

Town centres and retailing



Planning and Building Standards Services

South Lanarkshire Local development plan

supplementary
guidance **6**



Community and Enterprise Resources





Key to Environmental layers

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

1	Introduction	2
2	Context	4
3	Trends in retailing	7
4	Town centre regeneration	10
5	Health checks and monitoring	13
6	Network of centres and retailing policy	14
	Appendix 1 - Status of retail proposals 2006 - 2014	20
	Appendix 2 - Background documents	29
	Appendix 3 - Contacts	30

Introduction



1.0 Introduction

1.1 This supplementary guidance was approved for consultation by South Lanarkshire Council at its meeting on 27 January 2015 and placed on public consultation for six weeks from Thursday 19 February until Friday 3 April 2015. No comments were received.

Background

1.2 This supplementary guidance (SG) has been prepared under the provisions of Section 22 of the Planning etc. (Scotland) Act 2006 and Regulation 27 of the Town and Country Planning (Development

Planning)(Scotland) Regulations 2006. It forms part of the development plan for South Lanarkshire and as such will be used for decision making in accordance with section 25 of the Planning Act.

1.3 This SG supports Policies 8, 9 and 10 in the SLLDP by providing more detailed guidance for developers, planners and companies/individuals interested in developing sites or opening premises within South Lanarkshire strategic centres, town centres and neighbourhood centres. The SG will be a material consideration in the determination of planning applications until such times as the local development plan is adopted, when it will form part of the development plan for South Lanarkshire.

1.4 The purpose of this SG is to provide guidance on:

- national policy
- trends in retailing and supporting diversification
- health checks and monitoring
- network of centres and retailing policy.

Strategic Environmental Assessment

1.5 In accordance with the Environmental Assessment (Scotland) Act, 2005, the Council prepared and submitted a strategic environmental assessment (SEA) screening report to the statutory consultation authorities, summarising its view that this SG is unlikely to have significant environmental effects. The consultation authorities agreed with the Council's view and the Council made a formal determination that a SEA is not required for this SG. The Council reached this view because the SG sits under the hierarchy of the Glasgow and the Clyde Valley Strategic Development Plan and the South Lanarkshire Local Development Plan, both of which have undergone SEA. The SG does not seek to change or

amend policies in these plans, including Policy 8 Strategic and Town Centres, Policy 9 Neighbourhood Centres and Policy 10 New Retail/Commercial Developments or identify new ones.

Habitats Regulations Appraisal

1.6 A habitats regulations appraisal (HRA) screening exercise undertaken in compliance with the EC Habitats Directive (Council Directive 92/43/EEC), and the Conservation (Natural Habitats, &c.) Regulations 1994 as amended has been carried out for this SG. This is included in the HRA Record for the SLLDP. The HRA screening concludes that there are no likely significant effects from this SG on Natura sites in the area, and no appropriate assessment requires to be undertaken.

Equalities Impact Assessment

1.7 An equalities Impact assessment of the SLLDP Town Centres and Retailing policies and SG has been carried out and concluded that there are no adverse impacts on any of the community covered by equalities legislation or on community relations.

Community Infrastructure Assessment

1.8 The Council has developed an approach for assessing the level of community benefits to address the impact a development may have on a specific area, for example, on the road network, educational provision or recreational areas and/or facilities. Policy 5 of the SLLDP covers this matter and additional guidance can be found in the Community Infrastructure Assessment SG.

Context



2.0 Context

National

2.1 The Scottish Government set up the External Advisory Group (EAG) in September 2012 to consider and propose action to help town centres recover their drive and vitality. The EAG published *Community and Enterprise in Scotland's Town Centres* in July 2013 that sets out a vision for Scotland's town centres. It concentrates on community, enterprise and place and sets out principles to guide the national review of town centres which includes diversity, empowerment, pragmatism, the need for action and leadership and collaboration. The key principle

underpinning the report is the town centres first approach which is striving to put the health of town centres at the heart of decision-making process. The key actions and recommendations require collaborative working from both public and private sectors and communities. The key actions are grouped under six key themes which form the focus of the Scottish Government's support and the Council's areas of regeneration activity. The key themes are:

- Town Centre Living
- Vibrant Local Economies
- Enterprising Communities
- Accessible Public Services
- Digital Towns
- Pro-active Planning

2.2 Following this the Scottish Government published the Town Centre Action Plan in November 2013 which sets out a cross-government response to the EAG report. It acknowledges that town centres are a key element of the economic and social fabric of Scotland and can be a central component of successful local economies. The report recognises the changing scope of town centres and that they need to function well, have well-maintained assets and offer facilities and services that people require to allow the town to become the core of the community. The Action Plan reflects the six key themes and highlights that the solutions to revitalise town centres is not for the Scottish Government to undertake directly but to add stimulus to encourage and support action across the wider public, private and community sectors. Town centres are a key element of the economic, social and environmental fabric of Scotland's towns. Collective responsibility needs to be taken to help town centres thrive sustainably, adapt or reinvent their roles and functions and so meet the future needs of residents, business and visitors.

2.3 The themes set out in the vision for Scotland's town centres are closely aligned to the Council's approach to town centres and reinforces the need to continue with strategies and investments which are ongoing. The Council's guidance to the key themes is:

- **Town Centre Living** - Encouraging more people to live in town centres. Developing and creating opportunities for residential development will support the economic viability of towns. The Council will be in favour of residential development/conversion opportunities within town centres.
- **Vibrant Local Economies** - Support sustainable economic growth and promote job creation. Opportunities to deliver support through enterprise agencies, business gateway programmes and a range of rate relief schemes.
- **Enterprising Communities** - Community led regeneration supported by local people. Communities and individuals can be key players in tackling problems within town centres.
- **Accessible Public Services** - Encouraging the location of public services in town centres. Taking into account the cost benefit analysis of short term savings and looking to the potential medium to longer term economic and social impacts of locating public services in town centres.
- **Digital Towns** - Supporting the delivery of digital towns to enhance opportunities for town centres and businesses.
- **Pro-active Planning** - Undertake town centre health checks which assess the strengths, weaknesses and resilience of a town centre. Health checks will help inform development plans and planning applications.

2.4 Scottish Planning Policy 2014 states that planning for town centres should be flexible and proactive, enabling a wide range of uses which bring people into town centre. It should:

- apply a town centre first policy when planning for uses which attract significant numbers of people, including retail and commercial, leisure, offices, community and cultural facilities;
- encourage a mix of uses in town centres to support their vibrancy, vitality and viability throughout the day and into the evening;
- Ensure development plans, decision-making and monitoring support successful town centres; and
- Consider opportunities for promoting residential use within town centres where this fits with local need and demand.

2.5 The Glasgow and the Clyde Valley Strategic Development Plan 2012 sets out the network of strategic centres for the Glasgow and the Clyde Valley area, their challenges and the range of actions needed to ensure these centres can continue to play their part in providing communities with sustainable access to services and goods. The SLLDP sets out the network of centres for South Lanarkshire which includes the strategic and town centres listed in Table 2.1 and neighbourhood centres listed in Table 2.2. The Councils economic strategy also aims to ensure that town centres are fit to support the economic and social aspirations of their communities and can continue to play their part in providing them with sustainable access to goods and services.

Context

Table 2.1 Strategic and town centres

Category	Centres
Strategic centres:	East Kilbride Hamilton Lanark
Town centres:	Blantyre Biggar Cambuslang Carluke Larkhall Rutherglen Strathaven

Table 2.2 Neighbourhood centres

Category	Centres
Neighbourhood centres	<p>Cambuslang/Rutherglen area: Burnside, Fernhill, Halfway, King's Park</p> <p>East Kilbride area: Calderwood, East Kilbride Village, Greenhills, Lindsayfield, Stewartfield, St James Centre, St Leonards, The Murray, Westwood</p> <p>Hamilton area: Almada St, Bothwell, Burnbank, High Blantyre, Hillhouse, Low Waters, Stonehouse, Uddingston</p> <p>Clydesdale area: Blackwood/Kirkmuirhill, Carnwath, Coalburn, Crossford, Douglas, Forth, Law, Lesmahagow</p>



Trends in retailing



3.0 Trends in retailing

Trends in retailing

3.1 In the South Lanarkshire Local Plan 2009 the following retail development opportunities were identified:

- East Kilbride town centre: expansion and refurbishment of retail and commercial floorspace
- Cambuslang: mixed use redevelopment including retail at the former Hoover works site – consented

- Hamilton: local centre redevelopment at Low Waters Road – completed
- Carluke: supermarket at Loch Park – completed
- Strathaven: supermarket at Auction Market site – completed
- Hamilton: supermarket and local centre redevelopment at Hillhouse Neighbourhood Centre – consented
- Larkhall: supermarket at Raploch Street – consented.

3.2 In addition to the proposals identified in the SLLP further retail development took place between 2006 and 2014. A detailed list of all retail developments in this period can be found in Appendix 1. These are summarised as:

- three local food stores constructed (below 1500sqm)
- three supermarkets constructed (between 5000-10,000sqm)
- two extensions to existing food stores constructed
- three retail proposals consented which have yet to be constructed.

3.3 The downturn in the economy and the increase in online retailing are generating changes which impact upon the town centres role and function. There is indication from the retail industry that growth is improving though likely to remain low in the foreseeable future. The rise in internet shopping is likely to continue and will have an impact on retailing within town centres by taking sales away from physical stores. Store formats are changing to accommodate internet sales with click and collect facilities. Many retailers, including small independents, need to have a strong online offer to complement their stores located within town centres. There is an emerging retail trend towards occupiers consolidating and seeking smaller floorspace stores in more dominant centres to maintain a physical presence. The network of centres will need to adapt to the changing retailing climate which brings challenges and opportunities by diversifying to a range of uses beyond their traditional retail roles.

Trends in retailing

3.4 South Lanarkshire's centres are of varying scales and will be affected differently by these challenges and offer different opportunities amongst them. The strategic centres should continue to attract investment and are best placed to support continued growth in footfall. In addition they are accessible by sustainable modes of transport. The neighbourhood centres should continue to play to their strengths by providing local convenience goods and essential services to their local community.

3.5 A key planning issue is to provide both shopping and a range of complementary town centre facilities. These should meet customer expectation of maintaining a quality retail offer, together with the required services for the community while recognising the current market driving forces. Objectives for network of centres in South Lanarkshire are to:

- sustain and enhance the vitality and viability of the network of centres which include strategic and town centres, and neighbourhood centres
- seek continuous improvement in the design quality of centres
- support consumer choice by supporting new retail proposals that do not threaten the vitality and viability of the existing network of centres
- ensure that new developments are well integrated with public transportation networks
- adapt to the trends in retailing by offering new and different retail and town centre experiences.

Diversification – town centre opportunities

3.6 Visions and town centre strategies for strategic and town centres can assist with future investment opportunities. South Lanarkshire's strategic and town centres need to reconfigure and diversify while recognising the need to:

- promote opportunities for a diverse range of uses
- develop specialist roles of some centres
- consolidate the boundaries of centres - opportunity to focus on retailing core with supporting uses outwith the core
- support non-retail uses with active frontages – for day/evening uses
- co-ordinate approach to redevelopment to accommodate housing and economic growth
- promote accessibility, convenience of offer and connectivity, both physical and virtual
- enhance the quality of the environment of centres
- deliver digital centres and embrace technology advancements
- control the proliferation of betting shops, money shops and consider the impact of clustering certain uses that could be detrimental to the vitality and viability of the centre.

(see Development Management, Placemaking and Design Supplementary Guidance for policy DM8 Hot Food Shops).

3.7 The strategic and town centres within South Lanarkshire have their individual roles and function for the communities they support. The impact of the changes in retailing and the economic downturn require the network of centres to adjust. Diversification of uses within centres will lead to the contraction of centres and promote the opportunity to add new activities which increase footfall and enhancing a sense of place of communities. Alongside traditional retailing the diverse range of uses could include the following:

- housing and student accommodation
- leisure
- cultural and tourism
- night time economy
- employment

Trends in retailing

- civic functions
- community services
- social infrastructure.

3.8 There are opportunities for centres to develop specialist roles, such as:

- niche retailing
- street markets
- historic and culture
- entertainment
- tourism
- play/social

There are areas within centres where niche retailing can be developed for uses such as bakers, restaurants, workshops, creative art studios (including light manufacturing).

Town centre regeneration



4.0 Town centre regeneration

Background

4.1 South Lanarkshire Council Regeneration Services work with a range of stakeholders to understand the current economic and physical issues and how these affect the strategic and town centres. For South Lanarkshire's centres it is important to recognise the individuality of each town and, although there are similar issues facing them, how they manifest themselves in each centre is likely to be different.

4.2 Regeneration Services engage with partners in various centres including owners, business improvement districts (BID), town groups, development trusts and individuals to bring forward a range of initiatives which will assist in giving the centres the best prospects of addressing the challenges facing them. This can include initiatives such as:

- identifying major development opportunities
- WiFi provision
- small business support opportunities targeted at new businesses entering town centres.

4.3 The delivery of these projects is dependent on the availability of funding and on partnership working between the Council and relevant parties. In the current financial context it is difficult to source funding for town centres, although Regeneration Services continue to explore all opportunities to bring funding forward. To take these initiatives forward requires collaborative working between the private sector, the Council and communities. The Council continues to work closely with private sector partners to nurture additional investment opportunities in the town centres.

4.4 In a recent householder survey the challenges facing the towns and the need for the private sector to play a more significant role was reflected in the responses received. Issues raised included:

- the sustainability of town centres
- the poor appearance of our towns
- the range of retailing in traditional high streets
- using planning powers to manage the type of use in town centres
- business rates reductions.

Town centre regeneration

4.5 The survey confirmed that consumers shop differently and that retailers are adapting to the change. This, coupled with the advancement in technology has reduced the need for retail space. Whilst there is unlikely ever to be a return to the traditional town centre format Regeneration Services will continue to take the lead in supporting town centres. This will be achieved by building on the substantial works already

undertaken and delivering a range of projects and initiatives, in partnership with key stakeholders, which are complementary to the findings of the Scottish Government’s National Review of Town Centres. The Council’s response to the the Scottish Government Town Centre Action Plan six thematic areas is outlined in Table 4.1.

Table 4.1 Councils Approach to the Scottish Governments Town Centre Action Plan

Town Centre Action Plan	Summary of Town Centre Action Plan - actions	South Lanarkshire Council's approach
Town centre living	Encouraging more people to live in town centres. Developing and creating opportunities for residential development will support the economic viability of towns. The Council will be in favour of residential development/conversion opportunities within town centres.	Work is ongoing between Regeneration, Housing and Planning to identify opportunities to increase housing stock in town centres.
Vibrant local economies	Support sustainable economic growth and promote job creation. Opportunities to deliver support through enterprise agencies, Business Gateway and a range of rate relief schemes.	Working with partners to deliver a range of business initiatives, including business support, business rates initiatives, access funding opportunities for training and diversification of use of vacant properties.
Enterprising communities	Community led regeneration supported by local people. Communities and individuals can be key players in tackling problems within town centres. There are opportunities for businesses, communities, the Council and key stakeholders to work together to deliver a range of initiatives.	Community led regeneration supported by local people. Working with community groups, development trusts to deliver community lead initiatives which can benefit from funding opportunities.
Accessible public services	Encouraging the location of public services in town centres. Taking into account the cost benefit analysis of short term savings and looking to the potential medium to longer term economic and social impacts of locating public services in town centres.	Encouraging the location of public services in town centres. Work with transport colleagues and agencies to provide best possible public transport links to town centres if necessary at the expense of cars. Hunter Health Centre is a good example of Town Centre First Principle and partnership working between NHS and South Lanarkshire Council to deliver public services within town centre sites.

Town centre regeneration

Town Centre Action Plan	Summary of Town Centre Action Plan - actions	South Lanarkshire Council's approach
Digital towns	Supporting the delivery of digital towns to enhance opportunities for town centres and businesses.	Scotland's towns are at the forefront of the digital revolution. Town centres are well covered by broadband which gives businesses the infrastructure to maximise online business. The Council are exploring the potential of providing a WiFi network initially piloted in the larger towns with a view to rolling it out across all towns. Business support colleagues within the Council and partner organisations will work with businesses to ensure they have the capacity to make best use of available digital infrastructure to maximise their business opportunities.
Pro-active planning	Undertake town centre health checks which assess the strengths, weaknesses and resilience of a town centre. Health checks will help inform development plans and planning applications.	Preparation of Town Centres and Retailing SG. Health checks will be carried out for town centres.



Health checks and monitoring



5.0 Health checks and monitoring

5.1 Monitoring assists with decision making and the identification of future policies and actions. Collection of data on the strategic and town centres is necessary to analyse and assess the health of centres (health check) and provide a measure to assess the vibrancy of local economies.

5.2 A health check measures the strengths and weaknesses of a centre and analyses the factors which contribute to its vitality and viability. Undertaking a health check requires collaborative working between the planning authority, community planning partners, businesses and communities. Health checks are to be undertaken for the three strategic

centres and then for the seven town centres. The health check can cover a range of indicators listed in SPP, including, pedestrian footfall, function of the centre, retailer representation, vacancy rates, employment, community, cultural and social activity, resident population and crime levels. Health checks will document changes in the roles and functions of centres over time and will inform future decision making.

5.3 In accordance with SPP, the Council will undertake strategic and town centre health checks by 2016. This work will be subject to stakeholder consultation and the documents will supplement this SG.

5.4 In addition to biennial health checks, the Council will present a range of initiatives which set out measures to support town centres. Each of the centres in South Lanarkshire has their own individual character, strengths and challenges and individual measures will be presented to set out the approach required to take the centre forward in a way that best suits its needs.

Network of centres and retailing policy



6.0 Network of centres and retailing

6.1 This chapter provides further guidance on proposals relating to:

- strategic and town centres
- neighbourhood centres
- out of centre retail/commercial locations
- new retail development outwith the above centres/locations.

6.2 The SLLDP contains policies to support strategic and town centres and neighbourhood centres and for the assessment of proposals for new retail/commercial development.

Strategic and town centres

6.3 Policy 8 in SLLDP sets out the Council's planning policy in relation to strategic and town centres.

Policy 8 Strategic and town centres

Within the strategic and town centres listed in Table 4.2 the Council will allow a mixture of uses compatible with their role as commercial and community focal points. This will include shops, offices, leisure, community, civic, health, residential and other appropriate uses which support the network of centres.

The Council will undertake health checks for each of the strategic and town centres and this work will be subject to stakeholder consultation.

Development proposals must also accord with other relevant policies and proposals in the development plan and appropriate supplementary guidance.

6.4 Strategic and town centres play a significant role in providing the most appropriate location for retail, office, leisure and related uses. These centres contribute to the quality of life of urban and rural areas in South Lanarkshire, promote sustainable development patterns and assist in overcoming social exclusion. Investment is to be directed to town centres and existing centres through redevelopment or expansion with greater reliance on good public transport links. The Scottish Government's Town Centre Action Plan encourages that a sequential assessment is undertaken to aid decision making on the location of retail, leisure, and commercial developments.

Network of centres and retailing policy

6.5 The three strategic centres East Kilbride, Hamilton and Lanark have wide catchment areas. They offer a range of retail provision and services, good public transport hubs, together with leisure/cultural facilities which attract shoppers/visitors from both within and outwith South Lanarkshire. The town centres of Blantyre, Biggar, Cambuslang, Carluke, Larkhall, Rutherglen and Strathaven are part of the network of centres within South Lanarkshire that have an important role in providing retail and service offers for communities.

6.6 Appropriate development within strategic and town centre in addition to Class 1 shop uses, include food and drink, offices, commercial, leisure and entertainment, residential properties (particularly flats), health care, education and tourism related uses. Other appropriate uses will require to demonstrate that they can be supported by the existing network of centres and that they will not undermine the vitality and viability of the strategic and town centres. Proposals within strategic and town centres will be assessed against Policy 8. Any proposals outwith the strategic and town centre boundaries will be assessed against Policy 10 and must accord with other relevant policies in the SLLDP and SGs.

Neighbourhood centres

6.7 Policy 9 in the SLLDP sets out the Council's planning policy in relation to neighbourhood centres.

Policy 9 Neighbourhood centres

Any proposals for changes of use within neighbourhood centres will be assessed with regard to the need to have an appropriate mix of uses. A retail element should be retained to serve the needs of the local community.

Development proposals must also accord with other relevant policies and proposals in the development plan and appropriate supplementary guidance.

6.8 Neighbourhood centres are small groups of shops, typically comprising a newsagent, small supermarket/general grocers and services such as hairdressers and dentists. The neighbourhood centres should have an appropriate mix of retail and service offer which serve a more localised catchment area. These provide a vital role in supporting communities. These centres provide a day to day retail function and essential services to their locality and are therefore of particular importance to the aims and objectives of the SLLDP and the community plan which recognises and supports them. Table 2.2 neighbourhood centres, sets out the locations where the loss of retail floorspace will undermine their retail function and there is a need to ensure that there is an appropriate mix of uses. There will be a general presumption against the loss of Class 1 outlets to other uses. The Council would be concerned if all convenience shopping were to disappear from a neighbourhood centre. Particular attention should be given to proposals for hot food takeaways in neighbourhood centres within residential areas. Further guidance is contained in the Development Management, Placemaking and Design Supplementary Guidance.

Out of centre retail/commercial locations

6.9 In addition to strategic, town and neighbourhood centres, out of centre retail/commercial locations can add to the strength and diverse mix of uses within the network. Out of centre retail/commercial locations have a different character to the strategic and town centres and were primarily developed for bulky goods stores. They also offer additional retail opportunities for large format stores outwith town centres. Changes

Network of centres and retailing policy

of use within out-of-centre/commercial locations require to be managed to ensure they do not impact on the strategic and town centres. The principle of retail development in the out-of-centre locations designated for commercial use will not generally be supported. The out of centre/commercial locations are defined in Table 6.1 and their boundaries shown on the SLLDP settlements maps. Out-of-centre retail/commercial locations

Table 6.1 Out-of-centre commercial locations

<p>Out-of-centre retail/commercial locations (operating)</p>	<p>Cambuslang/Rutherglen area: Bridge Street Dalmarnock Road</p> <p>East Kilbride area: Auction Market, Strathaven Howard Avenue, Kingsway East, (Commercial) Kingsgate Retail Park, Linwood Avenue/College Milton Mavor Avenue, Stroud Road/Kelvin Road (Commercial)</p> <p>Hamilton: Cherryhill, Larkhall Hamilton Retail Park Whistleberry Retail Park</p> <p>Clydesdale: Loch Park, Carluke Teiglum Rd, Lesmahagow</p>
<p>Out-of-centre retail/commercial locations (consented)</p>	<p>East Kilbride area: Peel Park/Redwood Crescent</p> <p>Clydesdale: Stanmore Road, Lanark (Commercial)</p>



6.10 Out of centre retail/commercial locations have a role to play in expanding the retail offer within towns. The locations and design of these retail parks often have ample free parking which makes them convenient for the shopper. However, the Council would not encourage the development of new locations for out of centre retail/commercial units and would want to direct new development to strategic or town centres and other sequential preferable locations. There may be opportunities for extensions, reconfiguration and change of use within existing out of centre retail/commercial locations and these will be considered on a case by case basis.

New retail development

6.11 The network of centres and out of centre locations which are listed at Tables 2.1, 2.2, 6.1 support appropriate retail and /or commercial use within these areas. New retail/commercial proposal will be assessed against Policy 10 of the LDP.

Network of centres and retailing policy

Policy 10 New retail/commercial proposals

Any proposals for retail or commercial development will be assessed against the following criteria and must:

- i. follow the sequential approach as set out in SPP
- ii. not undermine the vitality and viability of the strategic and town centres and/or neighbourhood centres
- iii. be supported by the area's catchment population
- iv. complement regeneration strategies for the area
- v. promote sustainable development
- vi. take account of development location and accessibility
- vii. minimise environmental and traffic impact
- viii. have no significant adverse impact on natural and/or built heritage resources, including Natura 2000 sites and Protected Species
- ix. promote quality design and accessibility for all
- x. take account of drainage and service infrastructure implications.

Major development proposals over 2,500m² (gross) comparison floorspace; 1,000m² (gross) convenience should be accompanied by a retail assessment.

This assessment should include a quantitative assessment of retail impact and capacity, and the qualitative impacts of the proposal. The cumulative effect of recently implemented or consented retail developments in nearby locations should also be taken into account. In particular locations, for example neighbourhood centres, a retail assessment may also be required for developments less than 1,000m² (gross) floorspace.

Any proposals must also take account of other relevant policies and proposals in the development plan and with appropriate supplementary guidance.

6.12 Policy 10 sets out criteria for the assessment of new retail or commercial development. Further guidance is provided in Table 6.2.

6.13 A retail impact assessment requires to be undertaken and submitted as part of the application for major development proposals over 2,500 square metre (gross) comparison floorspace or 1,000 square metre (gross) convenience.



Network of centres and retailing policy

Table 6.2 Further guidance

Criteria	Guidance
Follow the sequential approach as set out in SPP.	<ul style="list-style-type: none"> • The aim is to encourage development which supports the viability and vitality of town centres, and this should also be taken into account in decisions concerning proposals to expand or change the use of existing development. • SPP and the Town Centre Action Plan seeks to protect and enhance strategic and town centres and put their health at the heart of the decision making process. This is implemented by a “sequential approach” in selecting sites for new retail and commercial development and other town centre uses such as health, education and public sector office. In this approach, it requires that locations are considered in the following order: <ol style="list-style-type: none"> 1. Town centre. 2. Edge of town centre. 3. Other commercial centres identified in the development plan. 4. Out-of-centre locations that are, or can be, made easily accessible by choice of modes of transport. • Other retail/commercial locations and out-of-centre sites should only be considered once more sequentially preferable locations have been assessed. Even then, developers must show that impact, including cumulative, on the vitality and viability of existing town centres can be demonstrated to be acceptable.
Not undermine the vitality and viability of strategic and town centres and/or neighbourhood centres.	<ul style="list-style-type: none"> • Vitality is a measure of how lively and busy a town centre is. Viability is a measure of capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs. Together these measures give an indication of the strengths and weaknesses of a strategic, town or neighbourhood centre. The estimated level of impact of a new proposal on the strengths and weaknesses of the strategic and town centres and/or neighbourhood centres will be taken into account in the assessment including the potential of the proposal to undermine existing centres.
Be supported by the areas’ catchment population.	<ul style="list-style-type: none"> • The retail impact assessment requires to define the catchment area where the main shoppers are intended to come from to shop in the proposed retail development. Applicants are encourage to engage with the planning authority to discuss the methodology, catchment and sequential approach of the retail impact assessment prior to submission of the application.
Complement regeneration strategies for the area.	<ul style="list-style-type: none"> • Proposed retail developments require to complement regeneration priorities of the Council, and strategies set out in the SLLDP, Community Plan and Community Regeneration Statement and Economic Strategy.
Promote sustainable development.	<ul style="list-style-type: none"> • New development shall demonstrate its sustainability in terms of its location, design and construction. There can also be opportunities to promote sustainability through the operation of the retail unit.
Take account of development location and accessibility.	<ul style="list-style-type: none"> • A new retail development is to be accessible by modes of transport such as on foot, bus, train and cycle, and demonstrate good linkages to other uses. New sites should ensure the vibrancy and diversity of the network of centres is maintained.

Network of centres and retailing policy

Criteria	Guidance
Minimise environmental and traffic impact.	<ul style="list-style-type: none"> • New retail developments should be in locations that reduce the need to travel (for example, by combining trips and being located next to population areas) and be accessible by walking / cycling routes and public transport.
Have no significant adverse impact on natural and/or built heritage resources, including Natura 2000 sites and Protected Species	<ul style="list-style-type: none"> • Refer to Natural and Historic Environment SG.
Promote quality design and accessibility for all.	<ul style="list-style-type: none"> • Refer to Development Management, Placemaking and Design SG.
Take account of drainage and service infrastructure implications.	<ul style="list-style-type: none"> • Refer to Sustainable Development and Climate Change SG.

Status of retail proposals 2006 - 2014

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m ²)	Status of application (Approved/ awaiting determination/ proposal stage)
CR/08/0124	OOC	9A Burn Place Cambuslang	Balvinder Singh Jassal	Erection of 5 retail units and formation of associated vehicular and pedestrian access and car parking	Convenience Comparison	325m ²	Approved 7/07/2010
CR/08/0274	OOC	Land adjacent to Duchess Place and Cunningham Road Cambuslang Road Rutherglen.	Ashfield Land (Glasgow) Ltd	Demolition of existing buildings and redevelopment of site to provide a mixed use development comprising employment units, hotel, cinema, food retail and non food retail and restaurant units.	Convenience Comparison	3,065 m ² gross, 1,951 m ² net convenience, 2,323 m ² gross x 2 units non-food	Approved 10/02/2011
CR/11/0248	OOC	Bridge Street/Somervell Street/Dallas Drive Cambuslang (former Hoover Works/Bridge Street)	Forrest Developments Ltd and St Vincent (435) c/o Dawn Developments Ltd	Masterplan comprising Class 1 retail supermarket with approx gross floorspace of 98,000 ft ² with sales floorspace 60,000ft ² , 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 (Permission in principle)	Convenience	9,104m ² gross	Approved 23/03/2012
CR/12/0099	OOC	Shawfield area bounded by Rutherglen - Dalmarnock railway Line M74 motorway Polmadie Road Rutherglen Road Shawfield Drive River Clyde (part within South Lanarkshire)	Clyde Gateway URC	Infrastructure Improvements, Remediation of Contamination and Creation of Development Platforms for Class 4 (Business), Class 5 (Industrial), Class 6 (Storage/Distribution) and Office Uses Along with Ancillary Commercial, Leisure and Retail Uses with Selective Demolition of Existing Buildings and Associated Works.	Convenience	4000m ²	Approved 06/12/2012

Status of retail proposals 2006 - 2014

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m2)	Status of application (Approved/awaiting determination/proposal stage)
CR/12/0160	OOC	Harriet Street Rutherglen	Aldi	Demolition of vacant unit and erection of extension to Aldi store (class 1 retail) and provision of additional car parking	Convenience Comparison Restaurants Takeaways Services	276m ²	Approved 08/01/2013
CR/13/0070	OOC	Land off Hamilton Road Cambuslang	Aldi	Erection of Class 1 retail food store with associated car parking, access and landscaping	Convenience Comparison	1574m ² (gross) 1125m ² (net)	Approved 11/07/2013
CR/13/0110	OOC	200 Cambuslang Road Cambuslang	Lidl (UK) Gmbh	Erection of Class 1 retail food store with associated car parking, access	Convenience Comparison	1600m ² (gross)	Approved 13/12/13
Olympia Gate	TC	South Lanarkshire	Propinvest, South Lanarkshire Council		N/A	18,580m ²	Pre-Application
EK/07/0133	OOC	Kingsway East	Vico Properties Plc	Erection of a non-food retail unit	Comparison	700m ² gross	Application refused June 2007. Appeal dismissed January 2009
EK/07/0403	OOC	Off Eaglesham Road Redwood East Kilbride	Kean Properties	Erection of 7 no. retail units and erection of 3 no office units and associated car parking	Convenience Comparison Restaurants Takeaways Services		Approved 06/09/2007
EK/07/0637	OOC	Former Strathaven Auction Mart Strathaven	Sainsburys	Superstore	Convenience	3105m ² Convenience	Approved 21/08/2009

Status of retail proposals 2006 - 2014

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m2)	Status of application (Approved/ awaiting determination/ proposal stage)
EK/08/0028	Development Plan site	Land at Kittoch Field Churchhill Avenue/Queensway East Kilbride	South Lanarkshire Council	Erection of retail development with associated parking	Comparison	Up to 12000m ²	Withdrawn 04/03/2010
EK/08/0213	OOC	Off Eaglesham Road Redwood Drive East Kilbride	Kean Properties	Extension of retail/office development to add 3 additional units (class 1 not likely to be food) and 1 office (amendment to EK/06/0620 and EK/07/0403)	Service	550m ² gross	Approved 18/11/2008
EK/08/0203	OOC	5 Mavor Avenue East Kilbride	Aldi	Erection of Class 1 (Food) retail unit with associated car parking, landscaping and access	Convenience	1,626 m ² convenience	Approved 24/09/2009 - withdrawn consent
EK/09/0218	OOC	Land to south west of East Kilbride largely bounded by Eaglesham Road Jackton Road and Newlands Road	Cala Homes (West) Ltd/Lynch Homes	Mixed use development comprising residential, retail and education uses, and associated engineering works for site infrastructure, new access and distributor road, formation of open space framework with landscaping works.	Convenience	N/A - local facilities	Approved 13/12/2011 subject to legal agreement being concluded
EK/10/0110	OOC	18/20 West Mains Road East Kilbride G74 1NQ	Dawn (To be operated by Asda Stores Ltd)	Erection of Class 1 retail (7,144m ²) superstore with associated access and car parking and landscaping	Convenience	7,144m ² Convenience (gross), 3761m ² net	Application refused December 2010. Appeal dismissed October 2011.

Status of retail proposals 2006 - 2014

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m ²)	Status of application (Approved/awaiting determination/proposal stage)
EK/10/0056	OOC	Land at Redwood Crescent Peel Park East Kilbride	JHAG	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)	Convenience Comparison	Superstore - 9250m ² gross - 3,690m ² net convenience, 3250m ² net comparison Garden Centre 6,232m ² gross comparison, 635m ² gross convenience	Approved 5/10/2010
EK/10/0267	OOC	Land at Atholl House Churchill Avenue East Kilbride	Ediston Opportunities	Erection of Food Superstore (Class 1) and Associated Access and Car parking	Convenience Comparison	Revised submission 4656m ² gross	Application refused February 2012. Appeal May 2012 then withdrawn.
EK/10/0340	OOC	3 Kingsgate Retail Park Glasgow Road East Kilbride	Sainsburys	Erection of front, side rear extension and roof alterations to class 1 retail stores and alterations to car parking and associated landscaping	Convenience Comparison	Existing 6,977m ² expansion 10,887m ² (increase 1,768m ²)	Approved 29/06/2011
EK/11/0084	OOC	St Leonards Shopping Centre	JSB (Holdings) Ltd	Application under S42 Town & Country Planning(Scotland) Act for Non-Compliance with Conditions 1, 2 and 3 of Planning Permission EK/07/0147 to allow additional time to Commence Development - development of supermarket (3530m ²) and six small retail units ranging from 88-167m ²	Convenience Comparison	3530m ²	Approved 24/05/2011

Status of retail proposals 2006 - 2014

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m2)	Status of application (Approved/ awaiting determination/ proposal stage)
EK/11/0250	TC	East End of Olympia and Princes Malls and Olympia Arcade East Kilbride Town Centre	East Kilbride Investments Ltd and Propinvest East Kilbride Ltd	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	Convenience Comparison	2,077m ² gross convenience	Approved 20/11/2011
EK/12/0048	OOC	Lindsayfield Road East Kilbride	Lidl (UK) Gmbh	Proposed 180 cover restaurant (561m ²) and retail units (1039m ²) (Planning in Principle)	Convenience Comparison	1039m ²	Approved 12/09/13
EK/12/0064	OOC	Units 3 and 4 Queensway Retail Park East Kilbride	Aldi Stores Ltd	Application for amendment of planning condition to allow food sales. Variation of condition 5 of EK/04/0520.	Convenience	N/A	Approved 3/07/2012
EK/12/0183	OOC	Land at Redwood Crescent Peel Park East Kilbride	JHAG	Erection of 4 Class 1 retail units as part of mixed use development (EK/10/0056)	Comparison Bulky goods	999m ² (gross)	Approved 29/01/2013
EK/13/0046	OOC	Land at Atholl House Churchill Avenue East Kilbride	Ediston Opportunities	Erection of Food Superstore (Class 1) and Associated Access and Car parking, demolition of existing office building. Previous application EK/10/0267.	Convenience Comparison	3716m ² (gross)	Appeal Non Determination
HM/06/0115	OOC	196-232 Low Waters Road and 1-39 Jack Street Hamilton	Rowantree Regeneration Ltd	Demolition of existing buildings and erection of flatted development incorporating 76 residential units, 8 shop units (class 1) to ground level and associated parking	Convenience Comparison	N/A	Approved 13 June 2006
HM/07/0760	OOC	226-232 Low Waters Road Hamilton	Rowantree Regeneration Ltd	Amendment to HM/06/0115 to include 6 additional retail units, 1 additional residential unit and changes to car parking layout	Convenience Comparison	N/A	Approved 21/12/2007

Status of retail proposals 2006 - 2014

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m ²)	Status of application (Approved/awaiting determination/proposal stage)
HM/08/0142	TC	Palace Grounds Retail Park Motherwell Road Hamilton	Hamilton Trustees Ltd	Erection of retail unit (non-food retail) and ATM	Comparison	N/A	Approved 09/05/2008
HM/08/0389	OOC	Hamilton Retail Park Clydesdale Street/New Park Street Hamilton	Sainsbury's	Erection of front, side and rear extension to existing supermarket	Convenience		
HM/09/0252	OOC	Alexandra Factory Bothwell Park Industrial Estate Uddingston	Alexandra Plc	Demolition of Existing Factory Building and Erection of Class 1 Retail Store (Supermarket) with Associated Petrol Filling Station (Planning Permission in Principle)	Convenience	3,600m ² net split of 2340m ² convenience and 1260sm ² comparison	Refused 08/06/2010
HM/09/0360	OOC	Land at Larkhall Academy Larkhall	Asda stores Ltd and Muse Developments	Erection of a Class 1 retail store with associated petrol filling station, car parking and associated works (outline)	Convenience	2,927m ² gross, 1,858m ² maximum sales area - 1301m ² net convenience and 557m ² net comparison	Approved 05/04/2011
HM/09/0550	OOC	Craigbank Road Larkhall	John Colhoun	Erection of convenience store and two retail units (one unit will be hot food take away)	Convenience	291m ² convenience gross 199m ² net convenience sales Unit 1 - 47m ² Unit 2 - 43m ²	Approved 02/02/2010

Status of retail proposals 2006 - 2014

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m ²)	Status of application (Approved/ awaiting determination/ proposal stage)
HM/09/0579	Development Plan site	Land occupied by Larkhall Football Club Larkhall Bowling Club 75-77 Raploch Street Larkhall	Tesco	Erection of class 1 foodstore and formation of car park and associated access.	Convenience	3,370m ² gross, 2,359m ² net (75% convenience 25% comparison split)	Approved 24/04/2011 subject to legal agreements
HM/10/0202	OOC	Land adjacent to 43 Beckford Street Hamilton	Thomas McInally	Erection of retail unit (Class 1 use)	Convenience Comparison	200m ²	Approved 9/09/2010
HM/10/0493	Development Plan site	Hillhouse Road/Argyle Crescent Hamilton	Macdonald Estates plc	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)	Convenience	4,366m ² gross 2,035m ² net (70% convenience 30% comparison split)	Approved 23/06/2011
HM/11/0510	Development Plan site	Hillhouse Road/Argyle Crescent Hamilton	Macdonald Estates Plc	Supersedes HM/10/0493 - 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)	Convenience	4,366m ² gross 2,035m ² net (70% convenience 30% comparison split)	Approved 22/02/2012
HM/12/0255	Development Plan site	Hillhouse Road/Pollock Avenue Hamilton	The James Willis SSAS	Demolition of public house and erection of class 1 retail store with associated parking. Site adjacent to HM/11/0510	Convenience Comparison	372.13m ² (gross) 272.70m ² (net)	Approved 21/12/2012
HM/12/0451	OOC	Bothwell Road Uddingston	Lidl (UK) Gmbh	Erection of Class 1 retail store (Home Bargains)	Convenience Comparison	1115m ² (gross)	Approved 22/04/2013

Status of retail proposals 2006 - 2014

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m ²)	Status of application (Approved/awaiting determination/proposal stage)
HM/13/0113	OOC	Nairn Street Larkhall	T J Morris Ltd/ Muse Developments Ltd	Erection of two Class 1 retail units with associated access, servicing, car parking and external works	Convenience Comparison	3411m ² (gross) 1997m ² (net)	Approved 19/05/13
HM/13/0163	OOC	Douglas Park Lane Hamilton Retail Park Hamilton	Brookhouse Group	Erection of retail pod unit (Class 1 / Class 3 (Food and Drink))	Convenience Comparison	305m ² gross	Approved 12/07/2013
HM/13/0166	OOC	Bothwell Road Uddingston	Lidl (UK) GmbH	Erection of extension to retail store and alterations to exterior of building and parking layout	Convenience		Approved 04/06/2013
HM/13/0270	OOC	Whistleberry Retail Park Hamilton	Edgemore (Whistleberry) Ltd	Erection of a retail terrace comprising of three units for Classes 1, 2 and 3.	Convenience Comparison	280m ²	Approved 30/08/13
CL/07/0166	OOC	8 Airdrie Road, Carluke	Lidl (UK) GmbH	Erection of retail store and formation of new access and car parking	Convenience	1439m ² gross 1063m ² net	Refused 29/01/2008
CL/08/0617	OOC	Europa truck Stop Wellburn Interchange Teiglum Road Lesmahagow ML11 0HY	Tesco	Erection of class 1 retail store and petrol station together with the formation of associated car park, service areas and vehicular access	Convenience	1997m ² convenience	Approved 21/05/2010
CL/08/0731	Development Plan site	Loch Park Stadium, Sheildhill Road Carluke ML8 5AL	Tesco	Erection of class 1 foodstore (net sales area 2,750sqm), petrol filling station and associated car parking and access.	Convenience	2,750m ² convenience	Approved 28/04/2009

Status of retail proposals 2006 - 2014

Scheme	Town Centre (TC) Out Of Centre (OOC)	Address	Developer	Proposal	Type of floorspace	Retail Floorspace (m ²)	Status of application (Approved/ awaiting determination/ proposal stage)
CL/09/0265	OOC	Former High School Site Lesmahagow ML11 0FE	Muse developments	Erection of class 1 retail store together with associated landscaping car parking and improvements to road layout and access (Outline)	Convenience Comparison	2,052m ² convenience gross, 1404m ² net sales area	Approved 21/05/2010
CL/10/0080	OOC	8 Airdrie Road Carluke	Lidl (UK) Gmbh	Erection of retail store and formation of new access and car parking	Convenience	1358m ² gross 1063m ² net	Withdrawn 23/05/2011
CL/10/0180	OOC	Land at Poniel/Happendon Wood	SRG Estates Ltd	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 (1,393.5m ²) floorspace (Classes 1 and 3), landscaping, open space and associated infrastructure (planning permission in principle)	Convenience Comparison	1,393.5m ²	Approved 9/03/2011
CL/10/0381	TC	Unit 8 Braidfute Retail Park Lanark	County Properties	Extension to existing retail unit (Unit 8)	Comparison	929m ² (gross)	Refused 14/12/2010. Appeal 25/01/2011 dismissed.
CL/11/0030	OOC	Douglas Coalyard Ayr Road Douglas	Douglas & Angus Estates	Erection of three single storey dwellings; erection of 4 retail units (Class 1 and 3); and formation of car park	Comparison	121m ² (gross)	Approved 06/04/2011

Background documents

The following Council and partner documents have been prepared by a range of stakeholders to support the policy of creating vibrant, dynamic and successful town centres:

[Single Outcome Agreement 2013-2023](#)

[Connect - Council Plan 2012-2017](#)

[Promote - South Lanarkshire Economic Strategy 2013-2023](#)

[Choose Lanarkshire](#)

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