

Natural and historic environment



Planning and Building Standards Services

South Lanarkshire Local development plan

supplementary
guidance 9



Community and Enterprise Resources



Key to Environmental layers

- Special Area of Conservation
- Special Protection Area
- New Larnack World Heritage Site buffer zone
- New Larnack World Heritage Site
- Scheduled Ancient Monument
- Listed Building
- National Nature Reserve
- Site of Special Scientific Interest
- Gardens and Designed Landscapes
- Historic Battlefields
- 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

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Introduction



1.0 Introduction

1.1 This Supplementary Guidance (SG) was approved for consultation by South Lanarkshire Council at its meeting on 24 June 2014 and was subject to public consultation for six weeks from 17 July to 29 August 2014. A total of twenty two representations were received from four contributing consultees.

Background

1.2 This 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 is part of the development plan for South Lanarkshire.

1.3 The SG supports Policy 15 in the South Lanarkshire Local Development Plan (SLLDP) by providing more detailed guidance on development that may have an impact on the natural and historic environment within South Lanarkshire.

Strategic Environmental Assessment

1.4 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 15 Natural and Historic Environment.

Habitats Regulations Appraisal

1.5 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

1.6 An Equalities Impact Assessment of the SLLDP Natural and Historic Environment Policy and SG has been carried out and concluded that there are no adverse impacts on any of the community groups covered by equalities legislation or on community relations.

Community Infrastructure Assessment

1.7 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 SG for Community Infrastructure Assessment.

Context



these provide the Scottish Government's policy and advice on planning for the historic environment. National planning policy on landscape and natural heritage is set out in SPP, and is supported by PAN 60 Planning for Natural Heritage and PAN 44 Fitting New Housing Development into the Landscape.

2.2 Key elements of the policy relating to historic environment include:

- encouraging a positive and proactive approach to managing change in the historic environment, enabling development and securing best viable use
- ensuring the special qualities of the historic environment are protected, conserved and where appropriate enhanced. This should cover statutory and non-statutory designations, while recognising that the latter, such as archaeological remains, can be a material consideration in the planning process.

2.3 Key elements of the policy relating to natural environment include:

- taking a broader approach to landscape and natural heritage than just conserving designated or protected sites and species, taking into account ecosystems and natural processes
- facilitating positive landscape change whilst maintaining and enhancing distinctive character
- seeking benefits for species and habitats from new development including the restoration of degraded habitats
- seeking siting and design of development to be informed by local landscape character
- encouraging connectivity between habitats, through green networks

2.0 Context

National, strategic and local policy

National

2.1 National planning policy on the historic environment is set out in Scottish Planning Policy (SPP) and is supported by Planning Advice Note (PAN) 2/2011 Planning and Archaeology and PAN 71 Conservation Area Management. The SPP should be read in conjunction with the Scottish Historic Environment Policy (SHEP) and the Managing Change in the Historic Environment Guidance, produced by Historic Scotland. Together

- protecting internationally and nationally designated habitats and species
- protecting and enhancing woodland and trees of high nature conservation value.

2.4 In addition there is various international and national legislation and guidance that is relevant to the natural and historic environment and must be taken into account in planning policy and decision making. Appendix 2 contains a list of key documents.

2.5 The Historic Environment Scotland Act received Royal Assent on the 9 December 2014. The Act establishes Historic Environment Scotland (HES) as a new Non Departmental Public Body which will take over the functions of Historic Scotland and Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) in October 2015. In addition to changes to legislation reflecting HES' role and legal status, the Act changes processes for the designation of sites and buildings (by scheduling and listing) and for scheduled monuments, listed buildings and conservation areas consent. It also creates new rights of appeal against certain HES decisions. Consultation is currently underway on the draft Regulations which set out the detail of these processes. At this stage therefore the changes have not been incorporated in this SG as there could still be further amendment.

Strategic

2.6 The Glasgow and Clyde Valley Strategic Development Plan (SDP) was approved in May 2012. SDP Spatial Framework 2, Environmental Action, recognises that the area's environment is a major strategic economic asset. The SDP identifies the Green Belt, the Glasgow and Clyde Valley (GCV) Green Network and the GCV Forestry and Woodland Framework as spatial priorities. The SDP contains a sustainable location assessment for development management which provides a summary

strategic framework for local authorities taking local planning development decisions. Work has commenced on SDP2 (Clydeplan) with the main issues report being issued for consultation in January 2015.

Local development plan

2.7 The SLLDP sets out the land use planning framework for South Lanarkshire over the next five years. The plan contains 19 policies which identify opportunities for new development and set out requirements to protect the environment and safeguard local communities. Policy 15 sets out the Council's overall policy for the assessment of development proposals in terms of their effect on the character and amenity of the natural and historic environment.

2.8 The South Lanarkshire Biodiversity Strategy 2010-2015 sets out the local context for the protection and enhancement of biodiversity.

2.9 Protecting and enhancing the natural and historic environment is a key objective of the SLLDP. South Lanarkshire contains a diverse range of resources including internationally and nationally designated sites, protected species, listed buildings, conservation areas and numerous locally important designations.

How to use this document

2.10 The Natural and Historic Environment Supplementary Guidance (NHE) sets out policies and other advice to assist in the consideration and assessment of all development that may have an effect on the character and amenity of the natural and built environment within South Lanarkshire. It expands and supplements the advice contained within South Lanarkshire's Local Development Plan and in particular that of Policy 15. Each of the natural and historic environmental resources listed in table 6.1 of the SLLDP 'Hierarchy of Environmental Designations' has

Context

a policy within this SG, or a link to other guidance (see table 2.1). However for listed building designations which fall within both national and local categories, this is covered by a single policy. There are also policies for the wider environment including biodiversity and geodiversity.

2.11 The majority of environmental designations listed in table 2.1 are indicated on the SLLDP Strategy Map. However applicants are recommended to obtain more detailed and up to date mapping from the relevant weblinks listed in this SG.

2.12 All development proposals must also comply with the requirements of all other relevant policies in the LDP and Supplementary Guidance. It should be noted that additional guidance in relation to renewable energy developments and the natural/historic environment is contained in the Renewable Energy Supplementary Guidance.

2.13 Various Supplementary Guidance (SG) has been or is being prepared to support the LDP. Some of these contain other detailed policies which may be relevant to the development proposed. Additional SG covers:

- SG1 : Sustainable Development and Climate Change
- SG2 : Green Belt and Rural Area
- SG3 : Development Management, Placemaking and Design
- SG4 : Community Infrastructure Assessment
- SG5 : Industrial and Commercial Development
- SG6 : Town Centres and Retailing
- SG7 : Affordable Housing and Housing Choice
- SG8 : Green Network and Greenspace
- SG9 : Natural and Historic Environment
- SG10 : Renewable Energy.

2.14 The SG makes various references to policy and guidance from the Scottish Government and other statutory agencies. As this may change during the lifetime of the SG, developers are advised that they must comply with the version that is current at the time of their application.

2.15 Policy 15 in the SLLDP contains a general requirement for all development proposals to be assessed in terms of their effect on the natural and historic environment. It identifies a hierarchy of natural and built designations where different degrees of protection will be required. The hierarchy is summarised in Table 2.1, which is based on Table 6.1 in the LDP. This supplementary guidance sets out detailed policies which apply to these designations and other non designated environmental resources and outlines good practice guidance for developers.

Policy 15 Natural and historic environment

The Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment. In addition, where specific designations are affected, as listed in Table 6.1 (of SLLDP)* - Natural and Historic Environment Designations and as shown on the proposals map, the following applies:

Category 1, 2 and 3 sites

The Council will seek to protect important natural and historic sites and features, as listed in Table 6.1 (of SLLDP)* and shown on the proposals map, from adverse impacts resulting from development, including cumulative impacts.

In Category 1 areas:

- i) Development which could affect Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) (Natura 2000 sites) will only be permitted where an appropriate assessment of the proposal demonstrates that it will not adversely affect the integrity of the site following the implementation of any mitigation measures. Proposals where it cannot be ascertained that it would not adversely affect the integrity of the site will only be permitted where there are no alternative solutions and there are imperative reasons of overriding public interest;
- ii) The Council will seek to protect and preserve the Outstanding Universal Value of the New Lanark World Heritage Site. Development proposals affecting the world heritage site and its setting will be assessed against the detailed criteria set out in supplementary

guidance. Development proposals within the buffer zone will be assessed for their potential impact on the site's outstanding universal value.

In Category 2 areas development will be permitted where the objectives of the designation and the overall integrity of the area can be shown not to be compromised following the implementation of any mitigation measures. Any significant adverse effects must be clearly outweighed by social or economic benefits of national importance.

In Category 3 areas development which would affect these areas following the implementation of any mitigation measures will only be permitted where there is no significant adverse impact on the protected resource.

Where possible, any development proposals which affect natural and historic designations should include measures to enhance the conservation value of the site affected.

Protected species

Development which will have an adverse effect on protected species following the implementation of any mitigation measures will not be permitted unless it can be justified in accordance with the relevant protected species legislation.

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

* table 6.1 of SLLDP is shown as table 2.1 in this SG

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Table 2.1 Hierarchy of natural and historic environment designations

Category	Designation	SG Policy or link	Page
		* designations with a * are not shown on LDP strategy map	
Category 1 (International)	Special Protection Areas	Policy NHE8 Natura 2000 Sites	33-34
	Special Areas of Conservation	Policy NHE8 Natura 2000 Sites	33-34
	World Heritage Site and its setting, and its buffer zone	Policy NHE1 New Lanark World Heritage Site	13-14
Category 2 (National)	Scheduled Monuments and their setting	Policy NHE2 Scheduled Monuments and archaeology	15
	Category A Listed Buildings and their setting	Policy NHE3 Listed Buildings	16
	National Nature Reserves	Policy NHE9 National Nature Reserves and Sites of Special Scientific Interest	34-35
	Sites of Special Scientific Interest	Policy NHE9 National Nature Reserves and Sites of Special Scientific Interest	34-35
	Inventory of Gardens and Designed Landscapes	Policy NHE4 Gardens and Designed Landscapes	17
	Inventory of Historic Battlefields	Policy NHE5 Historic Battlefields	18
	Prime Agricultural Land (Categories 1,2 and 3.1)	Policy NHE10 Prime agricultural land	35
	The Water Environment *	SLLDP Policy 17 and Sustainable Development and Climate Change supplementary guidance	35
	Ancient Semi-natural Woodland (categories 1a and 2a on SNH Ancient Woodlands Inventory)	Policy NHE11 Ancient Semi-natural Woodland	36
Category 3 (Local)	Special Landscape Areas	Policy NHE16 Landscape	41-42
	Category B and C Listed Buildings and their setting	Policy NHE3 Listed Buildings	16
	Other archaeological sites and monuments *	Policy NHE6 Non-scheduled archaeological sites and monuments	19
	Conservation Areas	Policy NHE7 Conservation Areas	20

Category	Designation	SG Policy or link	Page
	Local Nature Reserves	Policy NHE12 Local Nature Reserves	36-37
	Tree Preservation Orders *	Policy NHE13 Tree Preservation Orders	37
	Other long established woodlands and woodlands of high conservation value	Policy NHE14 Woodland	38-39
	Peatlands *	Policy NHE15 Peatlands	39
	Country Parks	Policy NHE17 Country Parks	42
	Core Paths, Core Water Routes (Paths) and water access/egress points and Rights of Way	Policy NHE18 Walking, cycling and riding routes	43
	Quiet Areas	Policy SDCC9 Quiet Areas	43

Technical studies and assessments

2.16 A series of technical studies and assessments informed the preparation of the SG. The technical studies are noted below.

South Lanarkshire Local Landscape Character Assessment 2010

2.17 The local Landscape Character Assessment (LCA) was approved by the Council in 2010 and updates the 1999 Glasgow and Clyde Valley Regional LCA and provides greater detail on the local landscape character.

Validating local landscape designations 2010

2.18 Validating Local Landscape Designations approved in 2010 draws on the South Lanarkshire LCA to identify the areas of highest landscape quality and value in South Lanarkshire. The designations approved for South Lanarkshire are six Special Landscape Areas (SLA).

Local development plan vision

2.19 The SLLDP has to ensure that future development takes place in a sustainable way. At the same time it must recognise the need for economic growth and regeneration. This must create well designed and located places and respect the distinctive and valued qualities of the area’s natural and built environment.

2.20 The Plan’s overall strategic vision is therefore:

‘to promote the continued growth and regeneration of South Lanarkshire by seeking sustainable economic and social development within a low carbon economy whilst protecting and enhancing the environment.’

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2.21 The NHESG provides detailed advice which seeks to achieve this vision and to meet the aims and objectives of Scottish Government policy. This will ensure that a clear framework is established that permits high quality and sustainable development to be brought forward whilst protecting and enhancing the natural and historic environment.

Historic environment



3.0 Historic Environment

3.1 This section contains details of the different designations which protect the historic environment and the principal factors that must be taken into account when assessing planning applications that could potentially affect these or be of relevance. All likely effects on the historic environment such as on a listed building, conservation area, scheduled monument, designed landscape, battlefield or archaeological site must be fully considered as part of the application determination process.

3.2 The Council seeks to ensure that all requirements in terms of legislation and policy regarding the historic environment are adhered to as appropriate. National planning policy is set out in SPP, and is supported by the Scottish Historic Environment Policy (SHEP) and the Managing Change in the Historic Environment Guidance Notes (MCHEGN).

3.3 Consultation is currently underway on the draft Regulations which set out the detail of these processes. At this stage therefore the changes have not been incorporated in this SG as there could still be further amendment.

Category 1 International Designations

3.4 Internationally designated sites are identified as Category 1 designations in the SLLDP. These designations are identified at the highest level to protect the international importance of that historic environment.

New Lanark World Heritage Site

3.5 The Council recognises that the New Lanark World Heritage Site (WHS) and its setting require a specific policy to acknowledge its special environment and historical qualities which contribute to its Outstanding Universal Value (OUV). Conservation and maintenance of the historic fabric and the natural landscape are therefore essential to preserving New Lanark's OUV. The central aim of the policy is to protect the 'critical heritage capital' of the WHS, which are those features which are irreplaceable, such as the listed buildings and skylines.

3.6 The WHS is associated with a number of special designations, including the New Lanark and Falls of Clyde Conservation Area, the Lanark Conservation Area (within the buffer zone), a concentration of category A listed buildings and scheduled monuments within the WHS itself, the designed landscape with its range of listed buildings and monuments in

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the WHS buffer zone around the Falls of Clyde, the Middle Clyde Valley Special Landscape Area, Falls of Clyde SSSI and the Falls of Clyde Nature Reserve of the Scottish Wildlife Trust which is part of the Clyde Valley Woodlands National Nature Reserve. These designations recognise the importance of this collection of historic sites and monuments, buildings and spaces, woodlands and open space, river, gorge and waterfalls which form a unique assemblage with significant associations with Scotland's natural and cultural history. The management of the site as a viable community and a major rural tourist attraction bringing educational and economic benefits to the wider community has been central to its success during its restoration over the last 30 years.

3.7 In determining planning, conservation area and listed building consent applications within the WHS and its buffer and in undertaking its overall responsibilities the Council will give significant weight to the OUV of the WHS and due assessment to the proposed development's impact on its setting.

3.8 It is necessary to distinguish between the Buffer Zone and Setting of New Lanark. The Management Plan for New Lanark advises that the terms 'buffer zone' and 'setting' are not interchangeable as the setting can potentially cover a different area, and elements of the setting may be outwith the buffer zone and vice versa.

3.9 Buffer zones are considered by UNESCO to represent zones that are not in themselves of outstanding value, but that may influence a WHS. A key function of the buffer zone is to protect the setting of the WHS by ensuring that the potential impact on the OUV is considered in the assessment of any development proposals in the area.

3.10 UNESCO guidelines for the implementation of the World Heritage Convention, most recently updated in 2012, set out the purpose of a buffer zone. This defines a buffer zone as:

"An area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection".

3.11 Therefore whilst it is recognised that the role of the buffer zone is to protect the WHS, any intrinsic value of areas within the buffer zone, will be assessed separately such as through a property's listing or designation as a Designed Landscape.

3.12 The buffer zone of New Lanark is formally defined and is shown on the LDP Strategy Map New Lanark inset.

3.13 Historic Scotland guidance Managing Change in the Historic Environment (2010) states that 'setting often extends beyond the property boundary, or curtilage, of an individual historic asset into a broader landscape context. Less tangible elements can also be important in understanding the setting. These may include function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes'. For these reasons it is not considered appropriate to define the setting of the New Lanark WHS on a map and this has not been carried out.

3.14 It is of paramount importance that any future development in the WHS and buffer zone that affects its setting conserves and enhances the WHS's local distinctiveness and character and is undertaken to a high standard in accordance with best practice.

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Policy NHE1 New Lanark World Heritage Site

The character, integrity, authenticity and quality of the New Lanark World Heritage Site and its setting, recognised by UNESCO will be protected, conserved and enhanced. Development will require to respect the sustainable future of the New Lanark World Heritage Site both as a viable community and as an internationally recognised heritage asset for educational and cultural enrichment.

In determining planning applications, conservation area and listed building consent applications within the World Heritage Site and its buffer zone and setting, the Council will not permit development that adversely impacts on the:

- historical and topographical character and landscape quality
- skylines and views to and from the Site
- area's natural diversity and ecology
- landscape and ecological links with the surrounding areas.

The following criteria will be applied when assessing proposals:

- Development will not create an adverse impact on the Outstanding Universal Value of the World Heritage Site.
- Development must preserve, protect and where appropriate enhance, the character, integrity, authenticity and quality of the New Lanark World Heritage Site and its setting.
- Development shall be of a design and form which respects the visual envelope of the World Heritage Site and its setting and conserves and enhances the essential character of the World Heritage Site and its buffer zone in its topographical and wider landscape setting.

- Development shall be of a design quality to reflect and complement the character, townscape and form of that part of the World Heritage Site to which it relates and shall respect historic plot patterns, street patterns, layout, building frontages, key views, landmarks and skyline.
- Design of buildings shall reflect the scale, form, massing, proportions, roofscape, features and details of their context and materials will need to be of an appropriate size, colour and texture to the World Heritage Site and its setting.
- Development will not be permitted where it will result in the loss of important built or landscape features such as walls, traditional boundary treatments, ancillary buildings, trees or hedgerows within the World Heritage Site or those which may affect its setting.
- Development shall take full account of the archaeology of the site.
- Development will not be permitted on open spaces which make a positive contribution to the character of the World Heritage Site and its setting, or which provide important settings for, or views to and from, existing buildings and features.
- Development will not be permitted which leads to the coalescence of the World Heritage Site and the settlement of Lanark.

Proposals must also conform, where appropriate to Policy NHE3 Listed Buildings, Policy NHE7 Conservation Areas, Policy NHE2 Scheduled Monuments and their Setting, Policy NHE6 Non-Scheduled Archaeological Sites and Monuments, Policy NHE4 Gardens and Designed Landscapes, Policy NHE9 National Nature Reserves and Sites of Special Scientific Interest and Policy NHE16 Landscape.

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3.15 World Heritage status does not confer any statutory powers: protection is achieved primarily through the effective operation of the planning system and controls derived from other primary legislation, including listed building and conservation area legislation (see below). The OUV of the New Lanark WHS, as agreed at inscription, including its authenticity and integrity, is a key material consideration when decisions are taken on applications for planning permission and other relevant consents, whether by the Council or the Scottish Ministers.

3.16 All decisions will also be required to take account of the aims and objectives of the [New Lanark World Heritage Management Plan 2013-2018](#) and that of its [Action Plan](#). Other reference documents relating to New Lanark are listed in Appendix 2. Further useful guidance can be found in the New Lanark and Falls of Clyde Conservation Area Appraisal.

Category 2 National designations

3.17 Nationally designated sites are identified as Category 2 designations in the SLLDP. These designations are identified at that level to protect the national importance of that historic environment. All national designations are shown on the LDP Strategy map. However it is noted that [Historic Scotland's website](#) is the most up to date source of information.

Scheduled monuments and their setting

3.18 Archaeological remains are a finite and non-renewable resource containing unique information about how historic and natural environments developed over time, contributing to local, regional and national identity. Archaeological remains are valuable for their own sake, for the important contribution they make to sense of place, and as a leisure, education and tourism resource. Archaeological remains of national importance are protected as scheduled monuments under the

[Ancient Monuments and Archaeological Areas Act 1979](#). SPP advises that where there is potential for development to have an adverse effect on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances. Further guidance is contained in SHEP and Planning Advice Note 2/2011 Planning and Archaeology.

3.19 Within South Lanarkshire there are 62 scheduled monuments which have legal protection under the Ancient Monuments and Archaeological Areas Act 1979.



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3.20 The setting of any historic site (archaeological monument, or battlefield or historic building) is a material consideration and care must be taken to balance the potential benefits of the construction with the visual impact on the monument. Developments which would have an adverse effect on the integrity of the setting of a scheduled monument will only be granted where there are exceptional circumstances. It is important to note that the provisions of the Ancient Monuments and Archaeological Areas Act 1979 do not extend beyond the legally protected area defined in the scheduling document, therefore safeguarding the setting of monuments is solely a matter for the planning system.

Policy NHE 2 Scheduled monuments and their setting

Scheduled monuments and other identified nationally important archaeological resources shall be preserved in situ and in an appropriate setting.

Developments which have an adverse effect on scheduled monuments or their setting shall not be permitted unless there are exceptional circumstances.

3.21 If a Scheduled Monument is directly impacted by proposed development within its scheduled area, there will be a requirement for [Scheduled Monument Consent](#) (SMC). SMC is required for any works that would demolish, destroy, damage, remove, repair, alter or add to the monument, or any flooding or tipping works on the monument. This is in addition to any planning consent which may be required for the proposal.

3.22 SMC is presently administered by Historic Scotland on behalf of Scottish Ministers. This process includes the offer of a provisional view to the applicant followed by a grant of consent. Under the new arrangement HES will be the decision-making body on SMC and will handle all routine applications. The provisional view will be removed, thus streamlining and simplifying the process. A new right of appeal to the Scottish Ministers against HES decisions on SMC will be available to applicants.

3.23 In some cases further archaeological assessment may be required to support a planning application. However, where archaeological field evaluation is proposed on the site of a scheduled monument, separate consent will be required. In such cases, the Council shall seek advice from Historic Scotland.

Listed buildings and their setting ⁽ⁱ⁾

3.24 Buildings of special architectural or historic interest are listed by the Scottish Ministers and divided into categories A, B or C. In terms of the hierarchy of Policy 15 of the SLLDP and the categories of designation, Category A listed buildings are a national designation and Categories B and C, are a local designation.

i Please note this section and policy is relevant not only to A listed buildings but to **all** listed buildings and on this basis has been titled accordingly

Historic environment

3.25 The three categories of listed buildings are as follows:

Category A- Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.

Category B- Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.

Category C- Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple traditional buildings which group well with other listed buildings.

3.26 Listed buildings make an important contribution to the townscape and architectural heritage of South Lanarkshire and the Council seeks to ensure their preservation, protection and proper maintenance. There are approximately 1100 listings in South Lanarkshire. (See Appendix 1 for further information).

3.27 The purpose of listing is to ensure that any demolition, alteration, repair or extension that would affect the building's special interest is controlled. When determining planning applications and listed building consent applications, the Council must have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it has. SPP provides the national policy context for listed buildings and more information on listed building consent is provided in the [Scottish Historic Environment Policy \(SHEP\)](#).

3.28 Repairs, alterations and extensions to listed buildings can damage their architectural integrity unless carried out with great care. Conservation of the original fabric is always important and the presumption will be in favour of retaining all original features of interest. Repair, alterations or extension works must relate sensitively to the original building. The setting of a listed building is also of great importance and should not be adversely affected by unsympathetic neighbouring development. Development which adversely affects the setting of a listed building or an important view of a listed building will not normally be permitted.

3.29 The general presumption is that all buildings on the statutory list will be preserved because of their architectural and/or historic interest. In accordance with SPP, enabling development may be acceptable where it can be demonstrated to be the only means of preventing the loss of a listed building and securing its long term future. Any such development must be designed and sited with great care.

3.30 It is strongly advised that specialist advice be sought prior to carrying out any works to a listed building as the highest standards of materials and workmanship will be required for all works associated with listed buildings.

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Policy NHE3 Listed buildings

Development affecting a listed building or its setting shall, as a first principle, seek to preserve the building and its setting, and any features of special architectural interest which it has.

The layout, design, materials, scale, siting and use of any development shall be sensitive to, and respect the character and appearance of, the listed building and its setting. Any proposals for repairs, alterations, and extensions to listed buildings shall

demonstrate a sound knowledge and understanding of the building, and demonstrate a full awareness of its cultural significance and all phases of its development.

Proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated to the satisfaction of the Council that every effort has been exerted by all concerned to find practical ways of keeping it. This will include the provision of evidence to the Council that the building is incapable of physical repair and re-use through the submission and verification of a thorough structural report.

3.31 This policy seeks to prevent unnecessary loss or damage to historic structures and ensure that proposals will not diminish their interest. The fact that a building is listed does not mean that it must be preserved intact in all circumstances. However, it does mean there will be a presumption against demolition and that any alterations must preserve its character. Any alterations which would seriously detract from or alter the character of a listed building are unlikely to receive consent.

3.32 Any alterations to a building should be carried out in a way which allows it to be returned to its original condition in the future without damage. However, reversibility in itself will not be considered justification for proposals which may be physically or aesthetically inappropriate.

3.33 Repairs to listed buildings should always be carried out with care. Matching the original materials and method is important. The use of inappropriate materials and poor repair techniques can accelerate the decay of traditional historic buildings, shorten their lifespan and result in longer-term problems which may result in much higher repair costs.

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3.34 The demolition of a listed building, or a structure predating July 1948 within its curtilage, requires listed building consent. Where demolition is sought the Council will work pro-actively for the building's retention and help owners/developers to identify ways to achieve this. However if the retention of the building is not a viable option and its demolition can be justified through qualified evidence the Council may in these circumstances grant consent for its demolition.

3.35 Further guidance on this matter is provided within Historic Scotland's [Managing Change in the Historic Environment Note on Demolition](#). Any proposals for demolition of listed buildings will be assessed against Policy NHE3 Listed Buildings and the criteria set out in [SHEP](#).

3.36 Depending on the nature of the proposals affecting a listed building these may require a range of consents - listed building consent, planning consent, advertisement consent, building warrant. Proposals must also must comply with fire regulations and make provision for disabled access. Further guidance is given below.

Listed Building Consent

Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest. Listed building consent must be obtained where proposals will alter the character of the listed building, regardless of its category or whether the work is internal or external. Converted, new or altered buildings may also require a building warrant, even if planning permission or listed building consent is not required.

Listed building consent is not generally required for internal redecoration, renewal of bathroom and kitchen fittings, rewiring or new plumbing, provided fittings or internal decorations (such as decorative plaster, murals and paintings) which contribute to the character of the building or structure are not affected. However there may be circumstances where listed building consent may still be required such as where there are historic kitchens, bathrooms, tiling or wall painting which contribute significantly to the character of the building. The relevant Area Planning Office should be contacted for further information or clarification in advance of any works in order to determine whether consent is required (See Appendix 6).

Repairs which match the original materials and methods and do not affect the character of the building do not usually require listed building consent or planning permission. With regard to the repair and replacement of windows and doors within listed buildings specific guidance on this matter can be found in Development Management, Placemaking and Design Supplementary Guidance.

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It is a criminal offence to demolish, alter materially or extend a listed building without listed building consent. Alterations may be subject to enforcement action or prosecution at any time. Retrospective applications for listed building consent will be considered on their merits.

Historic Scotland on behalf of Scottish Ministers is a statutory consultee on works to A and B listed buildings and presently has 28 days to comment on applications after the planning authority has notified it of intent to grant consent.

Under the new arrangements, HES will be a statutory consultee for certain works to A and B listed buildings and demolitions of listed buildings of all categories. HES will be able to offer advice at a much earlier stage in the process which should shorten the consultation period enabling planning authorities to make more efficient decisions.

Planning Permission

In addition to listed building consent, planning permission may also be required for many alterations, additions and changes of use, although some development can be carried out without planning permission. This is 'permitted development'.

Development within the curtilage of a listed building which is not physically attached to a listed structure does not require listed building consent, but may require planning permission. Buildings and structures erected before 1 July 1948 within the curtilage of a listed building are treated as part of the listing building, even if they are not included within the description. Listed building consent will be required for works which affect their character.

To determine whether planning permission is required, the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 and the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2014 or Government Circular 1/2012 on [Permitted Development](#) should be considered. The relevant Area Planning Office can also be contacted for further information or clarification (See Appendix 6).

Building Warrant

Converted, new or altered buildings may also require a building warrant, even if planning permission or listed building consent is not required. Please contact the relevant Area Building Standards Office for more information (See Appendix 6).

Advertisement consent

Advertisements are defined as any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, and employed wholly or partly for the purposes of advertisement, announcement or direction.

Many advertisements will require advertisement consent, in addition to listed building consent. This can be checked by consulting [The Town and Country Planning \(Control of Advertisements\) \(Scotland\) Regulations 1984](#).

Historic environment

Fire regulations

The change of use of a listed building in residential use may result in the need for alterations which comply with the appropriate fire regulations. Usually, this requires extensive alterations to staircases, stairwells, doors and sometimes the provision of enclosed, external fire escape staircases. It is essential to retain the character and appearance of listed buildings which have to be altered in this way. Within the building, it is important to retain features such as panelled doors, especially when they open into principal rooms.

It is possible to improve the fire resistance of existing panelled doors and still retain their original appearance. Door facings can be increased in width and self-closing springs incorporated in the floor or framework of the door. In cases where a change of use application is submitted in advance of an application for listed building consent, the issue of fire regulations should be addressed at or before the change of use application stage.

Disabled Access

The Equality Act 2010 contains a duty which requires service providers to make reasonable adjustments so that disabled people can access the same services as the general public. This can sometimes be less straightforward to achieve for listed buildings due to the need to preserve the historic character of the building. However, with good design, in most cases access can be improved without compromising the special interest of these buildings. Historic Scotland has produced a 'Managing Change' guidance note on [Accessibility](#) which sets out good practice and the principles that should apply to proposals for access improvements.



Inventory of gardens and designed landscapes

3.37 Historic Scotland is responsible for the compilation and maintenance of an Inventory of nationally important gardens and designed landscapes under the terms of the [Ancient Monuments and Archaeological Areas Act 1979](#). SPP states that planning authorities should, through the provision of appropriate policies in their development plans, protect and, where appropriate, enhance gardens and designed landscapes included in the current Inventory. The SHEP states that while no primary legislation gives specific protection to gardens and designed landscapes, national planning policy confirms that maintaining and enhancing the quality of the historic environment and preserving the country's heritage are important functions of the planning system.

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Planning authorities should outline policy criteria to ensure appropriate protection, conservation and management of designed landscapes, both of national importance and also of sites that do not meet the inventory criteria, but nevertheless make an important contribution to the local historic environment and landscape character.

3.38 Gardens and designed landscapes are an important part of the area's history and character and they contribute to the enjoyment of the countryside and settlements. In some cases they provide a landscape setting for an important building, have rare plant collections or contain interesting woodland or wildlife habitats. For these reasons, the Council will seek to protect and where appropriate, allow for their enhancement. There are many sites across Scotland which do not meet the criteria set for national importance but nevertheless make an important contribution to the local historic environment and landscape character of the area. SHEP encourages development plans to include policies for the identification and future management of such areas.

3.39 There are currently seven sites in South Lanarkshire listed on the Inventory (see Appendix 1). Comprehensive details of these sites, including the importance of the site, its location and setting, the key landscape components and the history of the site, can be found on Historic Scotland website [Historic Scotland Inventory](#).

Policy NHE4 Gardens and designed landscapes

Development affecting sites listed in the Inventory of Gardens and Designed Landscapes shall protect, preserve and, where appropriate, enhance such places and shall not significantly impact adversely upon their character, upon important views to, from and within them, or upon the site or setting of component features which contribute to their value.

Development which would affect these areas following the implementation of any mitigation measures will only be permitted where there is no significant adverse impact on the protected resource, or where the conservation value of the designed landscape is enhanced.

Where possible, any development proposals which affect the protected resource should include measures to enhance the conservation value of the site affected.

3.40 The primary aim is to protect the quality and historic integrity of designed landscapes and avoid damage to their special character. However it is recognised that development may on occasion be accommodated within or adjacent to these areas provided it is carefully sited and designed.

3.41 Regulation 25 and Schedule 5 of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2013 requires planning authorities to consult Historic Scotland in respect of any development that may affect a historic garden, or designed landscape identified in the Inventory. On behalf of Scottish Ministers, Historic Scotland's views on such applications will be a material consideration in the planning authority's determination of the case. However it should be noted that as a result of the Historic Environment Scotland Act 2014, new arrangements will be made which will require HES to be consulted in place of Historic Scotland.

3.42 An awareness of the original design, historical development, setting and special qualities of a garden or designed landscape is essential to maintain the integrity of the landscape design and avoid inappropriate planting and the loss of valuable features including vistas. There is a presumption against the removal of historic features and trees that are

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an integral part of the landscape design, unless replacement is required as part of an approved conservation management plan. Significant features justifying designation should be protected or enhanced. Positive management and where applicable, restoration, will be promoted. Appendix 2 contains details of some works of reference in relation to the history and setting of New Lanark WHS, which may assist applicants considering proposals in this type of historic environment. Further reference sources can be found on Historic Scotland website.

3.43 The Council may require additional information to be submitted in support of a planning application to assess the effect on the site and its setting, to identify conservation needs and direct how change may best be accommodated and significant elements protected and enhanced.

Inventory of historic battlefields

3.44 Historic Scotland has compiled an [Inventory of Historic Battlefields](#) in Scotland. While inclusion in the inventory does not carry any new statutory restrictions, it is a material consideration in the planning process. The definitions of the battlefield area and the reasons for their inclusion in the Inventory are explained in the Inventory itself, as well as in Historic Scotland's [The Inventory of Historic Battlefields in Scotland: An Introductory Guide](#), and in [Managing Change in the Historic Environment Historic Battlefields: Interim Guidance](#).

3.45 Each Inventory report reflects the best interpretation of the extent of battlefield, based on documentary and archaeological research; and identifies key characteristics, important features and archaeological potential of the battlefield landscape. The key components of battlefields can include a wide variety of elements, including natural landscape features such as hills, gorges and water courses, views, upstanding

structures such as barriers and buildings, buried features such as graves and pits and objects associated with the battle surviving in the topsoil such as weapons and horse gear.

3.46 At present the Inventory includes two battlefields within South Lanarkshire at Bothwell Bridge and Drumclog as well as Loudoun Hill in East Ayrshire, immediately adjacent to South Lanarkshire. The boundaries of the two battlefields in South Lanarkshire are shown on the SLLDP Strategy map and further information is contained in Appendix 1 of this SG.

3.47 Historic Scotland's guidance states that 'The guiding aim is to manage change in a sympathetic way that respects the value of battlefields as change occurs; protects, conserves and enhances key landscape characteristics, important features and archaeological deposits in-situ for the future and facilitates their potential to make a positive contribution to communities, the environment and tourism.' (Paragraph 5.4 of Managing Change in the Historic Environment: Historic Battlefields, Interim Guidance March 2011).

3.48 This guidance aims to assist with the sympathetic management of change within the battlefield rather than automatic preservation in situ in perpetuity. Development proposals affecting the battlefields in South Lanarkshire therefore need to take into account overall landscape characteristics, key specific features and archaeological potential.

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Policy NHE5 Historic battlefields

Any development affecting sites listed in the current Inventory of Historic Battlefields shall take cognisance of the battlefield and shall demonstrate how the development will protect, conserve or, where appropriate, enhance the key landscape characteristics and special qualities of the site.

Development which would affect these areas following the implementation of any mitigation measures will only be permitted where there is no significant adverse impact on the protected resource.

3.49 Development proposals should take the battlefield into account in a positive way, including demonstrating how it will conserve or enhance the resource. Any development proposals that are approved will have to be associated with an appropriate level of developer funded mitigation. For further guidance please refer to [Historic Scotland Battlefields](#).

3.50 Where a historic battlefield or its setting may be impacted by a development (other than householder development) there is also a requirement to consult with Historic Scotland. On behalf of Scottish Ministers, Historic Scotland's views on such applications will be a material consideration in the planning authority's determination of the case. However it should be noted that as a result of the Historic Environment Scotland Act 2014, new arrangements will be made which will require HES to be consulted in place of Historic Scotland.

Category 3 Local designations

3.51 Locally designated sites are identified as Category 3 designations in the SLLDP. These designations are identified to protect the historic environment of local importance and highlight local sites of interest.

Category B and C listed buildings and their setting

3.52 Policy and guidance on this matter can be found in the section on Listed Buildings and their Setting.

Other archaeological sites and monuments

3.53 In addition to scheduled monuments, which have a Category 2 national designation, there are sites and monuments which are of regional or local significance and these have a Category 3 designation. All of these, whether scheduled or not, are fragile and irreplaceable. SPP notes that sites which do not have statutory protection are an important part of Scotland's heritage and planning authorities should protect and preserve significant resources as far as possible, in situ wherever feasible. Further guidance is contained in PAN 2/2011 Planning and Archaeology.

3.54 Archaeological sites and objects are vulnerable to any form of development or use of land that involves disturbing the ground. Modern development/redevelopment activities often mean the removal of all traces of earlier occupation. Activities such as construction, road building, the laying of drains or underground electricity cables, or mineral extraction can all potentially damage or destroy archaeological remains. Once damaged they cannot be repaired; once destroyed they cannot be renewed.

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3.55 There are numerous non scheduled archaeological remains in South Lanarkshire. Furthermore, site preparation for development may uncover previously unknown remains. If such discoveries are made during any development they should be reported to the planning authority. The [West of Scotland Archaeological Service](#) is a useful reference and provides specialised advice on all archaeological matters. WoSAS have 4622 records of archaeological sites and remains in South Lanarkshire, including 62 Scheduled Monuments.

3.56 Archaeological sites and monuments, and their settings, should be protected and preserved *in situ* wherever feasible. PAN 2/11 advises that when determining a planning application the desirability of preserving a monument (whether scheduled or not) and its setting is a material consideration. Where preservation *in situ* is not possible, the council shall apply conditions to planning consents, listed building consents and conservation area consents to ensure that an appropriate level of excavation, recording, analysis, publication and archiving is carried out before and/or during development.

Policy NHE6 Non-scheduled archaeological sites and monuments

All non-scheduled archaeological resources shall be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other merits of the development proposals in the determination of planning applications.

The developer may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the

developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.



3.57 The location and extent of archaeological resources can rarely be fully identified without targeted archaeological investigation. It is important to identify the presence of archaeologically sensitive areas at the earliest possible stage, preferably before submitting a planning application. Prospective developers are encouraged to undertake an initial assessment of whether a property or area is known or likely to contain archaeological remains as part of their pre-planning application research into development potential. The Historic Environment Record (HER)

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maintained by WoSAS is a comprehensive record of all known archaeological sites, finds, fieldwork and research for the West of Scotland and provides a useful start point for assessments.

3.58 In April 2009 WoSAS Joint Committee approved the West of Scotland Archaeology Service Procedural Guidance for Archaeology and Development. ([WoSAS Procedural Guidance](#)). This applies to the WoSAS Member Councils. It sets out in detail the standard procedures adopted by the WoSAS member councils for handling planning applications which have been identified as raising archaeological issues. It also contains useful information on archaeological survey requirements.

3.59 For developments which affect or are considered likely to affect archaeological resources, a Heritage Appraisal and/or an Archaeological Field Evaluation may be required (see information box below). All archaeological information relevant to the proposal should be incorporated in the planning application. This will assist the planning authority to determine the application and set conditions of consent. It should be noted that the Council has the power to direct that further information be provided prior to making a decision on an application.

Types of archaeological assessment

A Heritage Appraisal looks at the heritage implications of a development proposal. It is generally a desk-based assessment of available information about a site and should be provided by an applicant as part of the application for planning consent. In addition, a heritage appraisal can also involve non-ground breaking fieldwork such as topographic survey, walkover survey (where the proposed development area is walked by experienced archaeologists to identify previously unrecorded upstanding archaeological remains) standing building assessment and geophysical survey.

Appraisals are often required as part of any Environmental Assessment. The provision of an appraisal should ensure that both known archaeological remains and the potential for previously unknown archaeological remains are fully considered in the development process. It may also provide an outline strategy for avoiding/minimising the disturbance of any archaeological remains that have been identified.

Where a standing building or its setting is affected by a proposal a condition of the Planning Permission or Listed Building Consent gained may require Standing Building Recording of the building/site, to a standard that satisfies the Council, prior to commencement of works on site.

It is important to highlight that even if an archaeological appraisal does not identify any known archaeological remains or objects, there may still exist the potential for previously unknown remains and/or objects within the proposed development area and thus there may still be a requirement for ground breaking evaluation works.

Archaeological field evaluation works

This involves an archaeological survey or excavation and is designed to find out more about a site than is available from a desk-based appraisal. The Council may require an evaluation as part of a submission for planning permission in advance of the application being determined or as a condition of planning. The evaluation must be carried out by suitably qualified archaeological contractors. The results of these exercises should be presented in a technical report describing the findings and placing them in a local context. It will assist both the applicant and the Council to assess the need for further archaeological work or to develop a mitigation strategy to protect any remains that have been identified.

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Heritage work undertaken as part of a planning permission or listed building consent will probably involve an Archaeological Investigation and/ or an Archaeological Watching Brief, or a Standing Building Recording. The developer should ensure that a suitably qualified and experienced contractor carries out the work.

If an archaeological excavation is required this normally only takes place after planning consent has been granted. Details of the proposed investigation and the archaeological contractor undertaking the work will be submitted to the planning authority for prior approval either as a condition of the planning consent or as part of a formal agreement.

If an archaeological watching brief is required an archaeologist is present on site to observe and record deposits as they are exposed. Their purpose is to record archaeological evidence that may come to light during the course of development. If archaeological remains or finds are identified this may delay the progress of the development until such time as the remains are recorded, although it may be possible to progress construction on another part of the site until all the remains are recorded. Watching Brief exercises should result in a technical report describing the findings and placing them in a local context.

Standing building recording will be dependent upon the nature of the impact and of the individual building. The results of the Heritage Appraisal will determine the appropriate level of recording necessary.

A list of qualified archaeologists is available from the [Institute for Archaeologists](#). WoSAS hold information on archaeological contractors operating in the Glasgow and the Clyde Valley area. [WoSAS Archaeological Contractors](#)



Conservation areas

3.60 Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is considered to be important to preserve or enhance. The main implication of designation is that consent will be required for specific types of development that would not otherwise require it. When determining planning applications and conservation area consent applications, there is a duty on Councils to have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area the site is located within. SPP provides the national policy context for conservation areas and is a material consideration in the determination of planning applications. More information and guidance on the requirements for

Historic environment

conservation area consent is provided in [SHEP](#). Planning Advice Note (PAN) 71 provides further advice on the management of conservation areas. It identifies good practice for managing change and sets out a checklist for [Appraising Conservation Areas](#).

3.61 There are 30 conservation areas in South Lanarkshire (see Appendix 1). To check whether a property is located within a conservation area, please refer to the relevant settlement map of the South Lanarkshire Local Development Plan or contact the relevant Area Planning Office (see Appendix 6).

3.62 All proposals for new development require to be considered in light of their effect on the character and appearance of the conservation area. Alterations and extensions to buildings in conservation areas must also preserve or enhance the character or appearance of the area. A conservation area appraisal is a management tool which helps to identify the special interest and changing needs of an area. They provide information about the special needs and characteristics of the area and help developers identify and formulate development proposals in a manner that safeguards and enhances the Conservation Area. Conservation Area appraisals have been approved for a number of conservation areas in South Lanarkshire. These include Leadhills, New Lanark, Rutherglen and Douglas.

Policy NHE7 Conservation areas

Development and demolition within a conservation area or affecting its setting shall preserve or enhance its character and be consistent with any relevant conservation area appraisal or management plan that may have been prepared for the area.

The design, materials, scale and siting of any development shall be appropriate to the character of the conservation area and its setting. Trees which are considered by the Council to have amenity value and contribute to the character and appearance of the conservation area shall be preserved. Given the importance of assessing design matters, planning applications in principle will not normally be considered appropriate for developments in conservation areas.

Where appropriate, consents to demolish buildings within conservation areas will be subject to conditions which prohibit demolition until a contract has been let for the redevelopment of the site in accordance with a development scheme which has been approved by the Council.

3.63 Designation of a conservation area does not mean development is prohibited. However, when considering development within a conservation area, special attention must be paid to its character and appearance.

3.64 Proposals which fail to preserve or enhance the character or appearance of the area will normally be refused. The aim should be to preserve the spatial and structural patterns of the historic fabric and the architectural features that make it significant. Preservation and re-use should always be considered as the first option. Interventions need to be compatible with the historic context, not overwhelming or imposing. The highest standards of materials and workmanship will be required for all works in conservation areas. Any alterations within conservation areas should be carried out in a way which allows it to be returned to its original condition in the future without damage. However, reversibility in itself will not be considered justification for proposals which may be physically or aesthetically inappropriate.

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3.65 In all cases, the Council will expect applications to provide sufficient information about the proposed development to enable the effect of the proposal on the character and appearance of the conservation area to be fully assessed. In this regard, applications in principle will not normally be accepted for development within a Conservation Area.

3.66 Depending on the nature of the proposals affecting a conservation area there may be a range of consents required such as listed building consent, conservation area consent (for the demolition of non-listed buildings) planning consent, advertisement consent and/or building warrant. In addition there is specific protection for trees within conservation areas. Further guidance is contained in the information box below.

Planning permission

Within conservation areas planning permission is required for many alterations, additions and changes of use. Although some work can be carried out without planning permission fewer alterations are considered to be permitted development and most changes to the outside of a building, including changing the colour, require planning permission.

In some instances an Article 4 Direction can also be issued for a conservation area and the permitted development rights removed completely, thereby ensuring a planning application is required.

To determine whether planning permission is required, the [Town and Country Planning \(General Permitted Development\) \(Scotland\) Order 1992](#), as amended by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 and

the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2014 or Government Circular 1/2012 on [Permitted Development](#) should be considered. Please contact the relevant Area Planning Office for further clarification or advice on this legislation and to clarify if an Article 4 Direction has been issued for a conservation area.(See Appendix 6).

Listed building consent

If a building within a conservation area is listed, the policy and guidance on listed buildings in this SG should be used.

Conservation Area Consent - Demolition of unlisted buildings

Conservation area consent is required for the complete or substantial demolition of unlisted buildings within conservation areas, including boundary walls. Demolition must not be detrimental to the character of the conservation area. The applicant will, in the majority of cases, need to provide the following:

- A written statement justifying the necessity and desirability of the work proposed and describing the form this work is to take.
- An accurately drawn survey of the existing building(s), adjoining property and the site.
- Photographs of the building (or parts of the building) that are to be demolished.
- Photographs of the building to be demolished in the context of its surroundings.
- A plan of the whole site owned by the applicant.
- An up-to-date and accurate location plan no smaller than 1:1250 scale.

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As a result of the Historic Environment Scotland Act 2014, Historic Environment Scotland will require to be consulted on the partial or total demolition of buildings in conservation areas.

Advertisement consent

While many advertisements require permission, certain types do not need permission as they have “deemed consent”. This can be checked by consulting [The Town and Country Planning \(Control of Advertisements\) \(Scotland\) Regulations 1984](#).

Building warrant

Converted, new or altered buildings may require a Building Warrant, even if Planning Permission is not required. Please contact the relevant Area Building Standards Office for more information (See Appendix 5).

Repair

Planning permission is not normally required for repairs which match the original materials and methods and do not affect the character of the building.

Trees

If there are any trees on the site or within 12 metres of the boundary, they should be identified in the application. Trees with a Tree Preservation Order or in a Conservation Area are also protected by law, making it a criminal offence to lop, top, cut down, uproot, wilfully damage or destroy a tree unless carried out with the consent of the Council. Proposals for work on trees within a Conservation

Area must be notified in writing to the Council, six weeks in advance of commencing works. Further information is contained in [Planning Circular 1/2011](#).

Consultation

Most applications for planning permission for development or alterations within a Conservation Area will be advertised for public comment and any views expressed must be taken into account when making a decision on the application.

Natural environment



4.0 Natural environment

Introduction

4.1 This section of the SG provides details of international, national and local natural heritage designations. The following sections consider protected species and wider biodiversity outwith designated areas. Guidance is set out on the principal factors that must be taken into account when assessing planning applications that could potentially affect or be of relevance to natural heritage. All likely effects on designated natural heritage sites, protected species and general biodiversity and geodiversity must be fully considered as part of the application

determination process. The Council seeks to ensure that all requirements in terms of legislation and policy regarding wildlife and habitats are adhered to as appropriate.

4.2 In line with the Scottish Government position as set out in the SPP, the precautionary principle shall be applied by the planning authority in instances where evidence is inconclusive but where the potential for significant environmental damage to take place exists. While the precautionary principle shall not be used to impede development unnecessarily, developments may not be permitted in cases where there are good grounds for believing that they could result in significant irreversible damage, particularly in relation to Category 1 and Category 2 designated sites and protected species. In such cases modifications to the proposal which can be demonstrated to eliminate the risk will be considered. This may involve the use of mitigation measures and the application of planning conditions.

4.3 Policy 15 of the SLLDP together with the relevant policies in this SG will form the basis of the assessment of applications affecting designated natural heritage sites as listed in the Hierarchy of Designated Sites in South Lanarkshire (Table 2.1). In instances where applications are submitted on or affecting designated natural heritage sites, specific information relating to the impact on the habitat and any associated species must be supplied in sufficient detail to be able to assess this impact. Detailed information on the significance of the existing habitat or any likely changes or other effects resulting from the development must be provided for consideration to the planning authority, usually in the form of an environmental report. It is recommended that such reports are prepared by a suitably qualified ecologist. If evidence is provided to suggest that adverse effects are likely to occur from the development, details of the mitigation measures proposed to be undertaken or alternative proposed compensatory measures should be provided. (see section 6 and appendix 4)

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4.4 In certain circumstances, usually for larger scale developments, a full Environmental Impact Assessment (EIA) may require to be submitted with an application. For the majority of smaller scale applications however, a full EIA is unlikely to be required.

Role of Scottish Natural Heritage and South Lanarkshire Countryside and Greenspace

The primary role of SNH in the planning system is to provide advice on Scotland's natural heritage and how this could be affected by planning policies and development proposals. Natural heritage interests as set out by SNH include landscape, biodiversity, geodiversity and public enjoyment of the countryside. SNH do not make decisions on planning applications but do, in specific circumstances, advise planning authorities with regard to natural heritage issues primarily through consultations on planning applications. In particular, planning authorities are required to consult SNH when assessing and determining applications for development that has the potential to affect internationally and nationally designated sites. Even if the application site is outwith a protected site, SNH would still require to be consulted, as in some cases, damage could potentially arise through development on land adjacent to the designated site, or even some distance away.

Planning Authorities are required to consult SNH in the following instances:

- cases affecting European sites: Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and candidate sites collectively known as Natura sites, and Ramsar sites
- development proposals which require an Environmental Impact Assessment

- development proposals affecting Sites of Special Scientific Interest (SSSIs) including National Nature Reserves (NNR)
- certain types of development in National Scenic Areas (NSAs) that meet the criteria as outlined in the TCP (Scotland) NSA Direction 1987 (There are no NSAs currently within South Lanarkshire at this time)
- cases that involve the winning and working of peat for commercial purposes
- cases that could have significant repercussions on major accident hazards.

There may also be instances when SNH will require to be consulted outwith the above types of case in order to provide the Council with appropriate advice and guidance on natural heritage issues.

The Council's Countryside and Greenspace Service (CAG), employs experts in biodiversity, greenspace and access and can be consulted at any stage in the planning process for advice and guidance (See Appendix 6 List of contacts).

Category 1 International designations

Special Protection Areas and Special Areas of Conservation

4.5 Sites classified as Special Protection Areas (SPA) under the Wild Birds Directive and selected as Special Areas of Conservation (SAC) under the Habitats Directive are intended to form a European Community-wide network of protected areas for those habitats and species which are endangered, vulnerable, rare or otherwise require special attention. Collectively these are known as Natura 2000 Sites. Eight locations within South Lanarkshire, listed in Appendix 1 and identified on the LDP Strategy Map, are classified as Natura 2000 sites and are protected under European

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law. Additionally, Natura 2000 sites located within adjoining authorities could also potentially be affected by development in South Lanarkshire. For example, the River Tweed SAC and Westwater SPA lie within adjacent authority areas but have significant ecological connections to South Lanarkshire. In addition there is also connectivity via the River Clyde with the Inner Clyde SPA which lies downstream from South Lanarkshire.

4.6 The Conservation (Natural Habitats) Regulations 1994 and subsequent amendments place a statutory duty on Councils to meet the requirements of the Habitats Directive. In instances where a development proposal has the potential to affect a Natura 2000 site the proposal must undergo a Habitats Regulations Appraisal (HRA). Where a Council concludes that a development proposal is likely to have a significant effect on a Natura 2000 site and is not directly connected with, or necessary to, the conservation management of that site, then it must undertake an appropriate assessment of the implications for the conservation interests for which the area has been designated. The need to carry out an HRA and appropriate assessment if required will also extend to proposed development outwith the boundary of the designated area where this may affect the interests protected within the site. Guidance on the assessment of proposals is set out in SPP and it should be noted that the Scottish Government accords the same level of protection to proposed SACs and SPAs (which have been approved by the Scottish Ministers for formal consultation but have not yet been designated) as it does to designated sites. Scottish Office Circular 6/1995 as amended June 2000 sets out government policy on Natura 2000 sites.

Policy NHE8 Natura 2000 sites

Development likely to have a significant effect on a Natura site will be subject to an appropriate assessment. Where an appropriate assessment is unable to conclude that a development will not adversely affect the integrity of the site, subject to agreement by Scottish Ministers, development will only be permitted where:

- there are no alternative solutions
- there are imperative reasons of overriding public interest, including those of a social or economic nature
- compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

For sites hosting a priority habitat or species (as defined in Article 1 of the Habitats Directive), prior consultation with the European Commission via Scottish Ministers is required unless either the proposal is necessary for public health or safety reasons or it will have beneficial consequences of primary importance to the environment.

The requirements of this policy apply to all proposed or designated Natura 2000 sites which could be affected by a proposal, including those which adjoin, or are located outwith the boundary of South Lanarkshire.

Habitats Regulations Appraisal

4.7 Each HRA will be different, depending on the nature of the development and the Natura 2000 site involved. The [Habitats Regulations Appraisal](#) should refer to the conservation objectives and qualifying

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interests for every Natura site potentially affected by a proposal. These are available for all SACs and SPAs in Scotland via the Scottish Natural Heritage [SNH website](#). Further information on this process can be found in the SNH guide [Natura Sites and the Habitats Regulations](#). Developers will be required to supply any information which the Council considers necessary to inform the HRA.

Appropriate Assessment

4.8 If the initial HRA appraisal concludes that the proposal is likely to have a significant effect on a Natura site it must then be subject to an appropriate assessment by the 'competent authority', in consultation with SNH. In the case of planning applications the Council is the competent authority. The purpose of the appropriate assessment is to determine that the proposal will not adversely affect the integrity of the site. This is a precautionary test and if the outcome is negative or inconclusive permission will not be granted unless the criteria set out in Policy NHE8 Natura 2000 sites can be met.

4.9 In cases where an assessment of the proposal is also required under the Environmental Impact Assessment (Scotland) Regulations 2011, applicants should ensure that the environmental statement prepared in respect of the proposal meets the requirements of both the regulations and the above directives.

Category 2 National designations

Sites of Special Scientific Interest and National Nature Reserves

4.10 Sites of Special Scientific Interest (SSSI) represent the best of Scotland's natural heritage. They are 'special' for their plants, animals or habitats, their rocks or landforms, or a combination of these. SNH has a statutory duty under the Nature Conservation (Scotland) Act 2004 to

notify SSSIs. All public bodies when exercising their functions affecting SSSIs, must take reasonable steps to further their conservation and enhancement. SSSIs provide the foundation for a range of natural heritage designations and are therefore at the core of national and international arrangements for the protection of species, habitats and geological or geomorphological features. There are 45 SSSIs in South Lanarkshire, including nine which are partly within neighbouring authorities. A full list of SSSIs within South Lanarkshire is contained in the appendices and sites are shown on the LDP Strategy Map. More detailed information and mapping of individual sites is available on the [SNH website](#).

4.11 National Nature Reserves (NNRs) are areas of land set aside for nature, where the main purpose of management is the conservation of habitats and species of national and international significance. NNRs are managed primarily for nature but public access is important too, where it does not harm or disturb the habitats and wildlife. There are 47 NNRs in Scotland including Clyde Valley Woodlands in South Lanarkshire which comprises of several woodland sites throughout the Clyde Valley between Hamilton and Lanark. Clyde Valley Woodlands is composed of six separate sites: each is unique and together they represent the finest examples of woodland in this area. Much of the woodland in the NNR is protected by SSSI designations.

4.12 Development which has adverse impacts on an SSSI or NNR and which cannot be mitigated, will require to demonstrate clear social or economic benefits of national importance.

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Policy NHE9 National Nature Reserves and Sites of Special Scientific Interest

Development that affects a Site of Special Scientific Interest/National Nature Reserve will only be permitted where an appraisal has demonstrated:

- a. the objectives of designation and the overall integrity of the area will not be compromised; or
- b. any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Prime Agricultural Land

4.13 Prime Agricultural Land, (Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now James Hutton Institute)), is land considered to be capable of being used to provide a wide range of crops due to local climate, gentle slopes and deep, well drained soils. This land is also considered to be highly flexible for other uses also, such as for biofuel crops and woodland. Only 8% of Scotland's land area is considered to be Prime Agricultural Land. A small portion of this land is located within South Lanarkshire mainly associated with the River Clyde and its tributaries.

4.14 SPP requires the protection of prime agricultural land and also land of lesser quality that is locally important. At present locally important land has not been specifically identified or mapped in South Lanarkshire, however NHE 10 makes provision for its protection, should any be identified in future.

Policy NHE10 Prime agricultural land

Development on prime agricultural land (Macaulay Land Use Research Institute, Classes 1, 2 or 3.1) or land of lesser quality that has been identified as locally important will only be supported:

- as a component of the settlement strategy or necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available; or
- for small-scale development directly linked to a rural business; or
- for the generation of energy from a renewable source or the extraction of minerals where this accords with other policy objectives and there is secure provision for restoration to return the land to its former status.

The Water Environment

4.15 SPP sets the current planning policy on flooding and the water environment. In relation to the water environment it states that the planning system should promote the protection and improvement of the water environment, including rivers, lochs, estuaries, wetlands, coastal waters and groundwater, in a sustainable and co-ordinated way. This supports the objectives of European Commission's Water Framework Directive (WFD) which seeks to ensure all inland and coastal surface waters reach at least 'good ecological status/potential' by 2027. There is extensive guidance on SEPA's website on the requirements for [protection of the water environment](#).

Natural environment

4.16 Policy 17 in the South Lanarkshire LDP sets out the Council's requirements for developers in relation to the water environment and flooding. Further guidance can be found within the Sustainable Development and Climate Change Supplementary Guidance.

4.17 The protection and enhancement of the water environment also benefits wildlife, habitats and habitat networks, all of which are highly dependent on the water quality. The Council's Biodiversity Strategy identifies freshwater systems as a priority biodiversity asset which is not replaceable in the short to medium term.



Ancient Semi-natural Woodland

4.18 Ancient semi natural woodland is defined as categories 1a and 2a on SNH Ancient Woodlands Inventory. It is identified by SPP as an irreplaceable national resource that should be protected and enhanced. In Scotland ancient woodland is defined as land that is currently wooded and has been continually wooded, at least since 1750. The Ancient Woodland Inventory (AWI) is a provisional guide to the location of Ancient and Long-established Woodland in Scotland. This type of woodland has important biodiversity and cultural values by virtue of its antiquity. Ancient woodlands include all remnants of Scotland's original woodland and tend to have much richer wildlife than that of more recent woods. Once destroyed, it is impossible for an Ancient Woodland to be recreated. Further guidance on the [Ancient Woodland Inventory](#) is available from SNH.

Policy NHE11 Ancient semi-natural woodland

Development proposals that involve the loss or fragmentation of areas of ancient semi-natural woodland (categories 1a and 2a on SNH Ancient Woodlands Inventory) will only be supported where any significant adverse effects are clearly outweighed by social or economic benefits of national importance.

In all cases where felling of existing woodland is proposed, the criteria set out in the Scottish Government's Policy on Control of Woodland Removal will be taken into account to determine the acceptability of woodland removal.

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Category 3 Local designations

Local Nature Reserves

4.19 Local Nature Reserves (LNRs) are areas of locally important natural heritage, designated and managed by local authorities to give people better opportunities to learn about and enjoy nature close to where they live. Langlands Moss, currently the only designated LNR in South Lanarkshire, is a lowland raised peat bog located to the south of East Kilbride. The Council also proposes to formally designate Morgan Glen on the western edge of Larkhall as an LNR. Morgan Glen contains some of the finest parts of the ancient Clyde Valley woodlands and is covered by SSSI and Special Area of Conservation designations.

Policy NHE12 Local Nature Reserves

Development that affects a local nature reserve will only be permitted where an appraisal has demonstrated:

- a. that the objectives of the designated area would not be compromised; or
 - b. that any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by significant social or economic benefits; and
- measures can be taken to conserve the nature conservation interest through planning conditions; and/or
 - the conservation interest loss can be compensated for by habitat creation or site enhancement elsewhere by planning agreement(s) or condition(s)

Within the limits of available resources, and where this would be compatible with existing nature conservation interests, the Council will seek to identify, designate and manage any other areas suitable for Local Nature Reserve status.



Tree Preservation Orders

4.20 Tree Preservation Orders (TPOs) exist to protect the amenity of the area by protecting individual trees or groups of trees which make a significant contribution to the landscape or locality in which they are

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situated. A TPO gives the council control over any works on individual trees or groups of trees and can be used to ensure that all works on protected trees are carried out properly on site.

4.21 TPOs are made by the Planning Authority under Section 160 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 and with the procedures set out in the Town and Country Planning (Tree Preservation Orders and Trees In Conservation Areas) (Scotland) Regulations 2010. With regard to development affecting TPOs, Circular 1/2011 advises that application must be made to the planning authority specifying the operations for which consent is sought, the reasons for such operations and must identify by means of a map or plan (of sufficient size and scale) the protected trees that would be affected.

Policy NHE13 Tree Preservation Orders

Trees and woodlands that are considered to be of significance will be protected from inappropriate development through the enforcement of existing Tree Preservation Orders. Further Tree Preservation Orders will be promoted as and when required. Any development likely to affect existing protected trees should be accompanied by a full tree survey with written justification for any losses.

4.22 Where protection is given by a TPO the applicant should seek the prior written approval of the Council to carry out any work on any tree or groups of trees covered by this designation. It is an offence to cut down, lop, top, uproot or wilfully damage or destroy a protected tree without the Council's permission.

4.23 Any person wishing to carry out works on a tree or group of trees must apply via the Scottish Governments ePlanning System or directly to the Council. Any such request should specify the location of the tree or trees, the nature of the works and the reasons for the carrying out of these works. A site inspection will be carried out and an assessment made of the impact of the proposed work on local amenity and the condition of the tree(s). In terms of the felling of any trees this will be subject to suitable replacement planting, where appropriate, in the same location or near the location. Any works must be carried out to BS3998 (2012) "Recommendations for Tree Work" Standard, and by a suitably qualified arboriculturalist. Further guidance on trees in conservation areas can be found in the Historic Environment section of this SG.

Woodlands

4.24 Ancient semi natural woodland is protected as a nationally important resource (see Policy NHE11). SPP requires development plans to identify woodlands of high nature conservation value and include policies to protect and enhance them. Table 6.1 in the SLLDP identifies other long established woodlands and woodlands of high conservation value as a local designation.

4.25 Long Established Woodland consists of woodland shown on Ordnance Survey maps dated 1860 but not shown as woodland on maps from 1750 or shown as plantation woodland on these maps. This equates to categories 1b, 2b and 3 in the SNH Ancient Woodland Inventory. This category of woodland is shown on the SLLDP Strategy Map. Woodlands of High Conservation Value are woodlands known to be important in terms of their nature conservation value but do not have any map evidence of long term continuity at the site to allow them to be classified as either ancient or long established woodland. Examples include small woods in narrow valleys which were omitted from earlier maps. The

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Forestry Commission Scotland's [Native Woodland Survey of Scotland](#) (NWSS) is also a useful source of information on the location, extent, type and condition of all of Scotland's native woodlands.

4.26 In addition, SPP notes that other woodlands, hedgerows and individual trees, especially veteran trees, may also have significant biodiversity value and make a significant contribution to landscape character and quality and so should be protected from adverse impacts resulting from development. This section of the SG relates to the nature conservation value of trees and woodland; their landscape importance is considered in paragraph 4.37 and policy NHE16.

4.27 The Council supports woodland expansion in line with SPP and the Glasgow and Clyde Valley [Forestry and Woodland Strategy](#). Where appropriate, development proposals should seek to incorporate new trees or woodland planting. Further guidance on this is contained in the Green Network and Greenspace SG.

4.28 The Scottish Government's [Control of Woodland Removal Policy](#) includes a presumption in favour of protecting woodland. Removal should only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting. The criteria for determining the acceptability of woodland removal and further information on the implementation of the policy is explained in the government's control of woodland removal policy, and this should be taken into account when determining planning applications. (See also SG 10 Renewable Energy Section 7).

Policy NHE14 Woodland

Developments that involve the loss or fragmentation of long established woodland and woodlands of high conservation value (including categories 1b, 2b and 3 on SNH Ancient Woodlands Inventory and woodlands identified in Forestry Commission Native Woodland Survey of Scotland) will only be supported where any significant adverse effects are clearly outweighed by significant social or economic benefits and;

- measures can be taken to conserve the nature conservation interest through planning conditions; and/or
- the conservation interest loss can be compensated for by habitat creation or site enhancement elsewhere by planning agreements or conditions.

In all cases where felling of existing woodland is proposed, the criteria set out in the Scottish Government's Policy on Control of Woodland Removal will be taken into account to determine the acceptability of woodland removal.

Development proposals should seek to protect existing woodlands, hedgerows and individual trees, from significant adverse impact and proposals likely to significantly affect these should be accompanied by a full tree survey with written justification for any losses.

New amenity tree planting will be encouraged, including, where appropriate, through a requirement to submit and implement a landscaping scheme for new developments. Further guidance is contained in the Green Networks and Greenspace SG.

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Peatlands

4.29 Peatlands are fundamentally important carbon stores and deliver key ecosystem services such as clean water and flood control. They are often important for biodiversity, supporting species such as wading birds, invertebrates and rare plants. The Scottish Government in its publication 2020 Challenge for Scotland's Biodiversity states that blanket and raised bog peatlands are together the most important terrestrial carbon store in Great Britain, while 'active bogs' continue to accumulate more carbon, as well as contributing to water regulation, water quality and supporting biodiversity.

4.30 Extensive areas of peatland habitat can be found in South Lanarkshire and the best examples are designated as SSSI. Five of these SSSI are internationally designated as Special Areas of Conservation. (refer to policies NHE8 and NHE9 in this SG). However the conservation value of the undesignated peatland sites is increasingly recognised. The habitat takes thousands of years to develop and is thus deemed to be irreplaceable once lost. South Lanarkshire Council therefore places a high priority on the conservation and restoration of peatland and the Council's Biodiversity Strategy identifies peatland as a priority biodiversity asset which is not replaceable in the short to medium term.

4.31 Scottish Natural Heritage (SNH) has prepared a consolidated spatial dataset of carbon-rich soil, deep peat and priority peatland habitats in Scotland derived from existing soil and vegetation data. It is envisaged that the new maps and data may be used to assist in identifying peat and other carbon-rich soils for development planning and development management purposes. While the maps can be used to assist development management decisions, a more detailed site survey will usually be needed to inform the siting, design, construction, aftercare and restoration stages of a development. This technical report and

mapping is currently subject to consultation and has not yet been finalised. Developers should consult [SNH website](#) to ensure they are using the most up to date version.



Policy NHE15 Peatlands

Development on undesignated peatland will only be supported where any significant adverse effects are clearly outweighed by significant social or economic benefits and it can be demonstrated that:

- the peatland is already degraded or significantly damaged by human activity
- the conservation value is low and restoration is not possible
- it does not conflict with any other local development plan policy.

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Renewable energy developments will be assessed on the basis of the specific guidance on peat contained in the Renewable Energy Supplementary Guidance. Minerals development will be assessed in relation to Policy MIN 6 of the Minerals Local Development Plan.

Special Landscape Areas and the Wider Landscape

4.32 SPP requires planning authorities to facilitate positive change while maintaining and enhancing distinctive landscape character and makes provision for local landscape designations to be identified in development plans. The purpose of these designations is to:

- safeguard and enhance the character and quality of a landscape which is important or particularly valued locally or regionally; or
- promote understanding and awareness of the distinctive character and special qualities of local landscapes; or
- safeguard and promote important local settings for outdoor recreation and tourism.

4.33 South Lanarkshire's extensive rural area contains landscapes of notable quality. The landscape components of the Glasgow and Clyde Valley were assessed in 1998 as part of the national assessment of landscape character carried out by SNH. In 2010 the [South Lanarkshire Local Landscape Character Assessment](#) (LCA) was carried out and updated the work carried out by SNH in 1998. The update provides greater detail on the local landscape character and was used to inform the preparation of the Council's report on 'Validating Local Landscape Designations'.

4.34 Validating Local Landscape Designations was approved in 2010 and draws on the LCA to review the extensive local landscape designations in the South Lanarkshire Local Plan as advocated by SNH and Historic Scotland in 'Guidance on Local Landscape Designations

(2005)'. The designations have been updated to focus on the areas of highest landscape quality and value in South Lanarkshire and six Special Landscape Areas (SLAs) have been identified:

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

4.35 The boundaries of these SLAs are shown on the LDP Strategy map. A detailed description of each area, including reasons for its designation and guidance on conserving its special qualities and features and managing change is contained in [Validating Local Landscape Designations](#).

4.36 Whilst landscape in general is a planning consideration when assessing development proposals, SLA's are specifically designated to ensure that these landscapes in particular are not damaged by inappropriate development and to encourage positive landscape management. Applicants should take particular care to ensure that new development in or adjacent to an SLA does not detract from the special qualities or character of the landscape. They should also ensure that, where possible, aspects of siting, layout and design should enhance the qualities for which the area has been designated.

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Non-designated Landscapes

4.37 SPP recognises that planning authorities should take a broader approach to landscape and natural heritage than just conserving designated or protected sites. Development plans should address the potential effects of development on landscapes and natural heritage and facilitate positive change while maintaining and enhancing distinctive character. In addition, SPP requires the protection and enhancement of woodlands, hedgerows and trees of high landscape value. This can include ancient semi natural woodlands, long established woodlands and woodlands of high conservation value plus other non designated woodlands, hedgerows and trees.

4.38 Different landscapes have differing capacities to accommodate development and the siting and design of new development should be informed by local landscape character. The South Lanarkshire LCA provides development guidelines for each of the 14 landscape character types in South Lanarkshire and these should be taken into account when development proposals are being considered. (See also SG 10 Renewable Energy).

4.39 Local landscape distinctiveness is a fundamental component of placemaking and further details of the Council's policy approach can be found in the Vision and Strategy section of the LDP, in Policy 4, Development Management and Placemaking and in the Development Management, Placemaking and Design Supplementary Guidance.



Policy NHE16 Landscape

Special Landscape Areas

Development proposals within the Special Landscape Areas (SLA) identified on the Strategy Map will only be permitted if they satisfy the requirements of LDP Policy 3 Green Belt and Rural Area and can be accommodated without significantly and adversely affecting the landscape character, scenic interest and special qualities and features for which the area has been designated.

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All development proposals within or adjacent to an SLA shall take into account the guidance within the Council's Report on [Validating Local Landscape Designations](#).

Landscape protection and enhancement

Within the SLAs and the wider landscape of South Lanarkshire, development proposals should maintain and enhance landscape character including:

- the pattern, scale and design of development within the landscape
- the setting of settlements and buildings within the landscape
- the pattern of woodland, fields, trees, hedgerows, waterbodies and other features, particularly where they define/create a positive settlement/urban edge
- the historical qualities of the area and its sensitivity to change
- skyline and hill features, including key views.

All proposed developments should take into account the detailed guidance contained in [South Lanarkshire Landscape Character Assessment, 2010](#)

Country Parks

4.40 Country Parks are areas of land close to towns and cities, specifically identified and managed to give people convenient opportunities to enjoy the countryside and for open-air recreation. Local authorities may designate country parks where they consider there to be a need using their powers granted by section 48 of the Countryside (Scotland) Act 1967. SPP states that proposals that affect regional and country parks must have regard to their statutory purpose of providing

recreational access to the countryside close to centres of population, and should take account of their wider objectives as set out in their management plans and strategies.

4.41 There are two Country Parks in South Lanarkshire, at Calderglen to the south-east of East Kilbride and at Chatelherault, to the south-east of Hamilton. These parks contain a range of natural and built heritage designated sites which contribute to their value as recreational assets. There is also an area of land at Hamilton Low Parks which is within the designated boundary of Strathclyde Country Park, but is not promoted as part of the park. This area is important for nature conservation and could be considered in future for designation as a local nature reserve.



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4.42 The country parks form part of South Lanarkshire's strategic green network. Further guidance is contained in the Green Networks and Greenspace SG – Section 3 Strategic Green Network.

Policy NHE17 Country Parks

Development proposals affecting a Country Park identified on the Strategy Map will only be permitted if they can be accommodated without significant adverse effect on the landscape character, biodiversity or any other special qualities and features which contribute to the recreational value of the park.

Core Paths and Rights of Way

4.43 Core Paths are the basic framework of key routes that provide for the main needs of users. South Lanarkshire Council has a duty to draw up a plan of core paths in the area following consultation with local communities, land managers and path users. Core water routes, water access/egress points and core paths share the same status with respect to the Land Reform (Scotland) Act 2003 and are included in the Core Paths Plan. The [Core Paths Plan for South Lanarkshire](#) was adopted in November 2012 after an extensive period of consultation with the South Lanarkshire Outdoor Access Forum, communities, individuals, land managers, and organisations, with an interest in outdoor access.

4.44 Rights of Way are public rights of passage, between two public places, in general over private property by a defined route. Public rights of way in Scotland become established through a history of use. The Council may take appropriate legal action to maintain the public right of passage if required and can divert or extinguish routes where necessary

and appropriate. In addition to established core paths and rights of way, the Council will encourage new and enhanced opportunities for access linked to wider networks.

4.45 Policy 16 Travel and Transport in the SLLDP sets out the Council's support for the development of walking and cycling networks in South Lanarkshire.

Policy NHE18 Walking, cycling and riding routes

The Council will seek to safeguard existing and proposed walking, cycling and riding routes, core water routes and water access/egress points within the Local Plan area as identified in the Core Paths Plan. Particular support is given to the development of the Clyde Walkway and National Cycle Network Routes 74 and 75 on or around the lines identified.

Where appropriate, linear routes, such as former railway lines, will be safeguarded to provide walking, cycling and riding opportunities.

Development proposals adjacent to or on the line of a route as defined above will require to take account of the route and where appropriate, developer contributions will be sought to the provision or upgrading of the route.

Quiet Areas

4.46 Quiet areas are designated under the Environmental Noise (Scotland) Regulations, 2006. The regulations require the Scottish Ministers to produce strategic noise maps for all relevant urban areas, roads and railways. These maps are used to identify areas where the

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noise climate is deemed to be poor and in need of improvement (noise management areas) and areas where it is good and merits protection (quiet areas). Areas which have been granted Quiet Area status must be protected in terms of both size and noise climate. In April 2013 two Quiet Areas were approved in South Lanarkshire at Bothwell Castle grounds and Cambuslang Public Park. Guidance on Quiet Areas is provided within the Sustainable Development and Climate Change Supplementary Guidance and particularly Policy SDCC9 Quiet Areas.



Badger photo © rspb-images.com

5.0 Species

5.1 This section sets out the planning requirements for legally protected species and also covers Invasive Non Native Species.

5.2 The [legal framework for protected species](#) is complex, and there are a wide variety of species subject to protection. For example, a number of 'European protected species' are identified in the Conservation (Natural Habitats &c.) Regulations 1994 (as amended in Scotland). Other species are protected under the Wildlife and Countryside Act 1981 (as amended) and badgers are protected under the Protection of Badgers Act 1992.

Further information, including a list of protected species is found on the [SNH website](#). Policy NHE19 seeks to ensure the protection of species as required by these pieces of legislation.

5.3 Development that would be likely to have a significant adverse effect on a protected species will be resisted unless it can be demonstrated to the Planning Authority, that the potential effects can be satisfactorily mitigated and there will be no further adverse impacts following implementation of the measures proposed.

European Protected Species

5.4 European Protected Species (EPS) are identified in Annex IV of the Habitats Directive and are afforded the highest degree of protection under the Conservation (Natural Habitats &c.) Regulations 1994 (as amended in Scotland). Regulation 44 of the Habitats Regulations permits certain activities which would normally constitute an offence against European Protected Species to be carried out legally under a licence, subject to the following three tests all being satisfied:

- that the licence application relates to one of the purposes specified in Regulation 44(2). The purpose most relevant to development proposals is likely to be "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment"
- that there is no satisfactory alternative
- that the action authorised by the licence would not be detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range.

Species

5.5 Planning permission will not be granted unless it is firstly demonstrated that the proposal will either not adversely affect any European Protected Species in the area, or that the three licensing tests are likely to be met.

5.6 [European Protected Species](#) most likely to be found in South Lanarkshire include bats, otters and great crested newts. A complete list of EPS is available on the SNH website.

Nationally Protected Species

5.7 The Wildlife and Countryside Act 1981 as amended under the Nature Conservation (Scotland) Act 2004 sets out the protection afforded to other wild animals and plants in Scotland. The species protection requirements of the EU Birds Directive are implemented through this act.

5.8 The Council must ensure that species listed on Schedules 1, 1A, 5, 6 and 8 of the Wildlife and Countryside Act 1981 (as amended), and Annex 1 of the EU Birds Directive are fully taken into account during the consideration of any development proposals which may affect them. The Council will not normally grant consent for any development which would have a significant adverse impact upon these species, particularly where their occurrence is considered important in a national or regional context. The only exception would be where the development contributes to [significant social, economic or environmental benefit](#) and there is [no other satisfactory solution](#). These terms are defined in more detail in SNH guidance.

5.9 Under the [Wildlife and Countryside Act](#), it is not possible to licence actions that would otherwise be an offence in relation to wild birds, for the purpose of development. Most developments are unlikely to result in the intentional or reckless killing of wild birds, but if they are carried out during the breeding season then there could be a risk of damage or

destruction of nests or eggs, or disturbance to nesting [Schedule 1](#) species of birds. Because there is no development licensing provision for wild birds, this means that any development that could result in these actions should not proceed until the breeding season is over for these species.

5.10 Badgers and their setts are protected under the Protection of Badgers Act 1992. A licence must be obtained from Scottish Natural Heritage for any work that may cause disturbance to a badger or involves the damage or destruction of a sett. Where badgers are present, or likely to be present, the Council may require a survey to be undertaken, paid for by the developer. If badgers are likely to be affected, the Council may introduce planning conditions and/or agreements when determining individual applications. Further information on [badgers and development](#) is available on SNH website.

Invasive Non Native Species

5.11 Invasive Non-Native Species (INNS) threaten native biodiversity and some species can cause significant damage or even harm human health. The Wildlife and Natural Environment (Scotland) Act 2011 changed the release offences in the Wildlife and Countryside Act 1981 and added new sections on keeping, notification and control. It aims to prevent the release and spread of non-native species and ensure that rapid and effective control and eradication measures can be taken. The Scottish Government has published a [Code of Practice on Non-Native Species](#) (INNS) which provides further information. South Lanarkshire Council records and monitors INNS through the South Lanarkshire Biodiversity Partnership and is preparing an Invasive Non-Native Species Strategy.

5.12 A number of invasive non-native species however, are established within South Lanarkshire. These include giant hogweed, Japanese knotweed and Himalayan balsam. If a survey shows these or other invasive non-native species are present on a site, the developers must remove them and ensure that they do not spread from the site.

5.13 Care must be taken not to introduce invasive non-native species into new development, for example, through the planting of rhododendron.

Policy NHE19 Protected species

A) Development that would be likely to have an adverse effect on a European Protected Species will not be permitted unless it can be shown that:

- the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment
- there is no satisfactory alternative
- the development would not be detrimental to the maintenance of the population of the species at a favourable conservation status in its natural range.

B) Development that would be likely to have an adverse effect on wild birds protected under the Wildlife & Countryside Act 1981 (as amended), will not be permitted unless it can be shown that:

- the development is required for preserving public health or public safety
- there is no other satisfactory solution.

C) Development that would be likely to have an adverse effect on a non-bird species protected under the Wildlife and Countryside Act 1981 (as amended) will not be permitted unless it can be shown that:

- the development will contribute to significant social, economic or environmental benefit
- there is no other satisfactory solution.

D) Development likely to have a significant effect on any other protected species following the implementation of any mitigation measures will not be permitted unless it can be justified in accordance with the relevant legislation.

E) Where non-native species are present on a development site, or where planting is planned as part of a development, planning permission will only be granted where developers can demonstrate that the provisions of the Wildlife and Countryside Act 1981 relating to non-native species have been fully accounted for.

All these requirements will be given full consideration in the assessment of development proposals and developments that cannot meet the terms of the above policy shall be judged not to accord with the plan.

5.14 If there is evidence to suggest that a protected species is present on site or may be affected by a proposed development, steps must be taken to establish their presence. The level of protection afforded by

Species

legislation must be factored into the planning and design of the development and any impacts must be fully considered prior to the determination of the application. It is a legal requirement, in instances where a development may affect a protected species, for the potential effect to be fully assessed in advance of the determination of the application. The information box below provides guidance for applicants on undertaking protected species surveys.

Protected species surveys

If the existence of a protected species within an application site is considered to be likely a detailed survey of the site must be undertaken by a suitably qualified ecological professional. If the assessment confirms the presence of the protected species, their existence must be taken into account as part of the design of the development to ensure that there will be no resulting adverse effect on the species following the development.

Common forms of development that are likely to affect protected species, such as bats or badgers, include outbuilding conversions, demolition of dwellinghouses and other buildings to facilitate new build development and development requiring the removal of trees. This is covered in more detail in Appendix 3 Protected Species Checklists. It is advised that protected species surveys are carried out in advance of detailed proposals being worked up to allow proposed developments to be appropriately sited and designed to take account of protected species and also to allow applications to be dealt with efficiently by the relevant Area Planning Office. As part of the application process any ecological surveys submitted are likely to be assessed by the Council's Countryside and Greenspace Service or SNH in consultation with the Planning Service. The timing of many species and habitats surveys is restricted by the season of the year.

Appendix 3 of this SG contains an ecological survey calendar. This provides general guidance but applicants should be guided by their ecological consultants on appropriate timings for the species and location. A [licence from SNH](#) may be required before some types of survey work can be undertaken. Further guidance and copies of [species licensing forms](#) are available on SNH website.

Development which will have an adverse effect on protected species following the implementation of any mitigation measures will not be permitted unless it can be justified in accordance with the relevant protected species legislation. It should be noted that, if a significant time period elapses following the determination of an application affecting a protected species, it may be necessary for re-surveying work to be carried out.

Biodiversity and geodiversity



6.0 Biodiversity and Geodiversity

6.1 Maintaining and conserving biodiversity is dependent upon the wider environment which is not always afforded the protection of a natural heritage designation. Designated sites account for only a small proportion of the land area of South Lanarkshire. Protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment is a key principle of SPP. Planning authorities should take account of the need to maintain healthy ecosystems and work with the natural processes in their area.

6.2 Policy 15 of the SLLDP requires all development proposals to be assessed in terms of their effect on the character and amenity of the natural and built environment. This section of the SG sets out guidance on the wider biodiversity and geodiversity resources in South Lanarkshire and the role of the planning system in conserving these.

Biodiversity

6.3 Biodiversity is the variety of life on Earth, including all plants, animals and fungi and the habitats in which they live. Under the Nature Conservation (Scotland) Act, 2004 South Lanarkshire Council has a statutory duty to “further the conservation of biodiversity” and SPP requires that this duty must be reflected in development plans and development management decisions. The Council seeks to meet this duty through a variety of mechanisms including the Council’s [Biodiversity Duty Implementation Plan](#), its [Biodiversity Strategy](#), and through the SEA process.

Development and Biodiversity

6.4 Development and change is inevitable and can be beneficial for biodiversity, but only if achieved in a sustainable manner. The planning process represents a mechanism to ensure biodiversity is protected and enhanced. SPP seeks benefits for biodiversity from new development where possible, including the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats.

6.5 New developments can offer opportunities to enhance biodiversity, particularly through the creation or restoration of habitats and connection of habitat networks. Use of native species for planting and landscaping can enhance developments and should be considered as a priority for

Biodiversity and geodiversity

the majority of sites. Further guidance is contained in Development Management, Placemaking and Design SG and Green Network and Greenspace SG.

6.6 Developments should be sited and designed to minimise adverse impacts upon biodiversity, ensuring that the development will not lead to habitat fragmentation or isolation. Provision for long term management and maintenance of such assets should be made as part of the development. There should be no net loss of habitat so where on-site work is not possible, opportunities for off-site compensation should be sought.

6.7 Brownfield, vacant and derelict land often supports rare and unusual invertebrate and plant communities and careful consideration should be given to conserving the existing biodiversity and habitat on-site and measures taken to offset any losses, when such sites are proposed for development.

Biodiversity Strategy and Biodiversity Assets

6.8 Traditionally, locally important sites were referred to as Local Wildlife Sites (LWS), Sites of Importance for Nature Conservation (SINCS) or Local Nature Conservation Sites (LNCS) and their designation was triggered by species associated with the site or the importance of the habitat found on the site. A new approach has been taken in South Lanarkshire Council through its Biodiversity Strategy which has developed a "Biodiversity Assets" approach, whereby habitats are conserved at a landscape scale and greatest priority is placed on the conservation and enhancement of habitats/ ecosystems deemed to be irreplaceable within the short-medium term. These "irreplaceable" ecosystems are currently identified as:

- peatland habitats
- ancient woodland
- freshwater systems.

6.9 The Council's planning policy on Peatland is set out in Policy NHE15 of the SG and Ancient Woodland in Policy NHE11.

6.10 In relation to freshwater systems, aquatic and wetland habitats represent a significant resource for biodiversity. The Flood Risk Management (Scotland) Act 2009 supports a catchment level approach to managing flood risk sustainably. Measures taken to reduce and mitigate flood risk can benefit biodiversity, enhance habitat connectivity and improve water quality if designed appropriately. Furthermore the use of Sustainable Drainage Systems can reduce impacts on biodiversity and provide opportunities for habitat creation or enhancement. Natural Flood Management options and SuDS features which benefit biodiversity are particularly encouraged. Further guidance is contained in the Sustainable Development and Climate Change SG.

6.11 In addition to the above three types of ecosystem, a number of local habitats are recognised as being of importance. The Council's Biodiversity Strategy places a strong emphasis upon the maintenance and creation of networks. All networks can benefit biodiversity by providing corridors for movement and expansion of populations. The ability to move through the landscape will be particularly important for allowing species to adapt to climate change. It is therefore important that development proposals protect and enhance local habitats and green networks. For detailed advice on local biodiversity assets and resources please contact [Countryside and Greenspace](#).

Biodiversity and geodiversity



6.12 Policy NHE20 therefore applies to wider biodiversity interests not covered elsewhere in the South Lanarkshire Local Development Plan or Supplementary Guidance.

Policy NHE20 Biodiversity

In order to further the conservation of biodiversity:

- i. Development proposals should demonstrate that they have no significant adverse impact on biodiversity, including cumulative impacts.

- ii. Applications which impact upon a biodiversity asset shall be accompanied by appropriate ecological surveys to enable a site-specific decision to be reached by the Planning Authority.
- iii. Development proposals likely to lead to significant loss of biodiversity will only be supported if adequate mitigation and offsetting measures are agreed with the Council.
- iv. Development proposals should consider opportunities to contribute positively to biodiversity conservation and enhancement, proportionate to the scale and nature of the proposal.

Biodiversity Assessments and Surveys

6.13 It is expected that all applications which may impact upon a biodiversity asset will be accompanied by an appropriate ecological assessment to allow a full appraisal to be made. Appendix 4 of this SG sets out a simple checklist developed by SNH which sets out the steps which should be followed when determining possible ecological issues and opportunities on development sites.

6.14 To further assist planners and developers in assessing the ecological importance of a site and how development impacts can be mitigated, the Council, with support and advice from the South Lanarkshire Biodiversity Partnership, is developing the following tools:

- Habitat Impact Calculator
- Mitigation Location Decision Maker.

6.15 The Habitat Impact Calculator enables an assessment of the current ecological importance of a site to be assessed. It also allows proposals for habitat alteration/ improvement to be assessed to determine

Biodiversity and geodiversity

whether proposals are likely to have a negative or positive impact upon the site. The tool assigns habitats a score based on their importance when in favourable condition.

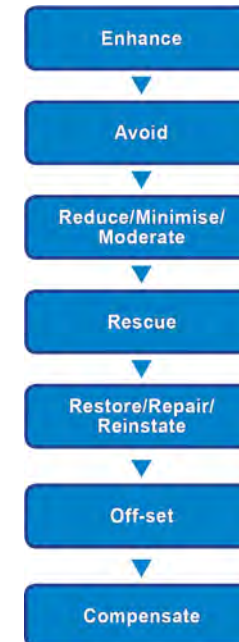
6.16 The Mitigation Location Decision Maker supports the use of the mitigation hierarchy when considering development proposals (see Figure 6.1). Therefore proposals which avoid causing damage or enhance existing sites will be favoured over those which are likely to have a negative impact.

6.17 The Council's Countryside and Greenspace Service can be contacted at CAG@southlanarkshire.gov.uk for assistance on how to use these tools.

Mitigation and Offsetting

6.18 In general damage/disturbance to species and habitats should be avoided where possible, reduced and/or mitigated against on-site or compensated for off-site (only if on-site work is impossible). Features should be retained and/or restored wherever possible and opportunities for benefiting biodiversity (for example habitat creation) should always be sought. Where a development is cross-boundary with a neighbouring authority area, compensation/mitigation for damage occurring in South Lanarkshire should occur within South Lanarkshire.

Figure 6.1 Mitigation hierarchy



6.19 Biodiversity offsets are conservation activities designed to deliver biodiversity benefits in compensation for losses, in a measurable way. It is also referred to as 'habitat banking' or 'conservation credits'. It can allow for off-site environmental improvements to be funded by a developer as a condition of approval for a development that will have negative impacts on biodiversity elsewhere, offering potential benefits for biodiversity and creates a clearer framework for developers to compensate for unavoidable damage. However offsetting is not considered best practice and should only be considered as a last resort, under the mitigation hierarchy.

Biodiversity and geodiversity

6.20 The use and implementation of planning conditions and agreements can be used as a mechanism for improving and protecting biodiversity in South Lanarkshire. Developers may be required to undertake or contribute to works necessary to enhance or protect the nature conservation value of the environment related to the development. This could include surveys, impact assessment, mitigation and monitoring. Each case is considered on its own merits.

Soils and geodiversity

Geodiversity

6.21 Geodiversity is the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them. Soils and geological diversity underpin biological, landscape and cultural diversity and are therefore a fundamental consideration when assessing the potential impacts of new developments. South Lanarkshire has diverse geology and geomorphology, which contributes to its landscape character and biodiversity. A useful summary of geological influences in the area is contained in the [Glasgow and Clyde Valley Landscape Character Assessment \(1999\)](#).

6.22 South Lanarkshire's extensive mineral deposits are also of economic value and for detailed policy guidance on mineral extraction please refer to the [South Lanarkshire Minerals Local Development Plan](#).

6.23 However the best examples of South Lanarkshire's geological heritage are protected within SSSI and these are of national significance. There are 13 SSSI in South Lanarkshire which contain geological or geomorphological features of importance. These sites are protected under Policy NHE9 in the SG.



6.24 At present there are no locally identified geodiversity sites in South Lanarkshire. However there are many parts of the area which are potentially of local importance. One example is the Upper Clyde Valley around Carstairs which is associated with fluvio-glacial deposits in the form of eskers and kames. As a consequence the Carstairs Kames SSSI protects the core area of this feature but cognisance has to be taken of the surrounding area. As a result of the non-designation of any local sites, proposals will have to be dealt with on a site by site basis. As with biodiversity, development proposals should identify opportunities to protect, restore or enhance geological features. Mitigation should be undertaken if necessary. Where it is not feasible to preserve features in

Biodiversity and geodiversity

situ the Council may require developers to provide access to the site so that the geological/geomorphologic attributes of the area can be recorded in advance of development.

Soils

6.25 Soils are a critical component of the environment, underpinning the majority of ecosystem functions including water regulation, food production, landscaping and carbon storage.

6.26 [The Scottish Soil Framework](#) promotes the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland. The most significant pressures on soil are climate change and loss of soil organic matter. Soil conservation is essential to protect soil from erosion and loss of fertility. Prime Agricultural Land and locally important agricultural land is therefore protected under policy NHE10 in this SG. The conservation of carbon rich soil and peat is particularly important to mitigate against current and future climate change. SPP advises that where peat and other carbon rich soils are present, applicants should assess the likely effect of development on carbon dioxide (CO²) emissions. Policy NHE15 in this SG relates to developments affecting peatlands. Windfarm and turbine developments affecting peatlands must accord with the guidance in SG10 Renewable Energy.

Policy NHE21 Geodiversity and soils

In order to further the conservation of geodiversity and soils:

- i. Development proposals should demonstrate that they have no significant adverse impact on geodiversity and soils, including cumulative impacts.

- ii. Where there is potential for local geodiversity features to be affected by a proposal, these should be retained in situ wherever feasible. Where it is not feasible to retain such features, the developer should make provision for these to be recorded and documented in advance of development.
- iii. Where peat and other carbon rich soils are present, applicants should assess the likely effect of development on carbon dioxide (CO²) emissions.

List of natural and historic designations in South Lanarkshire

Natural and historic environment designations in South Lanarkshire

Note: The lists below are correct as at February 2015. It is recommended that the links provided are used to check for any updated information

Historical Environment Designations

Category 1 – International

World Heritage Site (Policy NHE1)

[New Lanark](#) and its setting

Category 2 – National

Scheduled Monuments and their setting (Policy NHE2)

Category A Listed Buildings and their settings (Policy NHE3)

The [Historic Scotland Data Services website](#) is a resource that provides information across a variety of sources, including access to databases of Scheduled Monuments and Listed Buildings and repository of GIS datasets. Historic Scotland lists approximately 1100 listings for South Lanarkshire. However, some of these listings include a number of individual elements which are separately recorded. This equates to the listings shown on the Local Development Plan maps.

Inventory of Gardens and Designed Landscapes (Policy NHE4):

- [Barncluith](#)
- [Chatelherault \(Wham\)](#)
- [Hamilton Palace](#)
- [Lee Castle](#)

- [Little Sparta \(Stonypath\)](#)
- [Scot's Mining Company House](#)
- [The Falls Of Clyde](#)

Information on [Gardens and Designed Landscapes](#) is available on Historic Scotland website.

Inventory of Historic Battlefields (Policy NHE5)

[Battle of Bothwell Bridge \(22 June 1679\)](#)

The Inventory boundary for the Battle of Bothwell Bridge includes the following areas:

- land to the north of Bothwell Bridge. The direction of the advance of the Government troops and their initial deployment to assault and cross the bridge
- the south bank of the river at the bridge. The position of the Covenanter troops defending the bridge and the advancing Government army
- the high ground on the south and south-east of the bridge. The position of the remaining Covenanter army and the probable route of the Covenanter's rout
- the terrain of the river crossing and the views out from the higher ground on the north and south of the river. The views out to the river from both the initial Government position and from the Covenanters stronghold are key to understanding the manoeuvres of both armies and the outcome of the battle.

[Battle of Drumclog \(1 June 1679\)](#)

The Inventory boundary for the Battle of Drumclog includes the following areas:

List of natural and historic designations in South Lanarkshire

- the area of Stobieside, which is on the hill on which the conventicle took place
- the area of the wet ground to the north, known as Coldwakning moss
- the area around the monument which is where Claverhouse was positioned
- the areas to the south and south-east which accommodate possible lines of government advance and rout
- the possible location of the ditch where the stream runs between the initial position of the armies.

Category 3 - Local Designations

Category B and C Listed Buildings and their setting (Policy NHE3)

The [Historic Scotland Data Services](#) website provides access to databases of Listed Buildings and repository of GIS datasets.

Other archaeological sites and monuments (Policy NHE6)

Information on non-scheduled archaeological sites and monuments can be obtained from [West of Scotland Archaeology Service Historic Environment Record \(HER\)](#)

Conservation Areas (Policy NHE7)

Shown on South Lanarkshire LDP Settlement Maps:

- East Kilbride Village
- Maxwellton
- Glassford
- Sandford
- Strathaven

- Bothwell
- Dalserf
- Hamilton area 1
- Hamilton area 2
- Hamilton - Burnbank Road
- Hamilton - Castlehill Crescent
- Rosebank
- Stonehouse
- Douglas Gardens, Uddingston
- Gardenside Avenue, Uddingston
- Glasgow Road, Uddingston
- Kylepark, Uddingston
- Biggar
- Carnwath
- Douglas
- Covington
- Coulter
- Lamington
- Lanark
- Leadhills
- Lesmahagow
- New Lanark
- Cambuslang
- Farme Cross
- Rutherglen

Natural Environment Designations

Category 1 – International

Natura 2000 Sites (Policy NHE8)

List of natural and historic designations in South Lanarkshire

Special Areas of Conservation :

Braehead Moss – Located within South Lanarkshire.

Clyde Valley Woodlands – Fragmented sites spread across the Clyde Valley within South Lanarkshire. This SAC also crosses into North Lanarkshire (small section of Garrion Gill SSSI).

Coalburn Moss – Located within South Lanarkshire.

Craigengar – Situated within West Lothian with small areas in Scottish Borders and South Lanarkshire.

Cranley Moss – Located within South Lanarkshire.

Red Moss – Located within South Lanarkshire.

Waukenwae Moss – Located within South Lanarkshire.

River Tweed – Located in the Scottish Borders and Northumberland, with small undesignated tributaries located within South Lanarkshire.

Special Protection Areas :

Muirkirk and North Lowther Uplands – Extensive site that straddles several authority areas including; South Ayrshire, Dumfries and Galloway and South Lanarkshire.

Westwater – Located within the Scottish Borders. As many of the pink-footed geese which are a qualifying interest of the SPA feed on the Clyde floodplain between Lamington and Carstairs Junction, there are significant ecological links between the site and the plan area.

Category 2 – National

National Nature Reserves (Policy NHE9)

[Clyde Valley Woodlands](#)

Sites of Special Scientific Interest (Policy NHE9)

Table 1. Sites of Special Scientific Interest

Site name	Area (Ha)	Summary of designated features *sites that fall partly within South Lanarkshire. Site area in hectares is for whole site
Avondale	105.59	Woodland
Birk Knowes	4.00	Geological
Birkenhead Burn	3.73	Geological
Blantyre Muir	51.18	Raised bog
Blood Moss and Slot Burn*	162.35	Blanket bog/Geological

List of natural and historic designations in South Lanarkshire

Site name	Area (Ha)	Summary of designated features *sites that fall partly within South Lanarkshire. Site area in hectares is for whole site
Bothwell Castle Grounds	71.38	Invertebrates/Woodland
Braehead Moss	122.60	Intermediate bog (raised)
Calder Glen	10.24	Geological
Cander Moss	29.58	Raised bog
Carnwath Moss	145.46	Raised bog
Carstairs Kames	162.46	Geological
Cartland Craigs	16.67	Woodland
Cleghorn Glen	70.72	Invertebrates/Woodland
Coalburn Moss	224.35	Raised bog
Cobbinshaw Moss*	490.66	Intermediate bog (blanket)
Cobbinshaw Reservoir*	61.87	Fen, marsh and swamp
Craigengar*	303.5	Bogs(Upland)/Vascular plants/Fen, marsh and swamp (Upland)/Dwarf shrub heath (Upland)
Craighead Hill Quarry	4.27	Geological
Cranley Moss	101.27	Raised bog
Dunside	1.19	Geological
Falls of Clyde	18.07	Woodland
Fiddlers Gill	29.85	Invertebrates/Woodland
Garrion Gill*	39.75	Woodland
Gills Burn and Mare Gill	8.73	Woodland

List of natural and historic designations in South Lanarkshire

Site name	Area (Ha)	Summary of designated features *sites that fall partly within South Lanarkshire. Site area in hectares is for whole site
Hamilton High Parks	30.77	Invertebrates/Woodland
Hamilton Low Parks	105.9	Breeding birds (Grey Heron)
Jock's Gill Wood	55.07	Woodland
Kennox Water	16.8	Geological
Leadhills –Wanlockhead*	48.77	Mineralogy
Milburn	14.01	Woodland
Miller's Wood	12.75	Woodland
Milton-Lockhart Wood	11.89	Invertebrates
Muirkirk Uplands*	18,660.29	Blanket bog/Breeding bird assemblage/Geological/Hen Harrier(breeding)/Hen Harrier (non-breeding)/Short-eared owl/Upland assemblage
Nethan Gorge	39.8	Invertebrates/Woodland
North Lowther Uplands*	7,833.3	Breeding bird assemblage/Hen harrier (breeding)/Upland assemblage
Raven Gill	6.52	Geological
Red Moss	75.86	Raised Bog
Ree Burn and Glenbuck Loch*	8.25	Geological
River Clyde Meanders	140.91	Geomorphological
Shiel Burn	2.41	Geological
Shiel Dod*	1,187.78	Upland assemblage
Tinto Hills	1,479.96	Geological/Sub-alpine dry heath/Upland assemblage

List of natural and historic designations in South Lanarkshire

Site name	Area (Ha)	Summary of designated features *sites that fall partly within South Lanarkshire. Site area in hectares is for whole site
Townhead Burn	11.07	Woodland
Upper Nethan Valley Woods	76.82	Woodland/Wet woodland
Waukenwae Moss	155.49	Raised bog

Detailed information for these SSSIs can be accessed using SNH [Sitelink](#) function.

Prime Agricultural Land (Policy NHE10)

Agricultural land identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute).

Shown on South Lanarkshire LDP Strategy Map.

The Water Environment (SLLDP Policy 17 and Sustainable Development and Climate Change Supplementary Guidance)

The water environment consists of all surface water, groundwater and wetlands. There is no single data source for information on the water environment in South Lanarkshire however the following are available.

SEPA hold [Waterbody data sheets](#) showing condition of particular rivers, lochs and groundwater bodies in Scotland

The South Lanarkshire Biodiversity Strategy 2010-2015 has a section on [Freshwater and Wetland Ecosystems](#)

Ancient Semi-natural Woodland (Policy NHE 11)

Categories 1a and 2a on SNH Ancient Woodlands Inventory

Shown on South Lanarkshire LDP Strategy Map. Information available from SNH website [SNH data downloads](#)

Category 3 - Local Designations

Local Nature Reserves (Policy NHE12):

- Langlands Moss
- Morgan Glen (proposed)

Other long established woodlands and woodlands of high conservation value (Policy NHE14)

Categories 1b, 2b and 3 on SNH Ancient Woodland Inventory.

Shown on South Lanarkshire LDP Strategy Map. Information available from SNH website [SNH data downloads](#)

Also see Forestry Commission Scotland [Native Woodland Survey of Scotland \(NWSS\)](#)

Tree Preservation Orders (Policy NHE13)

Under review – contact SLC Planning

List of natural and historic designations in South Lanarkshire

Peatlands (Policy NHE15)

There is no single source of data for peatlands in South Lanarkshire. Peatlands are one of the wetland ecosystems identified as a priority in the [South Lanarkshire Biodiversity Strategy 2010-2015](#)

Scottish Natural Heritage (SNH) has prepared a consolidated spatial dataset of carbon-rich soil, deep peat and priority peatland habitats in Scotland. Developers should consult [SNH website](#) to ensure they are using the most up to date version.

Special Landscape Areas (Policy NHE16):

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

Shown on South Lanarkshire LDP Strategy Map. For more details see [South Lanarkshire – Validating Local Landscape Designations 2010](#)

Core Paths and Rights of Way (Policy NHE18)

Shown on South Lanarkshire LDP Strategy Map. For more details see [South Lanarkshire Core Paths Plan \(Adopted 2012\)](#).

Quiet Areas (Sustainable Development and Climate Change Supplementary Guidance):

- Bothwell Castle Grounds
- Cambuslang Public Park

List of relevant legislation and guidance

Legislation and policy

[European Landscape Convention](#)

[Nature Conservation \(Scotland\) Act 2004](#)

[The Conservation \(Natural Habitats etc\) Regulations 1994 \(as amended\)](#)

[Natural Heritage \(Scotland\) Act 1991](#)

[The Wildlife and Countryside Act 1981](#)

[Wildlife and Natural Environment \(Scotland\) Act 2011](#)

[EU Directive 79/409/EEC – The Conservation of Wild Birds](#)

[EU Habitats Directive – 92/43/EEC](#)

[Ramsar Convention on Wetlands of International Importance](#)

[National Parks \(Scotland\) Act 2000](#)

[The Town and Country Planning \(Environmental Impact Assessment\)\(Scotland\) Regulations 2011](#)

[Getting the best from our land: A land use strategy for Scotland](#)

[Scottish Planning Policy](#)

[Planning Advice Note 60 - Planning for Natural Heritage](#)

[Planning Advice Note 44 – Fitting New Housing Development into the Landscape](#)

[Planning Advice Note 2/2011, Planning and Archaeology](#)

[Planning Advice Note 71, Conservation Area Management](#)

[Designing Streets - A Policy Statement for Scotland](#)

[Glasgow and Clyde Valley Strategic Development Plan](#)

Natural environment

[Scottish Government Code of Practice on Non-Native Species](#)

[Scottish Natural Heritage's List of Protected Areas](#)

[Scottish Natural Heritage's Inventory on Ancient Woodland](#)

[European Protected Species, Development Sites and the Planning System: Interim guidance for local authorities on licensing arrangements](#)

[Glasgow and the Clyde Valley Forestry and Woodland Framework](#)

[South Lanarkshire Biodiversity Strategy 2010 -2015](#)

[South Lanarkshire Council: Landscape Character Assessment 2010](#)

[South Lanarkshire Council: Validating Local Landscape Designations 2010](#)

[Scottish Biodiversity Strategy](#)

[European Protected Species](#)

[Native Woodlands Survey of Scotland](#)

[The Right Tree in the Right Place](#)

[Control of Woodland Removal Policy](#)

List of relevant legislation and guidance

[Planning Circular 1/2011: Tree Preservation Orders](#)

Historic environment

[Historic Environment Scotland Act 2014](#)

[Historic Scotland's List of Gardens and Designed Landscapes](#)

[Historic Scotland's List of Scheduled Monuments](#)

[The New Lanark World Heritage Management Plan 2013 – 2018](#)

[New Lanark World Heritage Site: Statement of Outstanding Universal Value](#)

[Unesco – New Lanark World Heritage Site inscription](#)

Designed Landscapes of the Falls of Clyde Management Study (McGowan Associates for SNH 1997)

Historic Development of the Clyde & Avon Valley Landscape (Dingwall & McGowan for CAVLP, 2011)

Historic Tourism to New Lanark and the Falls of Clyde 1795-1830 (Donnachie, 2005)

[Historic Scotland – Listed Buildings Register](#)

[Historic Scotland's Inventory of Battlefields](#)

[Historic Scotland's Managing Change in the Historic Environment Historic Battlefields: Interim](#)

[Scottish Historic Environment Policy – currently under review, remains in force until replaced](#)

[Managing Change in the Historic Environment – Historic Scotland's guidance note series](#)

[New Design in Historic Settings - Historic Scotland](#)

[Our Place in Time – The Historic Environment Strategy for Scotland](#)

[Designing Streets](#)

[The West of Scotland Archaeology Service](#)

[West of Scotland Archaeology Service Procedural Guidance for Archaeology and Development \(April 2009\).](#)

Other relevant sources of information and guidance

[South Lanarkshire Core Paths Plan 2012](#)

[South Lanarkshire State of the Environment Report 2013](#)

Protected species checklists

Table 2. Types of development proposal likely to affect protected species

Types of development proposal that may affect protected species	Bats	Barn Owl	Other breeding birds	Great Crested Newt	Other amphibians	Red Squirrel	Water Vole	Badger	Reptiles	Otter	Other invertebrates	plants
Modification, conversion, demolition or removal of barns or farm buildings of brick or stone construction, or with exposed wooden beams.	✓	✓	✓									
Removal or modification of cladding on buildings of any age, within 50m of woodland, water or mature trees.	✓											
Changes to older roof structures where there is access e.g. through open eaves.	✓											
Works to any structures with underground spaces (e.g. cellars/tunnels).	✓											
Works to bridge structures, aqueducts etc especially over water/wet ground.	✓											
Proposals involving external floodlighting of churches and listed buildings within 50m of a green space, woodland or water.	✓	✓	✓								✓	
Proposals affecting woodland, hedgerows, and/or lines of trees with obvious connectivity to other woodland or water bodies.	✓		✓			✓						✓
Proposals affecting natural or artificial rock faces and outcrops with crevices/caves.	✓		✓						✓			

Protected species checklists

Types of development proposal that may affect protected species	Bats	Barn Owl	Other breeding birds	Great Crested Newt	Other amphibians	Red Squirrel	Water Vole	Badger	Reptiles	Otter	Other invertebrates	plants
Proposals affecting veteran trees on or overhanging the development site.	✓	✓	✓			✓					✓	
Proposals affecting or within 200m of rivers, streams, lochs, ponds or other waterbodies.	✓	✓	✓	✓	✓		✓			✓	✓	✓
Proposals affecting vacant or derelict land, bings, spoil tips, allotments and railway land.	✓			✓	✓			✓	✓			✓
Proposals involving clearance of natural scrub or woodland of more than 100m2 and sites containing areas of rough grassland.			✓					✓				

Protected species checklists

Scottish Ecological Survey Calendar		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Taxa													
Mammals	Badger							Tall vegetation can be a limitation					
	Otter					Dry weather in period prior to survey is helpful							
	Water vole												
	Bats												
	Pine Martin							Tall vegetation can be a limitation					
	Wildcat							Tall vegetation can be a limitation					
	Other Scottish Mammals												
Reptiles													
Amphibians	(breeding)												
Invertebrates	Aquatic macro-invertebrates												
	Aquatic mussels								Low water levels enable optimal survey conditions				
	Terrestrial Invertebrates												
Habitats	Extended Phase 1 habitat survey												
	Phase 1 habitat survey												
	National Vegetation Classification surveys												
Plants	Terrestrial lower plants												
	Aquatic bryophytes								Low water levels enable optimal survey conditions				
	Aquatic algae								Low water levels enable optimal survey conditions				
Fungi													
Lichens	Terrestrial lichens												
	Aquatic lichens								Low water levels enable optimal survey conditions				
Birds	Flight activity surveys												
	Raptor breeding surveys												
	Crossbill breeding surveys												
	Barn owl surveys												
	Woodland breeding bird surveys												
	Moorland breeding bird surveys												
	Waterbody breeding surveys												
	Wintering waterbody surveys												
	Wintering wader surveys												
	Passage bird surveys												

This calendar is based on a Scottish ecological survey calendar prepared by MBEC Environmental Consultants. It is for guidance only, and South Lanarkshire Council accepts no responsibility for any decision-making based on this calendar. Within Scotland there is climatic and temporal variability. Not all species or habitats listed on the calendar may be represented in South Lanarkshire. Applicants should therefore be guided by their ecological consultants on appropriate timings for each species and location. A licence from Scottish Natural Heritage may be required before some types of survey work may be undertaken.

Key

- Optimal survey period
- Sub-optimal, but may still be acceptable depending on the habitat/species and particular environmental conditions
- Not suitable for surveying, under the majority of circumstances

Protected species checklists

Biodiversity checklist for development sites

Introduction

An initial simple site audit should take place to determine the possible ecological issues and opportunities on the development site. This will highlight any potential issues relating to the habitats found on the site and/or European and other Protected Species present on the site.

Any issues that this checklist highlights should be dealt with prior to the submission of the planning application. Any species and/or habitat surveys requested by the planning authority or SNH should be completed prior to application.

If the developer aims to maintain as much habitat of wildlife value as possible and to maximise its connectivity both on-and off-site; then many potential negative impacts arising from a development can be avoided.

Biodiversity checklist for development sites

Biodiversity interest	Guidance	Action required
<p>Protected sites – international/national</p> <p>Question 1: Does the site include all or part of a statutory designated site (Special Area of Conservation, Special Protection Area, Site of Special Scientific Interest or National Nature Reserve) or could any of these designated sites be affected by the development even if they are some distance away from it?</p>	<p>The following will help you answer this question: SNH Sitelink http://gateway.snh.gov.uk/sitelink/index.jsp can be used to find information on designated sites and the types of operation that may affect them. Interactive map on SNH's Information Service (use both the 'Protected Areas' and 'Places to Visit' tabs) http://www.snh.gov.uk/publications-data-and-research/snh-information-service/. General guidance from SNH http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/protected-areas/ How to consider proposals affecting Special Areas of Conservation and Special Protection Areas - http://www.snh.gov.uk/publications-data-and-research/publications/search-the-catalogue/publication-detail/?id=1364 Assessing connectivity with Special Protection Areas http://www.snh.gov.uk/docs/A994842.pdf</p>	<p>If yes, consult SNH prior to finalising your development proposals. Include their pre-application advice with your finalised application and, if appropriate, explain how you have addressed the comments they have made.</p>
<p>Protected sites – local</p> <p>Question 2: Does the site include all or part of a Local Nature Reserve or could any of these sites be affected by the development even if they are some distance away from it?</p>	<p>Local Nature Reserves are shown on the LDP Environmental Designations Map. Information on LNR is available on SNH Website http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/local-designations/lnr/</p>	<p>If yes, consult the Planning Authority to discuss under what circumstances development may be acceptable and the supporting information that will be required with your application.</p>
<p>Protected species</p> <p>Question 3: Are there records of any European Protected Species or other protected species within the 10km square(s) and /or the 1km square(s) that the site is in?</p> <p>Question 4: Is the type of development proposed likely to affect protected species?</p>	<p>Details of protected species which occur in Scotland can be found at http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/which-and-how/ Species records are held on the National Biodiversity Network (NBN) Gateway https://data.nbn.org.uk/. The data held on the NBN is the best available without a site survey, so it must only be taken as guide to distribution of a species and if a species does not have a site record on the NBN then it should not be assumed that it is not there. Table 1 in Appendix 3 of this SG provides guidance on the types of development proposals likely to affect protected species. Table 2 in Appendix 3 of this SG contains an ecological survey calendar which indicates the appropriate time of year for surveys to be undertaken.</p>	<p>If European Protected Species or other protected species are suspected to be present on the development site, then a survey for each of these species must take place before your application is determined. You should submit the survey report with your application. If any protected species are found on the site, or could be affected by the development, a species protection plan should also be submitted with your application. Advice on the recommended contents of a species protection plan is available at http://www.snh.gov.uk/docs/B879305.pdf. A licence may be needed before survey work is carried out, or before any development can begin. See http://www.snh.gov.uk/protecting-scotlands-nature/species-licensing/ for further details.</p>

Biodiversity checklist for development sites

Biodiversity interest	Guidance	Action required
<p>Invasive species Question 5: Are there any of the following species found on the site?</p> <ul style="list-style-type: none"> • Giant Hogweed • Rhododendron ponticum • Japanese Knotweed • Himalayan Balsam • Mink • Grey squirrel • American Signal Crayfish • Bracken • New Zealand Flatworm 	<p>Information on identifying Invasive Species can be found on SNH Website http://www.snh.gov.uk/protecting-scotlands-nature/nonnative-species/</p> <p>Species records are held on the National Biodiversity Network (NBN) Gateway https://data.nbn.org.uk/ The data held on the NBN is the best available without a site survey, so it must only be taken as guide to distribution of a species and if a species does not have a site record on the NBN then it should not be assumed that it is not there.</p>	<p>If yes, details of how these will be controlled / eradicated should be provided with your application.</p>
<p>Habitats Question 6: Note which of the habitats listed in the table below are on site or directly adjacent to the site and identify whether they will be directly or indirectly impacted by the development.</p>	<p>Further guidance to assist developers on biodiversity mapping, assessing habitat impacts and appropriate mitigation measures is available from the Council's Countryside and Greenspace Services. CAG@southlanarkshire.gov</p> <p>See also Institute of Ecological & Environmental Management's (IEEM) 'Guidelines for Ecological Impact Assessment in the United Kingdom' http://www.cieem.net/ecia-guidelines-terrestrial-freshwater-and-coastal-</p>	<p>If there will be an impact on any of these habitats, then the following information should be submitted with your application:</p> <ul style="list-style-type: none"> • Map showing location of the habitats on site. • Details of the total area of each habitat on site • Details of where and how the habitat(s) will be affected by the development (taking into account both direct and indirect impacts) and the area of each habitat affected. • Appropriate species survey information • Details of any proposed mitigation
<p>Habitats Question 7: Does all or part of the site link two or more areas of important habitat or green network?</p>	<p>The South Lanarkshire local green network is shown on the LDP Environmental Designations Map and guidance is contained in the Green Network and Greenspace SG.</p> <p>Further guidance to assist developers on local biodiversity assets mapping, assessing habitat impacts and appropriate mitigation measures is available from the Council's Countryside and Greenspace Services. CAG@southlanarkshire.gov</p>	<p>If yes, then information should be provided with your application on how the development would impact on this link and how the link could be wholly or partly maintained.</p>
<p>Biodiversity impact Question 8: Overall, will the development further the conservation of biodiversity on the site, have no impact or have a negative impact? What mitigation, compensation or enhancement opportunities are appropriate?</p>	<p>Further guidance to assist developers on local biodiversity assets mapping, assessing habitat impacts and appropriate mitigation measures is available from the Council's Countryside and Greenspace Services. CAG@southlanarkshire.gov</p> <p>See also Institute of Ecological & Environmental Management's (IEEM) 'Guidelines for Ecological Impact Assessment in the United Kingdom' http://www.cieem.net/ecia-guidelines-terrestrial-freshwater-and-coastal-</p>	<p>A summary report/statement covering all relevant ecological issues for the site should be provided. This should describe the impacts the development will have and how these will be avoided, mitigated or compensated for as appropriate.</p>

Biodiversity checklist for development sites

Table referred to in Question 6

Habitat
Ancient woodland*, long-established woodland of semi-natural origin and long-established woodland of plantation origin.
Woodland (broadleaved)
Woodland (coniferous)
Individual mature trees
Hedges / scrub
Running water (includes ditches)*
Standing water*
Peatland, wetland or bog*
Rough grassland / heath
Buildings / bridges / walls
Brownfield / post-industrial site

*irreplaceable ecosystems identified in South Lanarkshire LBAP

If there will be an adverse impact on any of the habitats above from the development, you should seek the advice of a competent ecologist on the types of supporting species surveys that may be required with your application. These could include tree surveys, mammal surveys, bird surveys, fish surveys, amphibian surveys. Additional actions may be required as appropriate to the circumstances of the particular site (e.g. clearance of rough grassland within 500m of ponds may require a great-crested newt survey).

Table 2 in Appendix 3 of this SG contains an ecological survey calendar which indicates the appropriate time of year for surveys to be undertaken.

Acronyms

NNR	National Nature Reserve
OUV	Outstanding Universal Value (in relation to New Lanark World Heritage Site)
SHEP	Scottish Historic Environment Policy
SPP	Scottish Planning Policy
SSSI	Site of Special Scientific Interest
SLLDP	South Lanarkshire Local Development Plan
SAC	Special Areas of Conservation
SLA	Special Landscape Areas
SPA	Special Protection Areas
SEA	Strategic Environmental Assessment
SDP	Strategic Development Plan
SG	Supplementary Guidance
TPO	Tree Preservation Order
WFD	Water Framework Directive
WoSAS	West of Scotland Archaeological Service
WHS	World Heritage Site

List of contacts

Planning Headquarters

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services HQ
Montrose House
154 Montrose Crescent
Hamilton, ML3 6LB
Tel: 0303 123 1015 Email: localplan@southlanarkshire.gov.uk

Cambuslang/Rutherglen and East Kilbride Area Office

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services Area Office
Civic Centre
Andrew Street
East Kilbride, G74 1AB
Tel: 0303 123 1015 Email: planning@southlanarkshire.gov.uk

Hamilton Area Office

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services Area Office
Montrose House
154 Montrose Crescent
Hamilton, ML3 6LB
Tel: 0303 123 1015 Email: planning@southlanarkshire.gov.uk

Clydesdale Area Office

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services Area Office
South Vennel
Lanark, ML11 7JT
Tel: 0303 123 1015 Email: planning@southlanarkshire.gov.uk

South Lanarkshire Council Countryside and Greenspace

CAG@southlanarkshire.gov.uk
Tel: 0303 123 1015

Scottish Natural Heritage

strathclyde_ayrshire@snh.gov.uk
Tel: 01698 421 668

Historic Scotland

hsheritagemanagement@scotland.gsi.gov.uk
Tel: 0131 668 8756

West of Scotland Archaeology Service

enquiries@wosas.glasgow.gov.uk
Tel: 0141 287 8330



Key to Environmental layers

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



South Lanarkshire
Local Development Plan

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services
Montrose House, 154 Montrose Crescent
Hamilton ML3 6LB
www.southlanarkshire.gov.uk

If you need this information in another
language or format, please contact us to
discuss how we can best meet your needs.
Phone 0303 123 1015 or email:
equalities@southlanarkshire.gov.uk

