Whilst specialist housing is desirable it is unlikely that funding will become available to allow the programme of building required to be implemented.

**RES 5 - Affordable housing and housing choice policy.**

The affordable housing and housing choice policy is designed to meet the needs and demands of the population of South Lanarkshire. Following the adoption of the local plan, supplementary guidance (SG) was produced which sought to clarify what the Council expected from developers in terms of affordable housing contribution. This guidance was not finalised in March 2011.

The SG outlined that on sites of 20 units or more, where a need could be demonstrated, developers are expected to provide 25% of their site capacity as serviced land or provide a commuted sum of the same value. The supplementary guidance contains a table of sites which is annually updated and gives developers a guide to what will be expected of them in terms of affordable housing contribution for sites across South Lanarkshire.

The Affordable Housing Investment Programme (AHIP) came to an end and was replaced by Innovation and Investment Fund where housing providers were invited to bid for funding from a central fund. South Lanarkshire was successful in a number of bids including Council and RSL new build and the ability to purchase former social rent houses back for rental in the high pressured areas, including East Kilbride. The Innovation and Investment Fund was introduced at a time when subsidy levels were significantly reduced. After 2011/12 this funding reverts back to area allocation. There will be continued pressure on the Councils to provide affordable in an uncertain financial climate.



The lack of social housing and reduced funding are highlighted in the Councils Risk Management Strategy as top priorities. (See Local Housing Strategy for more details)

Between 2007 and 2011 an average of just over 1370 units (both private and social rented) were completed across South Lanarkshire. Of this an average of just over 190 were completed for affordable housing and housing for particular needs. Overall 14% of all new build in South Lanarkshire over the past 5 years was for social housing. This is not too bad considering that the guidance that accompanies the policy is relatively new. Over the next 5 years the policy should result in an increase in levels of social rented housing being produced as the affordable housing policy is implemented on sites across South Lanarkshire.

### **RES 6 Residential land use**

This is a general residential policy designed to cover all the areas within settlement not covered by a specific policy or proposal. No monitoring is required.





## 5.0 Community facilities



### CTY 1 Primary school modernisation proposal

5.1 The primary schools modernisation programme is well underway. Of the 101 primaries in South Lanarkshire 87 are to be replaced by new builds and the other 14 are refurbishments/extensions. The progress so far is detailed below.

**Table 5.1 Primary school modernisation**

<b>Refurbishments/Extensions</b>	<b>No of schools</b>
Refurbishments completed	3
Extensions completed	2
Refurbishments - commencing 2011	1
Refurbishments - commencing 2012	2
Refurbishments - commencing 2013	1
Refurbishments - commencing 2014	4
Refurbishments - commencing 2016	1
<b>TOTAL</b>	<b>14</b>
<b>New builds</b>	
completed	24
underway	12
suspended	1
Commencing 2011	10
Commencing 2012	14
Commencing 2013	14
Commencing 2014	6
Commencing 2015	6
<b>TOTAL</b>	<b>87</b>

### CTY 2 Secondary school PPP proposal

5.2 All projects listed in Table 4.1 in the SLLP are complete.



**CTY 3 Community facility provision policy**

**5.3** There have been three strands to the policy of providing integrated facilities:

- Replacement of several stand alone facilities in a specific area with a single multi-purpose venue
- Replacing smaller community halls by providing additional community accommodation in new primary schools build as part of the Council's schools modernisation programme
- The provision of dual use sports and leisure facilities in areas previously not well served by secondary schools built through the Council's schools modernisation programme

**5.4** Integrated facilities completed prior to January 2007 included: Whitehill Neighbourhood Centre, the Burnbank Centre, Hillhouse and Earnock Community Centre.

**Table 5.2**

Name of facility	Date opened	Services provided
Stonehouse ICF	Projected opening November 2011	Community hall and meeting rooms, library, day care centre for adults with learning disability. Replaces Stonehouse Senior Citizens Centre, Stonehouse Public Hall, Stonehouse Institute, Stonehouse Library, Larkhall Resource Centre (SW centre for adults with learning disabilities).
Fernhill ICF	Projected opening November 2011	Community hall and meeting rooms, youth room, outdoor floodlit 7 aside 3G football pitch
The Fountain, Lesmahagow	May 2011	Community hall, soft play resource. New facility replaces Jubilee Hall, Lesmahagow
Carluke integrated community facility	October 2009	Library, day care centre for adults with learning disability, café, community halls and meeting rooms. Facility also linked to new St. Athanasius Primary School. New facility replaced four former facilities i.e. Carluke Library, Carluke Welfare hall, Carluke District Hall and Carluke Community Centre. It provides a local facility for adults with learning disability who previously had to travel to the only Clydesdale day care facility in Lanark.
Biggar High School dual use sports facility	October 2009	Dual use sport facility proving gym, games halls, badminton courts, outdoor floodlit 3G all weather pitch, constructed as part of the new Biggar High School. New facility also includes Biggar's first public library. Facility replaced Biggar Sports Centre.
Ally McCoist integrated sports facility	April 2009	Games halls, floodlit all weather 3G synthetic pitch, small community meeting accommodation.



Fairhill integrated community facility	June 2008	Community hall, café, library, day care centre for adults with learning disabilities.  Facility replaced Fairhill Civic Centre, Fairhill Community Centre, Fairhill Library, and Auchentibber Resource Centre (SW centre for adults with learning disabilities).
Hareleeshill Primary School community wing	Jan 2008	Community accommodation in Hareleeshill Primary School. Enabled the closure of Hareleeshill Hall.
Carluke Primary School community wing	Jan 2008	Community accommodation in Carluke Primary School. No specific rationalisation of facilities, but facilitated overall re-provisioning of facilities in Carluke.
Uddingston Grammar dual use sports facility	2008?	Gym, gym halls, badminton courts, outdoor floodlit 3G pitch. New sports centre for Uddingston/Bothwell area.
Blacklaw Primary community wing	2008/09	Community accommodation in Blacklaw Primary School. Enabled the closure of St. Leonard's Hall.
Craigbank Primary community wing	2008/09	Community accommodation in Craigbank Primary School. Enabled the closure of Strutherhill Hall and Birkenshaw Hall, Larkhall.
Cathkin community wing	June 2007	Community accommodation in Cathkin Primary School. Enabled closure of Cathkin Community Hall

**5.5** Monitoring indicates that the Council has made significant progress in delivering the facilities set out in CTY 3.

**CTY 4 Stonehouse Community Centre search area proposal**

**5.6** This proposal has been implemented.



**CTY 5 Sports pitch strategy proposal**

**5.7** This proposals relates to the replacement of red blaes pitches. The position of each is updated below.

**Table 5.3 - Red blaes pitches**

Pitch name	Comments
Whitemoss	new synthetic pitch opened July 2011
Murray	1 blaes pitch not in use no current proposals
Brancumhall	2 blaes pitches Not in use, being considered as site for new St. Leonard's Primary School.
Westwoodhill	2 blaes pitches Not in use, no current proposals
Dunedin	2 blaes pitches One blaes pitch upgraded to full sized grade A grass pitch
Kirkland Park Strathaven	7 aside blaes pitch Still in use, no current proposals.
Fernhill	Consent for housing on 1 pitch. Other pitch disused. Two pitches replaced by 7 aside 3G all weather pitch, linked to new Fernhill Integrated Community Facility
Peter Brownlee	1 blaes pitch Still in occasional use, no current proposals
Stonefield Park Blantyre	referred to on website as grass pitches only blaes pitch not in use, no current proposals
Hunthill Blantyre	no reference on website blaes pitch not in use, no current proposals
Dukes Street Larkhall	no reference on website blaes pitch not in use, no current proposals

**5.8** Monitoring indicates that while a number of blaes pitches have been replaced or upgraded the majority of those remain in situ and are not being used and have no proposals for redevelopment. There may be potential to consider these for alternative uses (for example allotments.)







## 6.0 Town centres and retailing



### COM 1 Town centre land use policy

**6.1** COM 1 seeks to sustain the viability and vitality of town centres by allowing a mixture of uses compatible with their role as a commercial and community focal point. The Council has monitored planning applications determined in the period 2007 - 2011 in the ten town centres identified in the Local Plan and the results are shown in the table below.

#### Planning applications determined in town centres 2007-2011 by type.

**Table 6.1**

Development type		Applications	
		Approved	refused
New build	Class 1	0	0
	Class 2	1	0
	Class 9	8	0
	Mixed/other	5	0
Extension	Class 1	11	0
	Class 2	5	0
	Class 9	0	0
	Mixed/other	8	0
Change of use*		101	10
Other	subdivision	9	0
	demolition	6	1
	other	5	0

\* see table below for more details on change of use applications

#### Applications for change of use in town centres 2007-2011

**Table 6.2**

Current use	New use	Applications approved	Applications refused
Class 1	Class 2	27	3
	Class 3	12	0
	Class 9	5	2
	Hot food	9	5
	Other	11	0
Class 2	Class 1	1	0
	Class 3	0	0
	Class 9	8	0
	Hot food	0	0
	Other	1	0
Other Use Classes	Class 1	5	0
	Class 2	6	0
	Class 3	3	0
	Class 9	4	0
	Hot food	3	0
	Other	6	0



**6.2** The above tables show that there has been very little new build development in town centres during the monitoring period. A number of retail premises have gained consent for extensions, predominantly these are for mezzanine floors to be installed. The majority of applications have been for changes of use and appear to show a trend of change from class 1 retail to other uses in town centres. However this may not represent the whole picture as some changes of use are permitted development and would therefore not be recorded. Annual monitoring of changes on the ground is also undertaken and this has tended to confirm that most town centres are seeing an increase in non retail uses (see policy COM 2 below).

**COM 2 Core retail areas policy**

**6.3** COM 2 identifies core retail areas within town centres where the emphasis should be on retaining the retail function (Class 1) and preventing over proliferation of non-retail units. The aim of the policy seeks to maintain a 75:25 per cent ratio of retail to non retail uses in the core areas. Table 5.1 in the Local Plan defines the extent of the core retail areas. The performance of the core retail areas is indicated in the table below.

**Ratio of retail to non retail uses in the core retail areas March 2011**

**Table 6.3**

Town centre core area	Class 1 units %	Non retail units %	Vacant units %
Hamilton	46	37	17
Blantyre	48	41	11
Larkhall	49	37	14
East Kilbride	54	21	25
Strathaven	47	46	7
Rutherglen	61	30	9
Cambuslang	62	38	0
Lanark	74	22	4
Carluke	63	32	5
Biggar	78	18	4

**6.4** It is clear from the table above that most town centre core area are failing to meet the requirements of policy COM 2. This is most evident in the large urban town centres and less so in the rural centres. Also of concern is the high vacancy rate particularly in East Kilbride and Hamilton town centres.

**COM 3 and COM 4 New retail/commercial development**

**6.5** COM 3 sets out the criteria for assessing proposals for new retail/commercial developments. Town centres are seen as the most appropriate location for retailing and related uses. COM 4 advises that the Council will support and promote the opportunities for new retail development set out in tables 5.2 and 5.3 in the Local Plan. The tables below update progress on implementing these proposals.



### Opportunities for additional comparison retail floorspace

Table 6.4

COMPARISON FLOORSPACE 2011		
Location	Scale of Floorspace (sq.m. gross)	Progress 2007-11
Hamilton Town Centre	16,700	No comparison development
East Kilbride Town Centre	16,700	No comparison development
Lanark Town Centre	8,400	No comparison development

### Retail/commercial development proposals

Table 6.5

Area / Town	Description of opportunity	Location	Progress 2007 -2011
Lanark	Hotel, leisure and heritage centre	Stanmore Road	No change
East Kilbride	Expansion and refurbishment of retail and commercial floorspace	East Kilbride Town Centre	Planning Application in Principle was granted on 1st December 2011. This is for the reconfiguration and refurbishment of part of East Kilbride Town Centre (including the eastern end of Olympia and Princes Malls and the whole of Olympia Arcade) to provide a new, extended food superstore, repositioned retail units, car parking and associated infrastructure.
Cambuslang	Mixed use redevelopment including retail use	Hoover Works / Bridge Street	Planning permission in principle granted March 2012 for Masterplan comprising Class 1 Retail Supermarket with Approximate Gross Floorspace of 98,000 sq ft. with Sales Floorspace 60,000 sq ft, Petrol Filling Station, Service Yard and Car Park, up to 300 Houses, Business and Industrial Development (Classes 4, 5 and 6), Park and Ride Facility to Serve Cambuslang Station, Roads, Pedestrian Routes and Local Open Space.



Area / Town	Description of opportunity	Location	Progress 2007 -2011
Hamilton	Local centre redevelopment	Low Waters Road	Planning permission granted in June 2006 and amendments approved May 2008. Under construction.
Cambuslang	Food-store	Fernhill Neighbourhood Centre	No change
Carluke	Food-store	Loch Park	Completed Sept 2010
Strathaven	Food-store	Auction Market site	Completed 2010
Hamilton	Food-store/local centre redevelopment	Hillhouse Neighbourhood Centre	Planning permission in principle granted June 2011 then amendments granted Feb 2012 for erection of Food Superstore (Class 1), Petrol Filling Station, Car Parking, Landscaping and Access and Alterations and Improvements to existing Shopping Parade.
Larkhall	Food-Store	Raploch Street	Planning permission granted April 2011 for erection of class 1 foodstore and formation of car park and associated access

**6.6** In addition to the above, there have been a number of retail proposals which have been submitted during the Local Plan period. These are listed in the table below.

**New retail/commercial proposals 2007 - 2011**

**Table 6.6**

Address	location	proposal	floorspace	status
9A Burn Place Cambuslang	Out of centre	Erection of 5 retail units and formation of associated vehicular and pedestrian access and car parking	325sqm	Approved July 2010
Land adjacent to Duchess Place Cunningham Road Cambuslang Road Rutherglen.	Out of centre	Demolition of existing buildings and redevelopment of site to provide a mixed use development comprising employment units, hotel, cinema, food	3,065 sqm gross, 1,951 sqm net conv, 2,323 sqm gross x 2 units non-food	Approved February 2011



		retail and non food retail and restaurant units.		
Kingsway East	Out of Centre	Erection of a non-food retail unit	700 sqm gross	Application refused June 2007. Appeal dismissed January 2009
Eaglesham Road Redwood, East Kilbride	Out of centre	Erection of 7 no. retail units and erection of 3 no office units and associated car parking		developed
Eaglesham Road Redwood, East Kilbride	Out of centre	Extension of retail/office development to add 3 additional units (class 1 not likely to be food) and 1 office (amendment)	550sqm gross	Approved 18/11/2008
5 Mavor Avenue, East Kilbride	Out of centre	Erection of Class 1 (Food) retail unit with associated car parking, landscaping and access	1,626 sqm	Approved 24/09/2009
18/20 West Mains Road, East Kilbride	Out of centre	Erection of Class 1 retail (7,144sqm) superstore with associated access and car parking and landscaping	7,144 sqm Conv (gross), 3761 sqm net	Refused 14/12/2010 Appeal dismissed October 2011
Land at Redwood Drive Peel Park, East Kilbride	Out of centre	Garden centre (Class1) retail development incorporating restaurant / café and farm foodhall with ancillary works.	6,232 sqm gross comp, 635 sqm gross conv	Approved 21/02/2012
Land at Redwood Crescent Peel Park, East Kilbride	Out of Centre	Mixed Use Development comprising a Class 1 superstore, garden centre, hotel, Class 3 uses,  petrol filling station, allotments,  landscaping, associated access  and car parking (Permission in Principle)	Superstore 3,690 sqm net conv, 3250 sqm net comp. Garden Centre 6,232 sqm gross comp, 635 sqm gross conv	Approved 5/10/2010



Palace Grounds Retail Park, Motherwell Road, Hamilton	Town centre	Erection of retail unit (non-food retail) and ATM		Approved 09/05/2008
Alexandra Factory, Bothwell Park Industrial Estate, Uddingston	Out of centre	Demolition of Existing Factory Building and Erection of Class 1 Retail Store (Supermarket) with Associated Petrol Filling Station (Planning Permission in Principle)	3,600sqm net split of 2340sqm conv and 1260sqm comp	Refused 08/06/2010
Land at Larkhall Academy, Larkhall	Out of centre	Erection of a Class 1 retail store with associated petrol filling station, car parking and associated works (outline)	5,240 sqm gross, 1912 sqm net conv	Approved 05/04/2011
Craigbank Road  Larkhall	Out of centre	Erection of convenience store and two retail units	291sqm conv gross  199sqm net conv sales	Approved 02/02/2010
Land adjacent to 43 Beckford Street, Hamilton	Out of centre	Erection of retail unit (Class 1 use)	200sqm	Approved 9/09/2010
Hillhouse Road/Argyle Crescent, Hamilton	Out of centre (Retail Masterplan site)	Erection of Food Superstore (Class 1), Petrol Filling Station, Car Parking, Landscaping and Access and Alterations and Improvements to Existing Shopping Parade (Planning Permission in Principle)	4,366sqm gross  2,035sqm net  (70% conv 30% comp split)	Amended application approved 22/02/2012
8 Airdrie Road  Carluke	Out of centre	Erection of retail store and formation of rear access and car parking	1439sqm gross  1063sqm net	Refused 29/01/2008
Europa Truck Stop Wellburn Interchange Teiglum Road  Lesmahagow	Out of centre	Erection of class 1 retail store and petrol station together with the formation of associated car park, service areas and vehicular access	1997 conv	Completed November 2010
Former High School Site, Lesmahagow,	Out of centre	Erection of class 1 retail store together with associated landscaping car parking and	2,052 sqm conv gross, 1404 sqm net sales area	Approved 21/05/2010





		improvements to road layout and access (OUTLINE)		
Land at Poniel/Happendon Wood	Out of centre	Mixed use development comprising industrial and storage and distribution warehousing, business units / office accommodation, hotel with conference and commercial leisure facilities (Class 7) , retail / restaurant (1,393.5 sqm) floorspace (Classes 1 and 3), landscaping, open space and associated infrastructure (planning permission in principle)	1,393.5sqm	Approved 9/03/2011

**COM 5 Retail Masterplan sites**

**6.7** Policy COM 5 identifies a number of sites which require more detailed consideration in regard to the mix of land uses and the scale of retail development. The table below sets out progress over the period 2007-2011

**Implementation of Retail Masterplan sites 2007-2011**

**Table 6.7**

Site	Masterplan Requirements	Progress 2007-2011
Loch Park, Carlisle	The appropriate scale of convenience floorspace should be determined through a retail assessment. Proposals should clearly set out ways in which issues of access, parking, noise, lighting, and landscaping will be treated, with clear mitigation to avoid damage to local residential amenity. The remainder of the site should provide a well integrated residential development, taking into account the character of the surrounding residential area.	Construction completed Sept 2010
Strathaven Auction Market	Development of a range of appropriate uses which may include business and industry, retail, and	Construction completed 2010



Site	Masterplan Requirements	Progress 2007-2011
	housing. The scale of any convenience retail floorspace should be determined through a retail assessment, which shall include an assessment of impact on the existing town centre.	
Fernhill Neighbourhood Centre	The appropriate scale of convenience floorspace should be determined through a retail assessment. The remainder of the site should provide a well integrated residential development and include two playing fields to be provided by the council. The masterplan should be complementary to the wider regeneration of Fernhill.	
Hillhouse Neighbourhood Centre	A co-ordinated approach should be taken to the regeneration of the Hillhouse neighbourhood centre and adjacent land, as defined on the proposals map. An appropriate scale of convenience floorspace should be determined through a retail assessment and brought forward together with the physical regeneration of the neighbourhood centre. Elements of residential, industrial or business uses may be included, subject to compatibility with existing uses adjacent to the site. The masterplan should include options for implementation.	Planning permission in principle granted June 2011 then amendments granted Feb 2012 for erection of Food Superstore (Class 1), Petrol Filling Station, Car Parking, Landscaping and Access and Alterations and Improvements to Existing Shopping Parade.

**COM 6 Village/neighbourhood centres policy**

**6.8** Policy COM 6 supports village and neighbourhood centres and seeks to maintain their retail function. Changes of use are not supported if this will bring the representation of retail units to below 60%. The level of planning applications has been fairly low but there has been some pressure for change of use to non retail developments in a number of these centres as shown in the table below.

**Retail/non retail applications in village and neighbourhood centres 2007-2011**

**Table 6.8**

Centre*	Retail Applications		Non Retail Applications	
	Granted	Refused	Granted	Refused
Blantyre	0	0	1	0



Bothwell	1	0	7	0
Cambuslang	0	0	4	0
Carnwath	0	0	3	0
Coalburn	0	0	4	0
Crossford	0	0	1	0
Douglas	0	0	6	1
EK Greenhills	0	0	2	0
EK Lindsayfield	0	1	0	0
EK Murray	0	0	1	0
EK StLeonards	1	0	2	0
EK Village	1	0	15	2
EK Westwood	0	1	3	0
Forth	0	0	4	0
Hamilton Burnbank	0	0	2	0
Hamilton Hillhouse	2	0	1	0
Hamilton Low Waters	2	0	2	0
Kirkmuirhill	0	0	3	1
Law	0	0	3	1
Lesmahagow	1	0	4	0
Rutherglen	1	0	3	0
Stonehouse	0	0	6	1
Uddingston	0	0	6	1

\* some centres had no applications in the period

### COM 7 Out of centre retail/commercial locations policy

**6.9** COM 7 identifies established out of centre retail and commercial locations where the continuation of retail uses is supported. The table below indicates planning applications granted/refused for retail and non retail developments in these locations from 2007 to 2011.

#### Retail/non retail applications in out of centre locations 2007-2011

**Table 6.9**

Out of centre location*	Development type	Applications granted	Applications refused
East Kilbride –Howard Avenue	Retail class 1	0	0
	Other	1	1
East Kilbride – Kingsgate	Retail Class 1	10	0
	Other	0	0
East Kilbride – Kingsway East	Retail Class 1	0	1
	Other	0	0
East Kilbride –Linwood Avenue	Retail Class 1	2	0
	Other	0	0
East Kilbride – St James Centre (Eaglesham Rd)	Retail Class 1	4	0
	Other	7	1
HamiltonRetailPark	Retail Class 1	4	0
	Other	1	0
LanarkRetailPark	Retail Class 1	0	1
	Other	2	0

\* some locations had no applications in the period



**6.10** The table indicates that East Kilbride has been a focus for out of town retail activity during the period with the on going development of the St James Centre at Eaglesham Road, and a number of mezzanine extensions to stores at Kingsgate and Howard Avenue retail parks. There would appear to be less pressure for change of use to non retail in these locations than in town and village centres.





## 7.0 Land for work and business



## ECON 1 - Industrial land use policy and ECON 13 - Non-conforming uses in industrial estates policy

**7.1** Policy ECON 1 identifies industrial areas in South Lanarkshire and states that these areas will continue primarily in industrial use and new industrial development (classes 4, 5 and 6) will be directed to them. Proposals for other uses will only be considered if the criteria in policy ECON 13 Non-conforming uses in industrial areas are met.

**7.2** Monitoring of policies ECON 1 and ECON 13 has been carried out to establish the pressure for non-conforming uses in these areas, and to identify areas which may be changing character due to the level of consents for such uses. The level of vacant floorspace in ECON 1 areas has also been analysed to identify industrial areas with high vacancy levels.

### Non conforming uses

**7.3** The policy has been monitored by analysing the number and nature of non-conforming use applications in ECON 1 industrial land use areas from 1/4/2007 to 31/3/2011. During this period 53 applications for non conforming uses in ECON 1 areas were received.

**Table 7.1**

Decision	No of applications
No decision	2
Refused	7
Granted	44

**7.4** The refusals were for a variety of uses, including retail, recreation and waste management. The approvals fell into the following broad categories:

**Table 7.2**

Category	No of applications
Garage/transport related	13
Leisure/recreation	9
Mixed use	5
Training facility	4
Energy/waste	3
Residential	3
Retail	3
Childcare	2
Other uses	2



**7.5** The applications were widely distributed among the ECON 1 areas. The main concentrations were in East Kilbride – College Milton 6 applications (3 refused), Kelvin 6 applications, mainly for leisure uses, all approved, Nerston IE 3 applications all approved.

**Significant changes resulting from planning consents**

**7.6** A number of the above consents are of a scale where change to the LDP land use designation may be required.

**Table 7.3**

Site	Size ha	Description	Status
Cunninghame Rd/Duchess Rd/Cambuslang	6.9	Mixed use development including retail, hotel, business units, cinema	Outline consent Not started
Clydesmill	17	Fire and rescue training centre	Nearing completion
Peel Park South	23	Mixed use development including retail superstore, garden centre, filling station.	Planning permission in principle (garden centre has detailed consent) Not started.

**7.7** There is also a potential addition to ECON 1. The Cathcart Road/Cathcart Place Estate in Rutherglen is currently zoned as RES 1 however there has been recent and ongoing investment in the estate for the development of industrial units. It may therefore be appropriate to rezone this area back to industrial.

**Vacancy levels**

**7.8** Analysis of vacant floorspace in ECON 1 areas indicates that the majority of industrial areas in South Lanarkshire have relatively low vacancy rates (up to 10% is generally accepted by the property industry as normal, taking account of market churn). However certain industrial estates are experiencing high levels of vacancy. The following areas have vacancy rates of over 20%:

- Cadzow IE
- Peacock Cross IE
- College Milton
- Nerston East
- Clyde Gateway Farmeloan Road
- Westburn
- Fallside Road area Uddingston
- SETP
- Glebe IE Douglas
- Clyde Gateway Shawfield





**7.9** Some of these areas are relatively small so a single empty unit can result in a high vacancy percentage. Others are areas known to be in the process of change e.g. Clyde Gateway and Westburn in Cambuslang/Rutherglen. Of more concern are the large industrial areas in East Kilbride, where the level of vacant units is starting to affect the character of the estate and possibly the attractiveness to investors.

**7.10** Unfortunately a time series of vacant floorspace statistics is not available so it is not clear whether these figures represent a long term trend or are simply due to the current economic downturn.

**7.11** The number of applications for non conforming uses in ECON 1 areas is not considered to be particularly high, and the majority of uses consented are those which do not necessarily conflict with an industrial zoning, such as garage/transport developments, training facilities and small scale energy and waste developments. The non conforming uses policy ECON 13 would therefore appear to be working. However what cannot be measured is unmet demand i.e. the extent to which the policy deters developers from submitting proposals in the first place. Based on the monitoring information available, there appears to be particular pressure for non conforming uses in East Kilbride industrial areas.

**7.12** Additionally there are a number of industrial areas which currently high levels of vacancy. Again this appears to be a particular issue in East Kilbride area.

#### **ECON 2 – Existing industrial uses outwith industrial areas**

**7.13** No monitoring information available

#### **ECON 3 Strategic locations for work and business policy**

**7.14** Policy ECON 3 relates to strategic locations that the Glasgow and the Clyde Valley Structure Plan required the Local Plan to identify and safeguard from inappropriate uses. There have been a number of development proposals in these areas since 2007. In addition, changes to national policy with regard to nationally safeguarded inward investment sites, and the publication of the new Strategic Development Plan for Glasgow and the Clyde Valley (GCVSDP) have implications for the locations currently protected. The new boundaries for the Strategic Economic Investment Locations (SEIL's) will be included in the SLLDP MIR.

**Table 7.4**

<b>Designation</b>	<b>Locations in South Lanarkshire</b>	<b>Development proposals</b>	<b>National/strategic policy status</b>
Strategic Business Centre	Hamilton	No major developments since 2007	No longer identified in SDP
	East Kilbride	No major developments since 2007	No longer identified in SDP
Strategic Industrial and Business Locations	Blantyre/Whistleberry (inc HITP)	All marketable development sites now taken up.	HITP identified as SEIL in SDP, remainder of Whistleberry corridor has no status in SDP
	Larkhall South/Canderside	No major developments since 2007	Not identified as SEIL in SDP
	Cambuslang	No major developments since 2007	Not identified as SEIL in SDP



	InvestmentPark		
	East Kilbride South(Langlands & SETP)	Some take up in Langlands. Further brownfield sites added in SETP due to demolitions	SETP identified as SEIL in SDP. Langlands has no status in SDP
	East Kilbride West (Peel Park)	Consent for non industrial/business use in Peel Park South.	Northern part of Peel Park identified as SEIL in SDP
	Clyde Gateway	On going remediation, infrastructure provision and site assembly	Identified as SEIL in SDP
Nationally safeguarded inward investment sites	Langlands West	No change since 2007	SPP no longer identifies single user high amenity sites. Langlands West not identified as SEIL in SDP
	Raith Interchange	No development proposals	SPP no longer identifies single user high amenity sites. Raith not identified as SEIL in SDP

**7.15** The following SEIL's identified in the GCVSDP will therefore need to be safeguarded or promoted in the South Lanarkshire LDP.

**Table 7.5**

Location	SDP requirement	Key sectors
HITP	SEIL - safeguarding	Business and financial services/life sciences/creative and digital industries
Peel Park North	SEIL - safeguarding	life sciences/creative and digital industries
SETP	SEIL - safeguarding	life sciences/creative and digital industries/green technologies (R&D)
Clyde Gateway	SEIL - Opportunity	Business and financial services/Distribution and logistics
Poniel	SEIL - Opportunity	Distribution and logistics



## ECON 4 and ECON 5 – Industrial land supply

**7.16** The Council carries out an annual monitoring survey of the industrial land supply in South Lanarkshire. This involves the removal of sites that have been developed, the addition of new sites which have become available, and an annual reassessment of site categories. A comparison of the industrial land supply as identified in the SLLP and the current position (2011) is shown below.

### Industrial supply and demand 2008 and 2011

Table 7.6

Category	Hamilton		East Kilbride		Cambuslang Rutherglen		Clydesdale	
	2008	2011	2008	2011	2008	2011	2008	2011
Marketable supply	39.9	<b>28.54</b>	58.34	<b>45.67</b>	54.23	<b>35.42</b>	48.83	<b>49.71</b>
Other industrial land	16.02	<b>17.37</b>	6.6	<b>5.35</b>	9.63	<b>8.33</b>	115.27	<b>93.54</b>
Specialised sites	69	<b>69</b>	86	<b>86</b>	-		-	
Annual Av take up*	2.9	<b>2.22</b>	3.1	<b>3.0</b>	1.8	<b>0.96</b>	1.4	<b>3.01<sup>^</sup></b>
Years supply of marketable **	13.8	<b>12.85</b>	18.8	<b>15.2</b>	30.1	<b>36.9</b>	34.9	<b>16.5</b>

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

<sup>^</sup> excludes take up at Poniel

**7.17** Marketable land supply has fallen slightly in Hamilton, East Kilbride and Cambuslang, but take up rates have also dropped, resulting in the ten year supply requirement being maintained in all areas. In Clydesdale one large take up at Carnwath has doubled the average take up rate, but there is still more than ten years marketable supply remaining. There has also been ongoing take up at the bonded warehouse site at Poniel, but this is excluded from the average take up figures due to the distorting effect a development of this scale would have on the figures.

**7.18** Included in the above figures are 9 new sites totalling approximately 8 ha. These are all brownfield sites in existing industrial areas where the previous industrial uses have ceased and buildings demolished.

**7.19** The overall figures indicate that there continues to be sufficient industrial/business land in South Lanarkshire to meet demand. However it should be noted that a number of the marketable sites have been vacant for many years, with no market interest (see ECON 5 below). There are also local variations in land supply with some settlements having no identified land supply.

### Industrial land supply by settlement



Table 7.7

Settlement	Marketable	Other industrial land
Biggar	2.03	0
Carluke	1.02	0
Carstairs	0	0
Carnwath	0	0
Coalburn	0	0
Douglas	0	0
Forth	1.21	0
Kirkmuirhill	0	0
Lanark	3.73	0
Law	0	0.37
Lesmahagow	12.92	1.8
Cambuslang	21.74	3.5
Farme Cross	2.45	0.94
Rutherglen	3.42	3.89
Westburn	7.81	0
East Kilbride	41.6	5.8
Strathaven	4.07	0.2
Blantyre	3.8	4.76
Burnbank	0	1.15
Hamilton	0.43	3.8
Larkhall	22.45	1.17
Stonehouse	0	0
Uddingston	1.86	6.49

**7.20** The Council will support development for business and industry on those sites included in the Industrial Land Audit and identified on the proposals map.



**7.21** The SLLP identified 76 marketable and potentially marketable industrial sites in South Lanarkshire covering a total of 304 ha. Monitoring of these sites indicates that:-

- 10 sites (25 ha) have been fully or partly taken up for industry and business uses
- 10 sites (43 ha) have consent for industry and business uses
- 1 site (16.4 ha) taken up for non industrial uses
- 9 sites (28.5) have consent for non industrial uses.
- 3 sites (1.1ha) changed category to non marketable
- 1 site (2.3ha) subject to retail appeal
- 42 sites (159 ha) have not changed since plan adopted (still vacant with no consents).

**7.22** Although there has been some take up for classes 4/5/6 and a number of consents, there has also been significant pressure for non industrial uses on the marketable supply, which has resulted in consents being granted for retail and residential developments. Just over half of the marketable land identified in SLLP remains undeveloped and with no consents.

#### **ECON 6 Rural and farm diversification**

**7.23** ECON 6 supports proposals for the economic diversification of rural areas and farms. This can involve development of tourism accommodation and facilities, recreational activities, renewable energy developments, crafts and other small rural enterprises. It is difficult to assess the full extent of diversification which has taken place as some activities will not require planning consent. However monitoring of planning applications provides an indication of the type and location of such development. The table excludes large developments such as commercial wind farms. The table below indicates that there is particular demand for equestrian related developments and small scale renewable energy developments. The vast majority of such applications are in the Clydesdale area.

**Table 7.8**

<b>Rural and farm diversification – Planning applications 2007-2011</b>			
Development Type	Applications approved	Applications refused	Total applications
Kennels/cattery	5	-	5
Renewable energy	36	-	36
Equestrian	50	1	51
Industry/offices	17	2	19
other	7	-	7
Residential care	2	1	3
Retail/commercial	3	-	3



Sport/recreation	4	-	4
Tourism	21	1	22
Transport/parking	4	1	5

**ECON 7 Strategic office developments policy**

**7.24** Policy ECON 7 directs major office developments greater than 2000 square metres to the strategic business centres (SBC) of East Kilbride and Hamilton. Class 4 developments of this scale which cannot be accommodated in the SBC will also be considered in the strategic industrial and business locations (SIBL) in East Kilbride, Hamilton/Blantyre, Larkhall South and Clyde Gateway.

**7.25** Due to the economic downturn there has been little pressure for large office developments since 2007. There have been no major new office developments in the strategic business centres, the main pressure for development has been at the SIBLs at Peel Park and HITP. However very few developments have been implemented.

**Table 7.9**

Major office/Class 4 applications 2007-2011			
Location	Address	Floorspace sq m	status
Strategic Business Centres	-	-	-
Strategic Industrial and business locations – Peel Park	Redwood Crescent, Peel Park	2176	Consent - Not started
	GSO Business Park, Peel Park	3240	Consent - Not started
	Redwood Drive, Peel Park	16900	Outline consent
Strategic Industrial and business locations - HITP	Stanley Boulevard	3629	Completed 2008
	Plot 8 HITP	22,668	Under construction
Other Locations	Poniel	9290	Consent – not started (part of larger mixed use development)

**ECON 8 Small scale office development**

**7.26** Policy ECON 8 supports small scale office developments within or adjoining town centres, provided these do not undermine retail provision within the centres. The table below indicates planning consents 2007 - 2011 for office developments in town centres. There were a few small scale new build offices and extensions but the majority of consents involved changes of use. The majority are for changes of use to offices from other uses,



mainly class 1 retail. There were fewer consents for changes from offices to other uses, and those that did take place were mainly to residential use. Hamilton town centre saw more consents than other centres but this may be due to the extent of the town centre boundary.

**Table 7.10**

<b>Applications granted 2007 -2011 in COM 1 town centres</b>				
Town Centre	COU to office	COU from office	New office development/extension	Total applications
Biggar	1	2	0	3
Blantyre	1	0	0	1
Cambuslang	3	0	1	4
Carluke	0	0	1	1
East Kilbride	2	0	0	2
Hamilton	6	7	1	14
Lanark	2	1	0	3
Larkhall	3	0	0	3
Rutherglen	4	0	2	6
Strathaven	1	1	1	3
<b>Total</b>	<b>23</b>	<b>11</b>	<b>6</b>	<b>40</b>



## 8.0 Tourism





**ECON 9 Tourism development policy**

8.1 ECON 9 is a general policy supporting proposals to develop and expand tourism in South Lanarkshire consistent with the objectives of the SLLP and the Tourism Action Plan. Policies ECON 10 - ECON 12 provide more locationally specific guidance.

**ECON 10 Tourist facility development proposal**

8.2 Policy ECON 10 part a. identifies the Clyde Valley as a location where there has been development pressure for tourism but where such developments could have an adverse impact in relation to traffic congestion and environmental quality. The table below indicates that there has been very little development activity for proposals relating to tourist attractions in the period 2007-2011, with most applications for alterations/extensions to existing garden centres.

**Table 8.1**

Tourism related applications in Clyde Valley 2007-2011		
Development type	approved	refused
Ext/alteration to existing attraction	4	
Tourist accommodation	1	1
other	2	

8.3 Part b of ECON 10 requires inclusion of tourist car parking and facilities within a large housing development site at Edinburgh Road, Biggar. This proposal has not yet been implemented.

8.4 Part c of the policy supports appropriate tourism proposals in the remainder of South Lanarkshire. There have been a number of proposals for significant tourism developments but none of these have been implemented - see table below. Other applications have mainly been for small scale tourist accommodation (see ECON 12 below). There are a number of proposals for hotel developments within urban areas, these tend to be part of mixed use developments and aimed more towards business travel.

**Table 8.2**

Major tourism development proposals 2007-2011			
Proposal	Location	Date approved	Status
Erection of 50 bed hotel, leisure centre and heritage centre (Outline)	Stanmore Road/Caldwellside Lanark	30/09/2010	Not started
Erection of 18 hole golf course, 200 bedroom hotel, leisure building incorporating pool, solarium, sauna, gym, squash and ancillary	Kersewell Mains Near Carnwath	25/03/2011	Not started



catering facilities, outdoor sport and leisure, holiday log cabins and lodges, equestrian centre, polo pitch and equine exercise area in outline			
Leisure development comprising 50 bedroom hotel, campsite, 10 holiday chalets, manager's lodge and miniature railway (Outline)	Land adjacent to Station Cottage Happendon Douglas	13/04/2007	Consent expired?
Hotel and chalet development (permission in principle)	Land at Kames Country Club Eastend Cleghorn	08/06/2010	Not started
Mixed use development comprising industrial and storage and distribution warehousing , business units/office accommodation, hotel with conference and commercial leisure facilities (Class 7), retail/restaurant floorspace (Classes 1 & 3) (permission in principle)	Land at Poniel/Happendon Wood South Lanarkshire	09/03/2011	Not started

**ECON 11 Countryside recreation opportunities policy**

**8.5** Econ 11 identifies locations where there is potential to develop tourism and recreation provision based on countryside access and interpretation. The table below indicates development activity in these locations.

**Table 8.3**

Countryside recreation development proposals 2007-2011	
location	Countryside recreation development proposals
East Kilbride North	Formation of nine hole golf course, erection of golf driving range, indoor tennis courts, baseball cage, health and fitness clubs and external soccer pitches
Douglas Castle policies	none



NethanValley	none
Carmichael estate	No data available

**ECON 12 Tourist accommodation policy**

**8.6** Policy ECON 12 gives favourable consideration to proposals for tourist accommodation where these meet certain criteria. In the rural areas preference is given to the renovation/conversion of existing buildings rather than new build. There has been little development activity since 2007. The table below indicates the scale and nature of such proposals (this table excludes the major tourism developments listed above). The vast majority of applications have been in the Clydesdale area.

**Table 8.4**

Tourist accommodation applications 2007-2011				
location	No of applications – new build	No of applications - conversion	Total units consented*	Applications refused.
Clydesdale	9	5	21	1
East Kilbride	0	1	1	0
Hamilton	0	2	2	0

\* where stated



## 9.0 Travel demand



**9.1** The SLLP contains a number of policies and proposals related to travel demand. These have been assessed by the planning service, roads and transportation and community/green space to assess their effectiveness.

**TRA 1 - Development location and transport assessment policy**

**9.2** Development Location and Transport assessment Policy is a general policy aimed at encouraging and supporting sustainable locations. There is no data readily available to monitor this policy.

**TRA 2 - Walking, cycling and riding routes policy**

**9.3** This policy seeks to safeguard existing and proposed walking and cycling routes. This includes linear routes such as former railway lines that can provide opportunities for walking cycling and riding opportunities. Since 2007 there have been a number of significant developments and these are listed below:

- Development of 'Connect 2' cycle route part of NCR 74
- Development of NCR 756 (East Kilbride to Uddingston cycle route)
- Cycle parking facilities at transport interchanges and park & ride locations
- Kingsgate to Kittinghside cycle route (East Kilbride)
- Lanark to Biggar cycle route, phase 1
- NCN 74 Hamilton – Blantyre – Bothwell – Uddingston
- Short Links Cycle schemes installed in East Kilbride and Rutherglen.
- Whitelee windfarm access project –jointly with East Renfrewshire and East Ayrshire Councils
- Blacklaw windfarm access strategy development – jointly with North Lanarkshire & West Lothian Council
- 'Routes Around Roots' Access Initiative
- 'Walk a Little Live A Lot' access programme
- 'Horse riding in South Lanarkshire' route guide publication & promotion
- 'Cycling in Lanarkshire' route guide publication
- Community Growth Areas access master planning
- Access User Network monitoring program
- Installation of Countryside Access Management GIS System
- Clyde walkway (Crossford / Mauldslie section) complete
- Various local community based access projects and initiatives (both urban and rural communities)

**9.4** In Paragraph 8.9 of the SLLP there are a number of cycling schemes that were to be investigated.

**Table 9.1**

<b>Cycle schemes</b>		
Completed	In Progress	Investigated no progress
Kingsgate to Kittinghside	Hamilton to East Kilbride	Strathaven to Stonehouse
East Kilbride to Rutherglen	Hamilton to Rutherglen	Lanark to Law
East Kilbride to Glasgow	Lanark to Carstairs Junction	Lanark to Kirkfieldbank

**TRA 3 - Core Path Plan proposal**

**9.5** This refers to the Core Path Plan which was to be produced by 2008. The Core Plan is completed and is with the Directorate for Enquiries and Planning Appeals for consideration of representations.



**TRA 4 - Bus provision policy**

**9.6** This policy relates to bus provision and seeks developers of major developments to work with SPT and bus operators to extend bus services and improve bus infrastructure at or in the vicinity of the site. There is no data available to monitor this policy.

**TRA 5 - New rail infrastructure policy**

**9.7** This policy considers new rail infrastructure and particularly:

- New railway stations at Law and Symington - this will not be progressed.
- Reinstated railway line between Newton Junction and Carmyle Viaduct - not progressed.

**TRA 6 - Bus and railway interchange improvements proposal**

**9.8** This considers bus and railway interchange improvements. This proposal is in two parts part A dealing with investigation into the possibilities of having improved or new park and ride car parks at:

- Carluke – a new 300 space park and ride has been constructed at Carluke Railway Station
- East Kilbride
- Carstairs – 24 on street parking spaces have been provided at Carstairs Railway Station.
- Rutherglen
- Hairmyers
- Hamilton West – a new 100 space park and ride has been constructed at Hamilton West Railway Station

**9.9** Part B considers redevelopment of Hamilton bus and railway stations to provide joint ticketing and improved bus circulation – Hamilton Bus Station is presently being redeveloped.

**TRA 7 - New roads infrastructure policy**

**9.10** This policy considers new road schemes. In part A of the policy the following schemes are highlighted:

**Table 9.2**

Scheme	Progress
M74 completion	complete
Downiebrae Road	upgrade
Cathkin Relief Road	No progress
Raith Interchange	Improvements
Stewartfield Way	enhancement search area for linkage to A725
A726 and Greenhills Road, East Kilbride	widening



Scheme	Progress
Almada Street/Muir Street Roundabout	complete
Peacock Cross Link Road	complete
Lanark Gyratory	No progress
Beeches/New Lanark	No progress

**9.11** In addition part B sets aside additional land at Stonehouse for the second phase of the Stonehouse bypass to preserve the possibility of the road being required in the long term. This has not progressed.

**TRA 8 - Car parking policy**

**9.12** This policy looks at car parking and in particular the need to ensure that appropriate standards are applied to all major new developments and that access for people with a disability is considered as standard.

**TRA 9 - Leisure uses parking policy**

**9.13** Considers the circumstances where the Council will allow a developer to breach national standards. This would be where a proposal was for a leisure purpose where a wide range of activities could take place which would experience different levels of parking provision being necessary. The policy outlines the circumstances where exempt can be applied.

**TRA 10 - Town centre parking policy**

**9.14** Considers developer contributions towards parking provision for non residential development within East Kilbride, Hamilton, Rutherglen, Cambuslang, Lanark, Larkhall, Carlisle, Biggar, Blantyre and Strathaven Town Centres. This is documented in the developers contributions section.



## 10.0 Environmental priorities and objectives





### ENV 1 Priority green space land use policy

**10.1** Policy ENV1 seeks to protect and enhance, priority areas of green space. The table below shows the impact of development applications on priority green space and any improvements to the green network which have been delivered through these consents.

**Table 10.1**

Town	Area of green network developed ( ha )	Improvements to green network (ha)
Blantyre/ High Blantyre	-	-
Bothwell	-	-
Uddingston	0.14	9.8
Hamilton	0.12	3.65  Note 3.5 ha of which has been considered to be improved by the lighting of sports pitches
Cambuslang/ Rutherglen	0.01	-
Carluke	-	-
Larkhall	-	-
Stonehouse	-	-
East Kilbride	0.24	1.62
Strathaven	-	-
Lanark	0.1	-
Total	0.61	15.07

**10.2** It is considered that given there has been little development within these areas the policy is operating successfully in safeguarding these locations. In terms of improvements to these areas the figures do not reflect the overall levels of investment that have taken place in these locations, as much of this is not related to planning consents. Much of the land in question is Council owned and many of these area such as Public Parks and Gardens and some areas of natural greenspace form part of several strategies and initiatives.

**10.3** In terms of Council led improvements to greenspace, four areas have been regenerated:

- Redlees
- Udston/Glenlee
- Backmuir Woods
- Langlands Moss LNR



**10.4** The first three had their boundaries secured, fly-tipping and abandoned vehicles, etc. removed and new path systems constructed. Langlands Moss LNR has had its ecological decline halted through the installation of a series of dams across all main drains and improvements made to the surrounding path network. All projects have been developed within a structured community consultation framework and now have representative community groups who work in partnership with SLC on their management and development. A training and support framework has been developed for community groups engaged in greenspace improvement, local path management or community horticulture. Over 40 groups are now working within this framework and 28 training courses have been run since April 2010. Funding has been secured for the regeneration of Neilsland Park and Earnock Glens (Hamilton) over 2012/13. Consultations have been completed and a viable community management group is in place. This will add another 29 ha to the total by the end of 2012.

**Table 10.2**

Greenspace	Community	Area regenerated (ha)
Redlees Quarry	Blantyre	26
Langlands Moss	East Kilbride	17
Udston/Glenlee Estates	Hamilton	8
Backmuir Woods	Hamilton	19
	<b>Totals</b>	<b>70</b>

**ENV 2 Local green network policy**

**10.5** Policy ENV 2 seeks to protect and support actions to enhance the Local Green Network. The table below shows the impact of development applications on the local green network and any improvements to the green network which have been delivered through these consents.

**Table 10.3**

Town	Area of green network dev (ha)	Imp to green network (ha)
Blantyre/ High Blantyre	-	-
Bothwell	0.1	1
Uddingston	0.14	9.8
Hamilton	3.8	5.3  Note 3.5 ha of which has been considered to be imp by the lighting of sports pitches)



Cambuslang/ Rutherglen	0.1	-
Carluke	-	-
Larkhall	0.1	1.63
Stonehouse	-	-
East Kilbride	2.4	3.3
Stonehouse	-	-
Strathaven	-	-
Total	6.6	21.00

**10.6** In terms of Policy ENV 2 – Local Green Network the greatest area of improvement has been around Porterswell, Uddingston where the works to upgrade the existing pitches are currently underway together with an element of woodland management. The main areas where there has been development of the green network have been within the towns of Hamilton, and East Kilbride, these are also where there has been some of the greatest improvements to the network. It should be noted that 3.5 ha of these improvements relate to the lighting of sports pitches the remainder of the improvements relates to landscaping, play areas and MUGA pitches associated with the provision of several new schools. There have also been smaller scale improvements relating to the settlements of Larkhall and Bothwell. The improvements in Larkhall again relate to the school modernisation programme. In relation to the Bothwell area the improvements relate to the provision of an area for organic growers.

**10.7** Whilst the evidence suggest that the policy is operating successfully in safeguarding these areas over the period there has been little significant improvements to the network as a whole which would suggest a more proactive approach is required. In line with Policy ENV3 the Council has prepared a draft Green Space Strategy which will provide the integrating framework for the Council and its partners to deliver actions for a sustainable network of green spaces, which will facilitate biodiversity and improve the health and well being of the communities of South Lanarkshire. As part of the strategy it is the intention to develop a greenspace quality model which will be developed into a corporate decision support tool as well as an action plan that provides a framework of actions that are specific, measurable, achievable, realistic and time bounded.

**ENV3 South Lanarkshire green space strategy proposal**

**10.8** The draft South Lanarkshire Greenspace Strategy was published in 2010. This sets out the Council's aims and objectives on greenspace for the next three years.

**ENV 4 Protection of the natural and built environment policy**

**10.9** The resources identified for protection in this overarching policy generally have more detailed policies which apply to them - these are covered individually below. The exceptions are the locally important resources of Local Nature Reserves, Ancient Woodland, Tree Preservation Orders, Country Parks and Rights of Way. It should be noted that the categories currently identified in ENV 4 will be subject to change, with some resources being accorded additional protection. There is a requirement to add battlefields to the resources currently listed in the policy.



### Local Nature Reserves (LNR).

**10.10** There is currently 1 LNR at Langlands Moss East Kilbride. Proposal ENV 5 states that the Council proposes the designation of a new LNR at Morgan Glen, Larkhall. There has been some progress towards achieving this with committee approval however formal designation of the site is not yet concluded.

### Ancient woodland.

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

**10.12** Monitoring of planning applications over the period 2007 - 2011 indicates that a number of developments potentially impacted on this resource but data on whether any ancient woodland was actually lost is not readily available. Data is also not currently available on the extent of new planting which has been created by new developments in South Lanarkshire. However the increasing emphasis on woodland protection and creation at national and council level suggests that a greater policy emphasis should be given to this in the SLLDP.

### Tree Preservation Orders (TPO)

**10.13** Proposal ENV 10 states that the Council will undertake a review of TPOs in the Council area. Work has commenced on this and the Council's legal service is currently checking and verifying all existing TPOs.

### Country parks

**10.14** There has been no change to the provision of country parks in South Lanarkshire during the period 2007 - 2011

### Rights of way

**10.15** A final draft of the Council's Core Paths Plan was published in 2010.

### Natural heritage policies

**10.16** Detailed information on the current status and condition of natural heritage resources in South Lanarkshire is to be found in the State of the Environment Report 2011. The sections below set out the policies for specific designations and outline the potential impact on these resources as a result of development.

### ENV 6 Local Nature Conservation Sites proposal

**10.17** ENV 6 states that the Council will review all recorded Sites of Importance for Nature Conservation and identify new local nature conservation sites (LCNS) where relevant. The work undertaken to develop the Council's Local Biodiversity Strategy has concluded that, given the large land area of South Lanarkshire and the lack of biological data that is available, it is impractical to identify and designate a large number of LCNS. Therefore, the preferred approach is to assign habitats to different tiers, with each tier receiving a certain level of protection. For example, irreplaceable habitats such as peatland and ancient woodland would receive the highest level of protection. This approach will be reflected in the LDP.



### ENV 9 Review of landscape character proposal

**10.18** This proposal has been implemented. A report titled 'Validating Local Landscape Designations' was approved in December 2010. This replaces the previous landscape designations in South Lanarkshire (Regional Scenic Area and 2 Areas of Great Landscape Value) with 6 Special Landscape Areas:

- Lower Clyde and Calderglen
- Middle Clyde Valley
- Upper Clyde Valley and Tinto
- Douglas Valley
- Pentland Hills and Black Mount
- Leadhills and the Lowther Hills

### ENV 20 Natura 2000 sites policy

**10.19** Policy ENV 20 looks at development likely to have a significant effect on a Natura 2000 sites. Information on the current status and condition of natural heritage resources in South Lanarkshire is to be found in the State of the Environment Report 2011.

#### Special Protection Areas (SPA)

**10.20** These areas are specifically protected for their ornithological importance and for this reason developments outwith the boundary of the SPA can have impacts on their qualifying interests. Planning applications within or within a 1km buffer of an SPA have been analysed. It is however recognised that certain developments such as wind farms can have implications for more distant SPAs. The analysis indicates that during the period 2007-2011 no developments were approved within SPAs. 5 applications were consented within 1km of an SPA but none were considered to adversely affect the qualifying interests.

#### Special Areas of Conservation (SAC)

**10.21** SAC are selected for a number of habitats and species, in South Lanarkshire these are predominantly woodlands and wetlands. Planning applications within or adjoining an SAC have been analysed. It is however recognised that certain developments can have implications for more distant SACs. The analysis showed that during the period 2007-2011, 1 application was approved within and 15 approved adjoining SACs. None of these was considered to adversely affect the qualifying interests.

### ENV 21 European protected species

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

### ENV 26 Sites of Special Scientific Interest/National Nature Reserves policy

**10.23** This policy relates to any development that affects a Site of Special Scientific Interest/National Nature Reserves. Monitoring of planning decisions from 2007-2011 indicates that 28 applications determined during this period were within or adjacent to SSSIs. All of these were granted. Of these 3 lay wholly within, 6 were partly within and the remaining 19 were adjoining SSSIs.

**10.24** The 3 applications wholly within SSSI were for a car park to serve Tinto hill, a footbridge at Cleghorn and a house extension near Crossford. None of these were considered to adversely affect the SSSI in which they were located.



**10.25** The 6 applications partly within SSSI were mainly for householder developments and did not raise issues. One application for a windfarm overlapped with a small geological SSSI but the operational area of the windfarm was distant from the protected site and would not affect it. The remaining applications which adjoined an SSSI did not raise issues.

**10.26** There are currently 2 designated NNR in South Lanarkshire. Since the adoption of the SLLP the Clyde Valley Woodlands NNR has been extended to include additional tracts of ancient semi natural woodland. The monitoring data below includes these additional areas.

**10.27** Monitoring of planning decisions from 2007-2011 indicates that 6 applications determined during this period were within or adjacent to NNRs. All of these were granted. Of these 1 lay partly within and the remaining 5 were adjoining NNRs. None of these applications raised issues.

**ENV 29 Regional Scenic Area and Area of Great Landscape Value policy**

**10.28** These policies cover extensive areas which makes it difficult to assess the impact of development proposals within them. Monitoring information is not readily available on applications which have been refused solely on grounds of landscape impact. Since the adoption of the SLLP the RSA and AGLV designations have been reviewed and replaced by Special Landscape Areas.

**Built Heritage Policies**

**ENV 7 and ENV22 New Lanark World Heritage site**

**10.29** Monitoring of policies ENV7 and ENV22 has been carried out to establish the effectiveness of measures which has been put in place to control development within the New Lanark World Heritage site and its setting (buffer zone), and the appropriateness of the detailed criteria against which development is assessed.

**10.30** This has been achieved by analysing the number and nature of the planning applications submitted within the world heritage site and its buffer zone, together with progress on the following planning measures: conservation area appraisal, design guidance, and a review of the Article 4 Direction.

**10.31** The Council has carried out an appraisal of the New Lanark Falls of Clyde Conservation Area, which was approved at Planning Committee on 23 August 2011. The committee approval also agreed that an Article 4 Direction for the New Lanark Falls of Clyde Conservation Area should be implemented and in doing so the public consultation should be commenced with the necessary statutory procedures followed thereafter. The approved character appraisal will provide supplementary guidance which guides development while promoting the special qualities of the built environment, and will become a material consideration in the assessment of future developments.

**10.32** The design guidance is provided through Policy ENV22. This policy provides a range of criteria which proposed developments require to consider. The assessment against these criteria is subjective, and therefore it is difficult to monitor the appropriateness of the individual criteria.

**New Lanark World Heritage site**

**10.33** During the period 2007 - 2011, 22 applications within the world heritage site were submitted.

**Table 10.4**

Decision	No of applications
Granted	19



Decision	No of applications
Refused	1*
Withdrawn	2

\*The refusal was for a detailed house design which was not appropriate.

**10.34** The approvals fell into the following broad categories:

**Table 10.5**

Category	No of approvals
Residential Dwelling(s)	9
House Extension/Alteration	3
Water Supply/Treatment	3
Other	5

**10.35** There is a cluster of residential development to the entrance into the New Lanark World Heritage site from Braxfield Road. Most are conversions of existing buildings; however some are also new build dwellings. Various applications have also been submitted to repair or refurbish existing buildings and other features.

**Buffer zone**

**10.36** During this period 35 applications within the buffer zone were submitted.

**Table 10.6**

Decision	No of applications
Granted	29
Refused	3
Withdrawn	3

**10.37** The refusals were for residential dwellings. Of the approvals 15 were householder applications for the extension or alteration to dwellings.

**10.38** The remaining 17 approvals were non-householder proposals, and fell into the following broad categories:

**Table 10.7**

Category	No of applications
Residential Dwelling(s)	9
Tourist Accommodation/Facility	2



Category	No of applications
Agricultural Building(s)	2
Sewage treatment/disposal	1
Other	3

**10.39** The applications were sparsely distributed to the southern area of the buffer zone, with a concentration of application to the north-west. In particular, there is a cluster of applications for residential development along the north-western boundary of the buffer zone where it meets the world heritage site.

**10.40** The Council has progressed the planning measures proposed in Policy ENV 7 to control development within this area, and committee approval has been given to review the Article 4 Direction. The design guidance criteria in Policy ENV 22 is subjective and further guidance on the built heritage issues in the form of supplementary guidance should be investigated.

**10.41** Monitoring has indicated that development on the western outer edge of the New Lanark Conservation Area, and the New World Heritage buffer zone, has been approved which is clearly visible from main views within the New Lanark Work Heritage Site. The buffer zone could be re-assessed to ensure that more significant areas which could have a direct impact on the New Lanark World Heritage Site are highlighted, as there is no differentiation between the wider buffer zone, which includes areas such as Lanark Town Centre, and the areas of greater importance where development will be clearly viewed from within New Lanark

**ENV 8 Conservation Area character appraisals proposal**

**10.42** This proposal outlines the Councils intention to prepare Conservation Area Character Appraisals for existing Conservation Areas in South Lanarkshire to assess their status and recommend measures for their further preservation and enhancement.

**10.43** South Lanarkshire contains 30 Conservation Areas of a variety of scale and nature. In order to carry out the preparation of the Appraisals a phased programme has been drawn up divided into Phase 1, Phase 2 and Phase 3 depending on priority requirements which can be influenced by such factors as development pressure, grant funding bids and World Heritage Site status. The table below indicates progress on the Phase 1 appraisals. No progress has been made on Phases 2 and 3.

**Table 10.8**

Conservation Area	Comments
Douglas	complete
Rutherglen	complete
New Lanark (OCA)*	complete
Lanark (OCA)	No progress
Leadhills (OCA)	complete
Lesmahagow	Draft underway
Bothwell	No progress





Cambuslang	No progress
Carnwath	No progress
Covington	No progress
Coulter (OCA)	No progress
Lamington (OCA)	No progress

### ENV 23 Ancient Monuments and Archaeology policy

**10.44** Monitoring of policy ENV23 has been carried out to establish the effectiveness of the policy in achieving its aims of protecting and preserving scheduled ancient monuments and other important archaeology resources. This has been achieved by analysing the number and nature of the planning applications submitted within the boundaries of Scheduled Ancient Monuments (SAMs), and their buffer zones. Due to the difficulty in monitoring other important archaeology resources which are not SAMs (because of the vast numbers involved), no monitoring relating to this has been carried out.

#### Scheduled Ancient Monuments

**10.45** There are 178 SAMs within South Lanarkshire. During this period of monitoring 154 of these (including their buffer zones) have not been subject of any planning applications. The remaining 24 SAMs have a cumulative total of 25 planning applications submitted where the planning application site extends within SAM boundaries. Within the SAM buffer zones a cumulative total of 96 planning applications have been submitted.

**Table 10.9**

Category	No of decisions
Granted	23
Refused	1
Withdrawn	1

**10.46** The applications within the SAMs did not physically affect the SAMs. Some of the application boundaries extended within these areas, however no physical development was proposed. Other applications related to alterations to existing buildings or signage.

**Table 10.10**

Category	No of decisions
Granted	82
Refused	6
Withdrawn	8



**10.47** Three refusals were not relevant as they did not physically affect the ground. The remaining 3 refusals relating to new house developments and a windfarm did not site archaeological reasons for refusal. The 82 approvals fell into the following broad categories:

**Table 10.11**

Type of development	No of approvals
Advertisement signs	3
Agricultural Building(s)/Other	3
Education Service	2
Hotel/Hostel	2
General Industry	2
Hot Food Shop	3
House Extension/Alteration	30
Mineral Extraction	2
Other	6
Outdoor Sport/Recreation	2
Portable/Temporary Building	1
Public House	2
Residential Dwelling/Flats	22
Demolition	1
Residential Institution	1

**10.48** The majority of buffer zones had minor developments proposed, for example alterations/changes of use/extensions to existing buildings, advertisement signs, or small housing development which consolidated an existing building group. The two buffer zones which had applications which affected them are Hyndford Cleugh House, which is impacted by mining operations, and Bothwell Castle which has seen 6 new dwellinghouses (as part of a wider development).

**10.49** The monitoring process as shown that none of the SAMs have been physically affected by development proposals. Their buffer zones have been relatively well protected. No monitoring of other important archaeology resources which are not SAMs has been carried out. Overall the policy has achieved its aims of protecting Scheduled Ancient Monuments.



**ENV 24 Listed Buildings policy**

**10.50** Monitoring of policy ENV24 has been carried out to establish its effectiveness in achieving the aims of the policy as stated above by analysing the number of listed building applications submitted. The guidance provided in Policy ENV24 provides clear aims and stresses the importance that a full understanding of the importance of the building and any of its architectural features, is important in any application for development. The policy also provides criteria to make considered in any demolition proposal.

**10.51** The listed building applications submitted cover a wide range of developments which affect the listed building or its immediate setting; due to the number and nature of applications involved it is not possible to separate the data into the various type of development proposal. The assessment against the policy is subjective and therefore the quality of the developments will vary. Due to the above it is difficult to monitor the effectiveness of the policy.

**10.52** During this period of monitoring 264 listed building applications were submitted.

**Table 10.12**

Category	No of decisions
Granted	216
Refused	8
Withdrawn	40

**10.53** Due to the subjective nature of the assessment against Policy ENV24 it is not possible to determine the effectiveness of the policy. However, the aims of the policy are clear, and this should give a clear indication of the importance of preserving listed buildings.

**10.54** Supplementary design guidance may be investigated to ensure consistency in the quality of development, and to raise an awareness of the historic design issues which the policy aims to consider. Policy ENV24 is satisfactory in achieving its aims, but may be improved further with supplementary design guidance.

**ENV 25 Conservation Areas policy**

**10.55** Monitoring of policy ENV25 has been carried out to establish the effectiveness of this policy in achieving the aims of the policy as stated above. There are 30 conservation areas within South Lanarkshire. This policy has been monitored by analysing the number and nature of the planning applications submitted within each of the conservation areas. However, it should be noted that the data does not allow for variations in the interpretation of the policy or how it is applied across the area offices.

**10.56** The guidance provided in Policy ENV25 provides overall aims, and does not give specific design criteria or all of the detailed issues to be considered. The assessment against the policy is subjective, and it is therefore difficult to monitor the exact effectiveness of the policy. During this period of monitoring 943 planning applications were submitted within the boundary of a conservation area.

**Table 10.13**

Category	No of decisions
Granted	831



Category	No of decisions
Refused	41
Withdrawn	71

**10.57** The majority of notable applications within the conservation areas are householder applications for the alteration and extension to dwellinghouses, proposals for the erection of new dwellinghouses, and the erection of advertisement signs.

**Table 10.14**

Type of development	Approved	Refused
Householder Applications	266	7
Residential Development	116	8
Advertisement	82	3

**10.58** The character and integrity of some conservation areas have been protected better than others. Due to the lack of criteria and reference to supplementary guidance in the local plan policy, there has not been a consistent approach across the Council areas.

**10.59** The installation of inappropriate signage and carrying out of insensitive shop front alterations within conservation areas is having a significant impact on the overall character of the streetscapes of the conservation areas which contain retail areas, including town and village centres. This issue is referred to in detailed supplementary guidance and the local plan policy should refer to this, thereby encouraging an appropriate quality of design.

**10.60** The installation of inappropriate windows and doors on public elevations within conservation areas is having an adverse impact on the traditional character and integrity of conservation areas. This issue is referred to in supplementary guidance and the local plan policy should refer to this for the same reasons as above.

**10.61** There is no supplementary design guidance on household extensions or residential developments within conservation areas (outwith that of limited conservation area appraisals). This should be investigated further, and referred to in Policy ENV25 to assist in ensuring that consistency and high quality decisions are made throughout South Lanarkshire Council.

**10.62** The policy does address the issue of demolition within the conservation areas through limited advice in Policy ENV25, and reference to Policy ENV24 Listed Buildings. The issue of demolition should be improved within Policy ENV25, with additional criteria relating to justification.

**10.63** The policy does not stress the importance of considering the built environment to which new development relates. There are not enough criteria with regard to consideration of the existing pattern of development and density, and the character of the area. The investigation into providing additional supplementary design guidance may address this issue without adding too many criteria in the policy.

**10.64** In view of the above Policy ENV25 is not effective in meeting the general aims of the policy and requires to be reviewed.



**ENV 28 Historic Gardens and Designed Landscapes policy**

**10.65** There are 6 Historic Gardens and Designed Landscapes within South Lanarkshire. This policy has been monitored by analysing the number and nature of the planning applications submitted within each of the Historic Gardens and Designed Landscapes.

**10.66** The guidance provided in Policy ENV28 makes clear what the overall aim of the policy is. Notwithstanding the above, the assessment against the policy is subjective, and is therefore difficult to monitor the exact effectiveness of the policy. During this period of monitoring 228 applications within the Historic Gardens and Designed Landscapes were submitted.

**Table 10.15**

Category	No of decisions
Granted	209
Refused	5
Withdrawn	14

**10.67** Of the 5 refusals, 4 were for the erection of dwellinghouses. The reasons for refusal included the adverse impact that the house development would have on the character and integrity of the Designed Landscape. The remaining refusal was for a householder development which was refused on residential amenity grounds.

**10.68** Of the approvals, 21 were advertisement applications for the erection of signage attached to buildings or free standing signs, and 90 applications were householder applications for the extension or alteration to dwellings. The remaining 98 approvals were non-householder proposals, and fell into the following broad categories:

**Table 10.16**

Type of development	No of approvals
Utility Service/Telecommunications/Water supply or treatment/Sewerage	8
Agricultural Building(s)/Other	1
Tourist Accommodation/Facility	1
Public House	6
Other	37
Religious Establishment	2
Residential Dwelling(s)	25
Education	1
Mineral	1
Office	5



Type of development	No of approvals
Retail shop/ café/ restaurant	11

**10.69** There are 6 Historic Gardens and Designed Landscapes: Hamilton Palace; Chatelherault; Barncluith; Falls of Clyde; Lee Castle; and Scot’s Mining Company House. Of these, 3 remain relatively undeveloped. The three areas that have had notable development proposals are as follows:

- Chatelherault: A small pocket of residential development to the northern boundary along the A72 has been approved. This is a relatively small development in comparison with the surroundings and existing development. The majority of the landscape remains undeveloped.
- Falls of Clyde: A pocket of residential housing to the NW boundary has been approved. This area of the landscape may be under pressure from residential development. The remaining landscape remains undeveloped.
- Hamilton Palace: This area has seen the largest share of applications submitted. To the north there is linear development consisting of general business and light industry. Within this northern area existing business have had applications to extend or carry out alterations. There is an area of housing to the north east of Bothwell Road which has had 2 small extensions to flatted dwelling houses. The majority of applications are to alter and extend existing commercial premises, and to install advertisement signage. Within the southern area of the landscape designation there are a number of applications to extend dwelling houses. Given the small scale of the developments, and the majority to existing premises, there has been no further impact on the Designed Landscape.

**10.70** Overall the character and integrity of the Historic Gardens and Designed Landscape have been positively protected. The policy aims are clear that development should not adversely impact upon the character, or views to and from, the Designed Landscape and Historic Garden areas. This policy has been used to refuse inappropriate development. However, the design guidance criteria in Policy ENV28 is subjective and further detailed guidance on the built and natural heritage issues in the form of supplementary guidance could be investigated.

**10.71** Overall it is concluded that the existing environmental policies are working well and protecting these resources from the adverse impacts of development. There is a need for some policies to be updated to take account of changes to national policies and guidance.





## 11.0 Design





**11.1** The SLLP contained a number of policies relating to design issues. These were aimed at achieving high quality design of developments. However monitoring of these policies is subjective and as a result no data is currently available to assess whether these have been implemented or not. It is proposed that the design policies are reassessed and included in Supplementary Guidance associated with the SLLDP.



## 12.0 Flooding and sustainable urban drainage



**ENV 12 Flooding policy**

**12.1** Policy ENV 12 seeks to avoid increased flood risk by refusing permission for new development where it would be at risk from flooding or increase the risk of flooding elsewhere. The policy has been monitored by analysing the number and nature of the planning applications submitted within the functional flood plain during the period March 2007 - March 2011.

**Table 12.1**

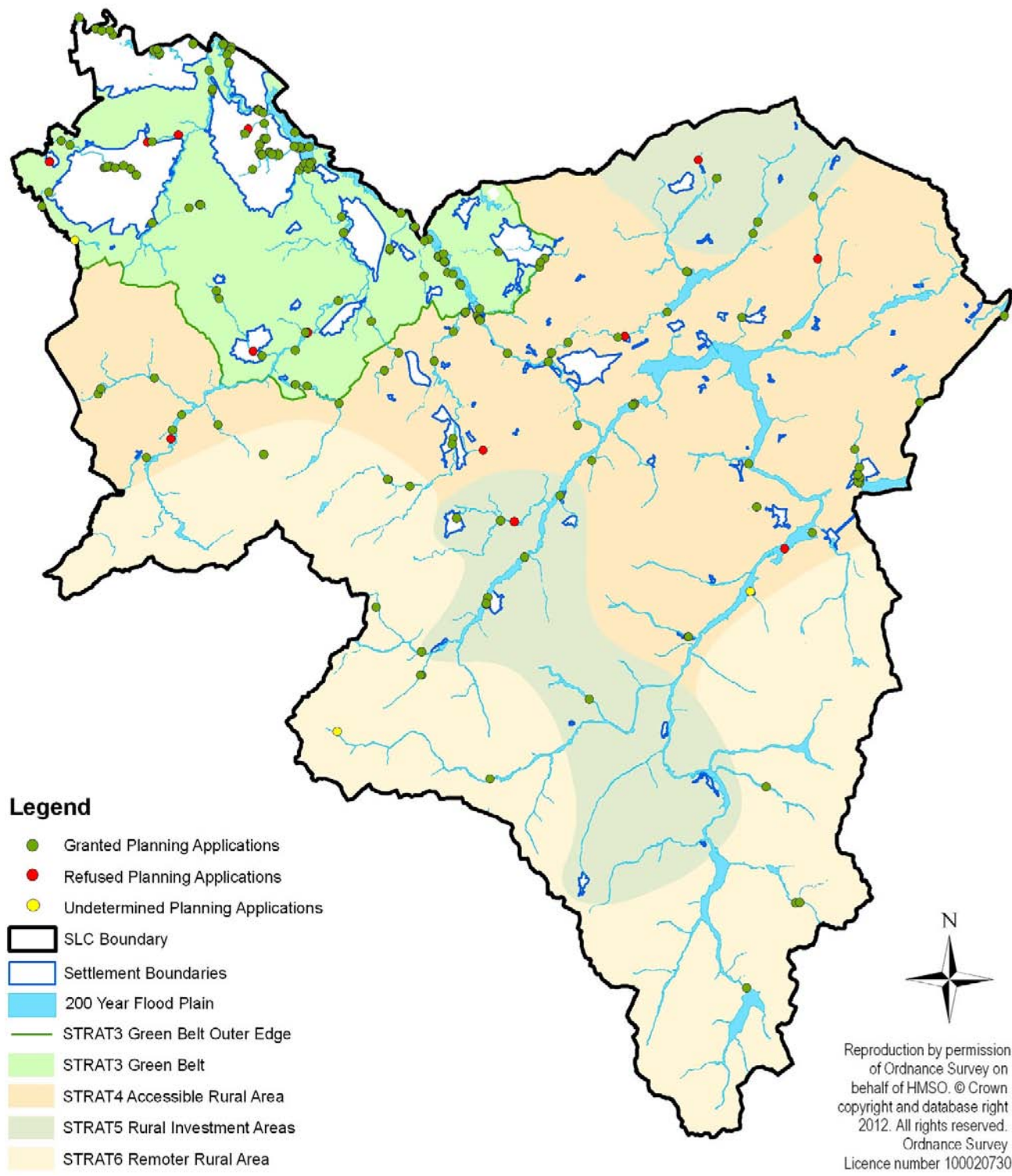
Applications determined within floodplain 2007-2011			
Development type	approved	refused	total
Agriculture Related	8	0	8
Extension/Alteration	81	2	83
Infrastructure	24	2	26
Minerals/waste	7	2	9
Residential development	49	8	57
Other built development	28	2	30
other	14	2	16

**12.2** The overall monitoring figures above suggest that there has been a high level of approval of applications affecting the functional floodplain. A closer examination of the data however indicates that impacts may be less significant. A large proportion of the applications are for extensions/alterations to existing buildings so are unlikely to raise issues. Also, in many cases development boundaries only marginally impact on the floodplain area. In some areas flood defences have been installed, which is not taken into account in the definition of the floodplain. However there is still evidence of a potential issue which will need to be addressed in the LDP.

**12.3** The map and diagram below illustrate the distribution of planning applications in the 1:200 year flood plain.

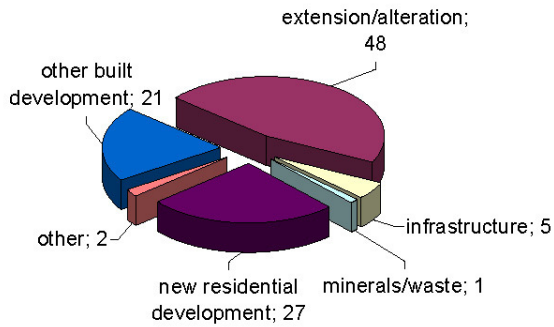


Map 12.1 Planning applications in the 1:200 year flood plain





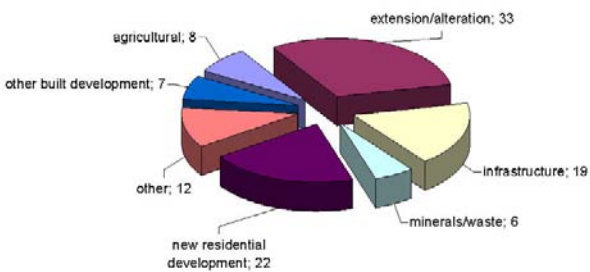
**Figure 12.1 Planning applications in flood plain granted within settlements**



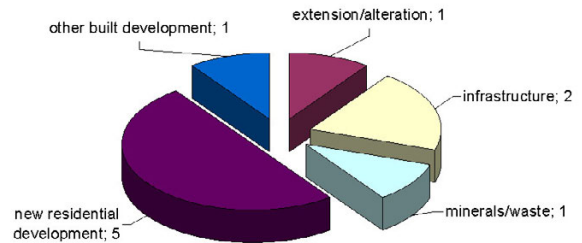
**Figure 12.2 Planning applications in flood plain refused within settlements**



**Figure 12.3 Planning applications in flood plain granted outwith settlements**



**Figure 12.4 Planning applications in flood plain refused outwith settlements**



**ENV 13 White Cart flood prevention scheme proposal**

**12.4** This proposal relates to the White Cart flood prevention scheme and has now been implemented.

**ENV 37 Sustainable urban drainage systems policy**

**12.5** The aim of the SUDS policy was to support and encourage the use of sustainable urban drainage system to reduce the potential effects of new developments. Between March 2007 and 2011, 591 applications have been approved with SUDS conditions attached. Many of the schemes that have been implemented provide a valuable ecological dimension to development areas.



## 13.0 Renewable energy



**13.1** The SLLP contains four renewable energy policies. The policy context has subsequently been updated with the approval in December 2010 of Supplementary Guidance for Renewable Energy. The monitoring data in this section relates to policies in the SLLP.

**ENV 14 Potential windfarm areas of search policy**

**13.2** South Lanarkshire has become a focus for wind energy development in recent years. The table below shows development applications within and outwith the local plans potential areas of search. The figures indicate that there was more development approved outwith the search areas than within them. This is mainly due to the approval on appeal of the 152 turbine Clyde Windfarm near Abington. The potential areas of search have been refined in the Supplementary Guidance and may be subject to further review in the LDP.

**Windfarm applications (4+ turbines) 2007-2011**

**Table 13.1**

	Approved			refused			
	no of apps	no of turbines	output MW	no of apps	no of turbines	output MW	
Within potential areas of search	3	30	62	0	0	0	
Outwith potential areas of search	3	178	592	1	17	42.5	
Total	6	208	654	1	17	42.5	

**ENV 15 Spatial framework for windfarms proposal**

**13.3** Proposal ENV 15 has been implemented.

**ENV 16 Renewable energy development policy**

**13.4** ENV 16 Part A applies to all forms of renewable energy developments other than large wind farms which are covered by ENV 14. Following adoption of the SLLP there has been considerable development pressure in this sector, largely due to the introduction of the feed in tariff subsidy. This has resulted in a considerable number of applications for single and small scale turbine developments across South Lanarkshire as shown below. Monitoring shows that 116 turbines with a range of heights and locations have been approved since 2007, with a further 70 applications yet to be determined. The majority of applications approved to date are for turbines under 50m in height. Of the undetermined applications, more than half are for turbines of over 50m, indicating a trend towards the use of taller machines.



**Applications for single/small scale turbines (less than 4) 2007-2011**

**Table 13.2**

Year of app	Total applications received		progress					
			approved		refused		undetermined	
	no	total turbines	no	total turbines	no	total turbines	no	total turbines
2007	11	13	10	12	1	1	0	0
2008	15	18	15	18	0	0	0	0
2009	9	10	9	10	0	0	0	0
2010	27	47	23	40	0	0	4	7
2011	89	116	23	36	0	0	66	80
Total turbines		204		116		1		87

**13.5** There has been less demand for other technologies such as hydro, solar, biomass and heat pumps. In accordance with ENV 16 the Council has generally taken a supportive approach to such developments, provided they accord with the criteria in ENV 38 (as updated by the Renewable Energy SG).

**Applications for other renewable technologies 2007-2011**

**Table 13.3**

Technology	no of apps	status		
		approved	refused	undetermined
hydro	1			1
solar	8	7	1	
heat pump	8	7		1
biomass	6	6		





**13.6** Part B of ENV 16 related to specific requirements set out in SPP6 Renewable Energy. These did not carry forward into SPP. This part of ENV 16 has therefore not been implemented and SG on this subject was not considered necessary.



## 14.0 Waste management



**Waste management policy**

**14.1** SLLP contained two policies aimed at assessing proposals for waste management facilities or protecting existing facilities, ENV18 – Waste Management Policy and ENV 39 – Waste Management Site Assessment Policy. The policy also cross referred to a table of existing facilities as follows:

**Table 14.1**

<b>Existing waste management facilities</b>
Waste management facility
Cambuslang Road recycling centre, Cambuslang
Castlehill industrial estate recycling centre, Carluke
Cathkin landfill site, East Kilbride
East Avenue recycling centre, Blantyre
Hamilton Road recycling centre, Strathaven
Middleton Avenue recycling centre, Larkhall
Newhousemill Road recycling centre, Hamilton
Peel Park recycling centre, East Kilbride
Rigmuir landfill site, East Kilbride

**14.2** Since 2007 only one major application has been received for a waste facility. This was for a thermal treatment facility which was assessed under policy ENV39 and subsequently approved. The policies in the local plan were used to assess the application but were felt to be more biased towards landfill and may need wording amended to deal with the different types of waste treatments now available.

**14.3** The sites listed in SLLP are all still operational although Cathkin landfill site in East Kilbride is almost completed. In addition the Newhousemill Road recycling centre in Hamilton is now a ‘state of the art’ Green Waste recycling centre.

**14.4** The policy has worked well but has not been tested to any extent.



## 15.0 Vacant and derelict land



**ENV 19 Vacant and derelict land**

**15.1** The aim of this policy is to develop and implement a rolling programme for the remediation of contaminated sites and redevelopment, including greening, of vacant and derelict land.

**15.2** The Council undertakes an annual survey of vacant and derelict land in its area. Monitoring shows that, after falling steadily over the period 2000-2007, the total area of vacant and derelict land in South Lanarkshire has fluctuated over the last 5 years, while the number of sites has shown a small increase. This reflects the economic downturn since 2007/8.

**Table 15.1**

Annual total vacant & derelict land in South Lanarkshire		
Monitoring year	Sites	Area Ha
2011	242	495
2010	238	518
2009	230	530
2008	219	531
2007	211	504
2006	219	517
2005	240	551
2004	251	604
2003	268	635
2002	270	651
2001	281	686
2000	292	702

**15.3** The 2011 statistics indicate that the majority of vacant and derelict sites are in urban areas, however there remains a legacy of large rural derelict sites associated with the area's mining and industrial past.



**Table 15.2**

Area	Urban (sites)	Urban (area) Hectares	Rural (sites)	Rural (area) Hectares
Clydesdale	59	39	27	169
East Kilbride	23	30	0	0
Hamilton	60	73	11	52
Cambuslang Rutherglen	60	129	2	4

**15.4** The relative distribution of the vacant and derelict land has however changed since 2007, with the share in Clydesdale and East Kilbride increasing and the share in Hamilton and Cambuslang/Rutherglen declining. This in part reflects the priority which the Council has given to tackling derelict land in the priority areas identified in policy ENV 19.

**Relative distribution of vacant and derelict land**

**Table 15.3**

	% of South Lanarkshire total vacant & derelict	
	2007	2011
Clydesdale	36%	42%
East Kilbride	4%	6%
Hamilton	28%	25%
Cambuslang Rutherglen	31%	27%

**Derelict Land Fund**

**15.5** The Scottish Government provides funding through the Vacant and Derelict Land Fund (VDLF) to those local authorities with some of the greatest concentrations of vacant and derelict land that is in close proximity to some of Scotland's most deprived communities. The Scottish Government's allocation to South Lanarkshire for the 3 financial years 2008-2011 was £5.7million.



**15.6** The South Lanarkshire Local Delivery Programme identified the key priorities for VDLF expenditure. Particular emphasis has been on projects within Clyde Gateway and South Larkhall. This reflects the priorities in ENV 19. Other priorities have been town and village centres, area regeneration partnerships and settlements included in the worst 15% of the Scottish Index of Multiple Deprivation and Housing regeneration areas. In future the focus of VLDF funding will concentrate on the Clyde Gateway.



## 16.0 Countryside and rural economy





### CRE 1 Housing in the Countryside

**16.1** This policy outlines the circumstances in which housing development in the green belt and countryside outwith settlements may be acceptable and sets out criteria against which such developments are assessed. The policy considers different categories of housing development including new build dwellings, conversions/change of use and dwellings for agricultural workers and for rural businesses. The tables below indicate the number of applications in each category within the green belt and the rural area outwith the green belt.

#### Housing applications in the Green Belt 2007 - 2011

**Table 16.1**

Category	Granted		Refused		Developed	
	No of apps	No of units	No of apps	No of units	No of apps	No of units
New build housing	26	68	17	55	3	3
COU/ conversion	30	51	5	5	13	19
Agricultural dwelling	4	4	-	-	3	3
Business dwelling	1	1	-	-	-	-
Replacement dwelling	5	7	-	-	-	-
Subdivision	4	5	-	-	2	2
Mixed	-	-	1	2	-	-
<b>TOTAL</b>	<b>70</b>	<b>136</b>	<b>23</b>	<b>62</b>	<b>21</b>	<b>27</b>

**16.2** This indicates that approximately similar numbers of applications for new housing and conversions/changes of use were approved in the green belt. However a significant number of applications for new developments were refused, indicating the high level of development pressure for new build developments in green belt locations. The level of take up of the consented developments was higher for conversions/change of use than for new build developments.



**Housing applications outwith the Green Belt 2007 - 2011**

**Table 16.2**

Category	Granted		Refused		Developed	
	No of apps	No of units	No of apps	No of units	No of apps	No of units
New build housing	96	215	43	69	21	25
COU/ conversion	66	173	4	9	18	72
Agricultural dwelling	8	9	3	3	4	4
Business dwelling	3	3	2	2	-	-
Replacement dwelling	5	9	-	-	1	1
Subdivision	1	3	-	-	-	-
Mixed	13	88	2	10	2	36
<b>TOTAL</b>	<b>192</b>	<b>500</b>	<b>54</b>	<b>93</b>	<b>46</b>	<b>138</b>

**16.3** This indicates that the number of new build housing applications was higher outwith the green belt and such applications were more likely to be approved. There was also a high number of units approved for conversions/change of use. This included two significant redevelopment proposals at Winston Barracks Lanark and Bertram House Carnwath.

**16.4** In total it is estimated that 138 units were constructed as a result of these consents however if all the consents in the rural area outwith the green belt had been implemented the figure would have been nearer 500 units.

**16.5** The above indicates that the policy has been largely successful in enabling appropriate housing development opportunities outwith settlements in the green belt and rural area and imposing a greater level of control of new developments in the green belt.

**CRE 2 Stimulating the rural economy**

**16.6** This policy seeks to maximise job creation in rural areas outwith established settlements by encouraging appropriate types of developments. The table below indicates the number of applications for different uses which have been determined in the period 2007 - 2011. There has been particular pressure for energy related developments (mainly wind turbines) and equestrian related developments. There has also been a relatively high level of applications for industrial/business developments.

**16.7** The vast majority of applications are for small scale proposals. However there has been a limited number of large development applications approved in the countryside to meet specific needs. In the Green Belt these include the development of a 9 hole golf course and indoor sports facility at Nerston, East Kilbride and an agricultural



feed mill and veterinary hospital outside Strathaven. Both of these have now been implemented. In the rural area there have been applications at Poniel near Douglas for bonded warehouses and a major mixed use development. Consent was also granted for an industrial development at Birkhill south of Lesmahagow.

**Table 16.3**

Applications for non housing uses outwith settlements 2007-2011						
Development type	Rural Area		Green Belt		Total	
	Approved	Refused	Approved	Refused	Approved	Refused
Agriculture related	51	0	15	0	66	0
Community/health	4	0	2	0	6	0
Energy	83	1	11	1	94	2
Equestrian	53	1	18	2	71	3
Industrial/offices	33	2	9	4	42	6
Infrastructure/transport	15	1	20	0	35	1
Minerals/waste	8	1	7	0	15	1
Tourism/sport/recreation	27	1	13	1	40	2
Mixed use	2	0	0	0	2	0
other	17	1	17	0	34	1



## 17.0 Development management



**17.1** The SLLP contained a number of policies specific to Development Management that along with the Strategic Policies contained in Volume 1 of the plan are most commonly used for determining individual planning applications. It includes for example, policies on extensions, alterations and other development affecting dwellings and their garden ground, telecommunications and enforcement of planning control.

**17.2** In addition guidance was included in the local plan on extensions and alterations which could be used by householders when submitting planning applications.

**17.3** The policies have been monitored through the planning services performance in granting or refusing applications that may be contrary to policies contained in the local plan and the level of appeals and their relevant decisions.

**17.4** The table below shows the level of South Lanarkshire appeals sustained as against the Scottish average. Apart from the anomaly in the 2008/09 (due to circumstances beyond the Council's control) there has been a consistently low percentage of appeals in South Lanarkshire sustained in comparison to the Scottish average. In addition, the appeals that have been sustained have been across a variety of differing proposals, with no particular policy consistently having appeals sustained against it. In view of this, there has been no indication that the development management policies require significant change and decisions made in accordance with these policies have been largely upheld on appeal.

**Table 17.1**

	2007/08	2008/09	2009/10	2010/11
SLC	28.6%	37.2%	18%	17%
Scottish average	38.3%	33.9%	32%	45%



## 18.0 Policy review



**18.1** The table below contains the initial recommendations regarding the policies and proposals currently contained in the South Lanarkshire Local Plan and how these should be taken forward into the South Lanarkshire Local Development Plan. The recommendations are based on both the monitoring of each individual policy and proposal and feedback from officers using the plan on a daily basis.

**Table 18.1**

Policy	Initial recommendation				Comments
	Retain	Delete	Amendment required	Supplementary Guidance (SG)	
STRAT 1 Regeneration Priorities	X		X		Retain policy. Update headings/wording
STRAT 2 Proposed CGAs			X		CGA's now part of Housing land policy may not require a separate policy direction.
STRAT 3 The Green Belt	X		X	X	Wording to be amended. SG to be prepared for detailed criteria for assessment of proposals
STRAT 4 Accessible Rural Area		X	X	X	STRAT 4, 5 and 6 to be replaced with a new Rural Areas policy. SG to be prepared for detailed criteria for assessment of proposals
STRAT 5 Rural Investment Area		X	X	X	see above
STRAT 6 Remoter Rural Area		X	X	X	see above
STRAT 7 Strategic Green Network	X		X	X	Retain overall policy but reword in accordance with new SDP. Detailed implementation to be addressed in SG.
STRAT 8 Development Framework Sites	X		X		Retain policy. New sites to be added.
STRAT 9 Environmental Mitigation and Enhancement		X			Policy no longer required now covered by SEA guidance
STRAT 10 Developers' Contributions	X		X	X	Retain policy reference but detail addressed in SG
RES 1 Housing Land Supply	X		X		Combine RES 1 and RES 2
RES 2 Proposed Housing Sites		X	X		Combine RES 1 and RES 2
RES 3 Residential Masterplan Sites	X		X		Retain policy. New sites to be added.
RES 5 Affordable Housing and Housing Choice	X		X	X	Retain policy reference but detail addressed in SG
RES 6 Residential Land Use	X				General policy that applies outwith specific policies
CTY 1 Primary School Modernisation Proposal	X		X		Retain until programme complete
CTY 2 Secondary School PPP Proposal		X			All complete - proposal no longer required.



CTY 3 Community Facility Provision	X		X		Possible merge policies CTY 3 and CTY 5
CTY 4 Stonehouse Community Centre Search Area Proposal		X			project complete
CTY 5 Sports Pitch Strategy Proposal	X		X		Possible merge policies CTY 3 and CTY 5
COM 1 Town Centre Land Use	X		X		Retain with amendments
COM 2 Core Retail Areas	X		X		Retain with amendments
COM 3 New Retail/Commercial Development	X		X	X	Retain with amendments
COM 4 New Retail/Commercial Development Proposals	X		X		Update table
COM 5 Retail Masterplan Sites	X		X		Update table
COM 6 Village/Neighbourhood Centres	X		X		Retain with amendments
COM 7 Out of Centre Retail/Commercial Locations	X		X		Retain with amendments
ECON 1 Industrial Land Use			X	X	Retain policy with amendments.SG to be prepared for detailed criteria for assessment of proposals
ECON 2 Existing Industrial Uses outwith Industrial Areas		X		X	This could be addressed through SG
ECON 3 Strategic Locations for Work and Business	X		X		Amend and rename policy to cover hierarchy of employment locations.
ECON 4 Industrial Land Supply			X		retain policy and combine with ECON 5
ECON 5 Proposed Industrial Sites		X			combine with ECON 4
ECON 6 Rural and Farm Diversification		X		X	This can be addressed in Greenbelt and Rural areas SG
ECON 7 Strategic Office Developments	X		X	X	Rename and reword to cover all types of office development and include detail in Economy SG.
ECON 8 Small Scale Office Development		X		X	Rename and reword to cover all types of office development and include detail in Economy SG.
ECON 9 Tourism Development	X		X	X	Rename and reword to cover all types of tourism and countryside recreation development covered by ECON 8-12 and include detail in SG.





ECON 10 Tourist Facility Development		X		X	see ECON 9
ECON 11 Countryside Recreation Opportunities		X		X	see ECON 9
ECON 12 Tourist Accommodation		X		X	see ECON 9
TRA 1 Development Location and Transport Assessment	X		X		combine TRA1-TRA8 into a single transportation policy except TRA 2
TRA 2 Walking, Cycling and Riding Routes	X		X		Amend to cover all aspects of access
TRA 3 Core Path Plan Proposal		X			
TRA 4 Bus Provision		X			
TRA 5 New Rail Infrastructure		X			
TRA 6 Bus and Railway Interchange Improvements Proposal		X			
TRA 7 New Roads Infrastructure		X			
TRA 8 Car Parking		X			
ENV 1 Priority Green Space Land Use	X		X	X	Combine ENV 1 and ENV 2 into single greenspace policy and include detail in SG
ENV 2 Local Green Network	X		X	X	see above
ENV 3 South Lanarkshire Green Space Strategy Proposal		X			Proposal Complete
ENV 4 Protection of the Natural and Built Environment	X		X	X	Retain overarching policy ENV 4 with individual designations addressed in detail in SG.
ENV 5 Morgan Glen Local Nature Reserve Proposal		X			Proposal Complete
ENV 6 Local Nature Conservation Sites Proposal		X			This will be covered by local biodiversity action plan
ENV 7 New Lanark World Heritage Site	X			X	ENV 4 overarching policy -detail to be included in SG
ENV 8 Conservation Area Character Appraisals Proposal	X				Update tables
ENV 9 Review of Landscape Character Proposal		X			Proposal Complete
ENV 10 Tree Preservation Order Review Proposal			X		Still under review



ENV 11 Design Quality	X			X	Retain overarching policy but detail to be contained in SG
ENV 12 Flooding	X		X	X	Retain overarching policy but detail to be contained in SG
ENV 13 White Cart Flood Prevention Scheme Proposal		X			Proposal Complete
ENV 14 Potential Windfarm Areas of Search	X		X	X	Combine policies ENV 14 -17 (as amended by Renewable Energy SPG 2010) into an overarching policy with detail to be contained in an updated SG
ENV 15 Spatial Framework for Windfarms Proposal	X		X	X	Combine policies ENV 14 -17
ENV 16 Renewable Energy Development	X		X	X	Combine policies ENV 14 -17
ENV 17 Renewable Energy Community Benefit	X		X	X	Combine policies ENV 14 -17
ENV 18 Waste Management	X		X	X	Retain overarching policy but detail to be contained in SG
ENV 19 Vacant and Derelict Land		X			This issue to be addressed in revised STRAT 1
Vol II					
CRE 1 Housing in the Countryside		X		X	Greenbelt and Rural Area SG
CRE 2 Stimulating the Rural Economy		X		X	Greenbelt and Rural Area SG
ECON 13 Non-conforming Uses in Industrial Areas		X		X	Economy SG
TRA 9 Leisure Uses Parking		X		X	Economy SG
TRA 10 Town Centre Parking		X		X	Economy SG
ENV 20 Natura 2000 Sites		X		X	Natural Environment SG
ENV 21 European Protected Species		X		X	Natural Environment SG
ENV 22 New Lanark Development Assessment		X		X	Built Environment SG
ENV 23 Ancient Monuments and Archaeology		X		X	Built Environment SG
ENV 24 Listed Buildings		X		X	Built Environment SG
ENV 25 Conservation Areas		X		X	Built Environment SG



ENV 26 Sites of Special Scientific Interest/National Nature Reserves		X		X	Natural Environment SG
ENV 27 Local Nature Conservation Sites		X		X	Natural Environment SG
ENV 28 Historic Gardens and Designed Landscapes		X		X	Built Environment SG
ENV 29 Regional Scenic Area and Areas of Great Landscape Value		X		X	Natural Environment SG
ENV 30 New Development Design		X		X	Design and accessibility SG
ENV 31 New Housing Development		X		X	Design and accessibility SG
ENV 32 Design Statements		X		X	Design and accessibility SG
ENV 33 Design Guides and Development Briefs		X		X	Design and accessibility SG
ENV 34 Development in the Countryside		X		X	Design and accessibility SG
ENV 35 Water Supply		X		X	Development Management SG
ENV 36 Foul Drainage and Sewerage		X		X	Development Management SG
ENV 37 Sustainable Urban Drainage Systems		X		X	Development Management SG
ENV 38 Renewable Energy Site Assessment		X		X	Renewable Energy SPG
ENV 39 Waste Management Site Assessment		X		X	Environment SG
DM 1 to DM 14 Development Management Policies	X			X	Need new overarching policy in PP as hook for DM SPG

**South Lanarkshire  
Local Development Plan**

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