Preface

The preparation of the South Lanarkshire Local Plan seeks, for the first time, to set out in a unified manner the Council’s vision and strategy for development and land use across the whole of the Council’s area. The aim of the Plan is to promote the continued growth and regeneration of South Lanarkshire in a sustainable manner, while seeking to improve and safeguard the environment of our urban and rural areas. In this regard, the Plan sets out an ambitious growth programme for our major towns while ensuring that ongoing urban and rural regeneration priorities are supported.

Cllr. Graham Scott JP B.A. Chair of Planning Committee

The South Lanarkshire Local Plan sets out an ambitious development and land use strategy for our area. We aim to retain and grow our population. At the same time, the Plan seeks to protect and enhance our important environmental assets. Our development strategy establishes long term community and greenbelt boundaries. We place great emphasis on investment and improvement in our town and village centres which are the focus of community life and identity. We identify a number of important large scale development opportunities where mixed use redevelopment will improve the attractiveness of our communities and help sustain our commercial and retail centres.

South Lanarkshire is an attractive area in which to live and work. Equally, we have a network of high quality recreational and community facilities. Demand for good quality housing continues to grow in both private and social rented sectors. Affordable housing needs in urban and rural communities will be an important consideration as part of wider new housing provision.

The economic development and infrastructure needs of South Lanarkshire are reflected in the Local Plan. The land use policies and development proposals in this document reflect our Local Transport Strategy (LTS) and reinforce our commitment to sustainable land use policies supported by public transport and road infrastructure investment. The South Lanarkshire Local Plan is an important document which will lead and guide development and investment in our area over the coming years.

Iain Urquhart, Executive Director, Enterprise Resources
Volume I: Development Strategy

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**Volume I: Development Strategy**
1.0 The Context for a Local Plan for South Lanarkshire
1 The Context for a Local Plan for South Lanarkshire

Statutory Context

1.1 Scottish planning authorities are legally required to prepare plans relating to the development and use of land within their boundaries. There are two types, Structure Plans, which set out long term planning strategies over a wide area and Local Plans, which set out a more detailed planning policy framework to promote and guide development in an area over a period of 5 to 10 years. Both must reflect national planning policies and guidance prepared by the European Parliament, National Government and the Scottish Government in the form of Scottish Planning Policies, National Planning Policy Guidance and Planning Advice Notes.

1.2 The Structure Plan covering the South Lanarkshire area is the Glasgow and Clyde Valley Joint Structure Plan 2000 incorporating its four alterations, the latest of which was in 2006 (the Structure Plan). It is prepared in partnership by the eight local authorities covering the Glasgow conurbation, as can be seen in Figure 1.1 ‘Adjoining and Related Planning Authorities’. The Structure Plan has been reviewed and sets the context for this Local Plan.

1.3 Since local government reorganisation in 1996 South Lanarkshire Council has worked towards the review and renewal of its Local Plan coverage. At present the Council area is covered by 5 Local Plans (see below) and one Minerals (Subject)Local Plan.

- Cambuslang/Rutherglen ( Adopted October 2002);
- East Kilbride (Adopted October 2003);
- Hamilton (Adopted August 2000);
- Lower Clydesdale (Adopted April 2004); and
- Upper Clydesdale (Adopted January 1996).

1.4 The Council is committed to its requirements under the Town and Country Planning (Scotland) Act 1997 to keep up to date the local plan coverage for all parts of its area. The Council has therefore resolved to replace all the area Local Plans with one Plan to cover the entire Council Area. The Council Minerals Plan will be reviewed separately.
Social and Economic Context

1.5 South Lanarkshire covers an area of enormous diversity. The Council area, covering 1,771 square kilometres sits to the east and south of the Glasgow conurbation and is bounded by a number of authorities as is shown on Figure 1.1. Its many communities include Royal Burghs, a New Town, market towns, weaving and mining villages and agricultural villages spread out through an area extending from the Southern Uplands, through the Clyde Valley to the edge of the City of Glasgow.

1.6 South Lanarkshire’s population is increasing, as recorded by the mid year estimates of the General Registrars Office, from 302,340 in 2001 to 303,010 in 2003. The total number of households has increased by 8.8% between 1991 and 2001 from 116,238 to 126,496 with large increases in single person and single parent households. Car ownership has also increased over the period with 67.6% of households having access to at least one car an increase of 8.1% since 1991.

1.7 The construction of new homes has accelerated in recent years. Between 1994 and 2004 11,874 new private homes were built across South Lanarkshire with the level of annual completions rising from 861 in 1994 to 1932 in 2004. It is anticipated that over the next seven years an additional 8,562 private sector units will be built.
1.8 South Lanarkshire’s economy has been relatively successful in recent years. Take up of land for industrial and business purposes has averaged 10.9 hectares (ha) per annum since 1996. The most recent employment projections indicate that this success is likely to continue. Over the 2004-2010 period, total employment in South Lanarkshire is expected to rise by 2,400 (6.3%). In percentage terms South Lanarkshire is expected to outperform Scotland, as a whole, over this period. The majority of the employment growth is expected to be in the service sector, with continuing decline in the manufacturing sector.

Sustainable Development

1.9 The UK-wide goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations. The Scottish Government demonstrated commitment to achieving this goal by signing up to a UK-framework for sustainable development ‘One Future – Different Paths’ in March 2005 and has subsequently published the first Scottish Sustainable Development Strategy. ‘Choosing our future: Scotland’s sustainable development strategy’ sets out the measures that the Scottish Government will take to ensure that the shared UK priorities are translated into actions.

1.10 The Scottish Government has highlighted the need to put environmental concerns at the heart of public policy and in doing so is essential for securing environmental justice for Scotland’s communities and delivering sustainable development across Scotland. Strategic Environmental Assessment (SEA) is a key component of sustainable development establishing important new methods for protecting the environment and extending opportunities for participation in public policy decision making. Sustainable development is also a central theme and a key formative tool underpinning the South Lanarkshire Local Plan. The SEA that has been undertaken for this Local Plan (see 1.18) has provided important environmental information to the plan makers for consideration throughout plan development with particular emphasis on prediction and identification of likely environmental impacts of the Plan objectives, policies and proposals. Additionally, the SEA has enabled a greater understanding and respect of the environment in South Lanarkshire.

Policy Context and Linkages

1.11 The Local Plan is informed and guided by policies at an international, national, strategic (regional) and Council level. Figure 1.2 ‘Policy Context’ highlights the significant documents that the Local Plan is influenced by and seeks to accord with and complement. National priorities for the planning system can be expressed as:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.
1.12 The Local Plan must accord with the Structure Plan which sets out a Strategic Vision for its area. The Structure Plan sets out policies which include a number of strategically important locations within the South Lanarkshire area. Specific reference to Structure Plan policies will be made when relevant topics are addressed in the Local Plan.

1.13 The main objectives for the Structure Plan area are to:

- Achieve a 20 year industrial land supply with capacity for 100,000 jobs
- Identify land for 110,000 new homes by 2017 and restructuring of ‘failing’ social rented estates
- Direct investment to town centres
- Provide a 20 year transport investment programme
- Set out a programme for the treatment of vacant and derelict land
- Provide a programme to improve the environment and create a Green Network by 2020

1.14 The Community Plan “Stronger Together” is the shared statement of all the major public sector organisations working in South Lanarkshire and deals with how these organisations can co-operate to provide better services to the population. The Plan recognises that a balance is required between economic growth and environmental protection as well as the promotion of inclusion, education, health and social well being. The South Lanarkshire Community Regeneration Statement (2003) identifies that South Lanarkshire’s most deprived communities are concentrated in the following areas:

<table>
<thead>
<tr>
<th>Cambuslang &amp; Rutherglen</th>
<th>Larkhall and surrounding area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton &amp; Blantyre</td>
<td>Rural Areas</td>
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</table>
1.15 The South Lanarkshire Regeneration Outcome Agreement (2005-8) focuses on the most deprived 15% of communities in these areas and supports a £65m programme for the regeneration of these areas through:

- Improving and providing neighbourhood centres
- Developing new community wings within modernised primary schools
- Enhancing play, leisure and sports provision
- Physical and environmental improvements
- Improvements to shop fronts
- Community events/activities
- Neighbourhood planning

1.16 Set within the framework of both the Community Plan and Regeneration Outcome Agreement, South Lanarkshire Council’s Local Housing Strategy sets out a series of specific housing objectives agreed by the Council and partner organisations for the period 2004-2009. These include the provision of a sufficient range of housing to meet changing household needs and a major contribution to neighbourhood regeneration.

**Plan Preparation and Consultation**

1.17 The Council published its Notice of Intention to Prepare the South Lanarkshire Local Plan in May 2004. Consultation took place through June to December 2004 via a series of published issues papers and subsequent consultation events held with ‘stakeholders’ in the Local Plan process. A Consultative Draft version of the Local Plan was published in October 2005 to which representations on the Plan’s contents were received. Among these comments were several seeking the consideration of the development of further land in the Local Plan and therefore a supplementary consultation on these new sites was published in February 2006. A Finalised Local Plan was published and placed on deposit during August and September 2006. Following the receipt of objections to the plan a series of modifications to the plan were published in March 2007. Nevertheless a number of objections were not withdrawn and a Public Local Inquiry was held to examine these, starting in October 2007 and concluding in February 2008. Following the report of that inquiry the Council made a series of pre-adoption modifications and following a deposit period between November 2008 and January 2009 resolved to adopt the Local Plan at it’s Planning Committee meeting of 10 February 2009.

**Strategic Environmental Assessment**

1.18 The South Lanarkshire Local Plan is subject to the Environmental Assessment (Scotland) Act 2005 requiring the Strategic Environmental Assessment of all policy and programme making activity of local authorities. The requirements introduced by this Act and previous Regulations, necessitated the preparation of the Consultative Draft Plan to allow ‘early and effective’ consultation on the draft strategy and policies. An Environmental Report on the Consultative Draft Plan was prepared and consulted upon alongside the Plan itself. The Finalised Plan was also accompanied by a separate Environmental Report which evaluates the environmental consequences of the plan and which has through its preparation, influenced the drafting of policies. A post adoption statement will be prepared shortly after the adoption of local plan in compliance with part 3, post adoption procedures, of the 2005 Act. The environmental effects of the implementation of the Local Plan will be monitored, this is referred to further in paragraph 15.5.

**Volume I: Development Strategy**
What the Plan Comprises

1.19 The Plan comprises the Written Statement, which is set out in two volumes and the Proposals Maps. The Written Statement establishes the planning and land use policies and proposals for the Plan area. Policies are statements of the Council’s attitude towards the use or development of land. Proposals are intended actions expected to be implemented within five years of the Plan’s adoption. The Written Statement within this Finalised Plan sets out, in Volume I, the Development Strategy and the strategic direction of the Plan. Volume II contains development policies, guidance, and appendices. The Written Statement is divided into topic areas and each policy and proposal given a reference, prefixed by letters, which indicate the relevant land use or type of development proposed. Where these relate to specific areas they are defined on the Proposals Maps. The Proposals Maps define the areas covered by particular policies and corresponds to the Written Statement.

How to Use the Plan

1.20 Every part of the local plan area is covered by a land use policy. In some instances this can be overlaid by other policies and/or proposals. To determine which policies and/or proposals affect an area it is suggested that the following steps should be taken:

- Find the property or land on the Proposal Map.
- Note the colour, lines or symbols and the policy reference which covers the property or land.
- Compare these colours, lines and symbols against the plan key and this will indicate which policy or proposal affects the property or land.
- Locate the relevant policy or proposal within the Written Statement. This will indicate the Council’s preferred use for that property or land and how it would consider proposed developments.

1.21 An Internet version of the Local Plan will be available in 2009, this will enable users to identify all proposals that apply to an area. In any case should queries arise the Council’s Planning and Building Standards Service should be contacted to clarify any interpretation issues.
Volume I: Development Strategy

The Context for a Local Plan for South Lanarkshire
2.0 Local Plan Strategy
Local Plan Strategy

Local Plan Aim and Objectives

2.1 The over-riding aim and objectives of the Local Plan are set out below. These then link to a number of strategic policies as indicated in Figure 2.1 ‘Local Plan Strategic policies’ below.

Figure 2.1 Local Plan Strategic policies

LOCAL PLAN AIM

To promote the continued growth and regeneration of South Lanarkshire by seeking sustainable economic and social development within an improved urban and rural environment.

OBJECTIVES – The Local Plan will:

1. Sustainable Growth

Volume I: Development Strategy
Ensure that future development is sustainable where demands for improved quality of life through economic growth, better homes, travel and facilities for the community are managed in ways that protect and enhance the built and natural environment and the use of resources and energy as efficiently as possible. The plan will do this by:

- Supporting the nationally significant regeneration initiative of the Clyde Gateway
- Safeguarding and promoting 510 ha of land for work and business
- Ensuring at least a five year supply of housing land by identifying 1344 ha of land for new development
- Planning for community growth areas to provide 8500 new homes and associated infrastructure and community facilities up to 2025
- Identifying locations for development best served by public transport and identifying improvements in walking, cycling, public transport and road networks
- Providing for education, community and recreation facilities to meet the current and future needs of all in South Lanarkshire
- Protecting and enhancing the environment of South Lanarkshire and being transparent in assessing and recording the environmental consequences of the plan through Strategic Environmental Assessment
- Promoting design and site planning principles that aim to increase energy efficiency in all development
- Seeking contributions from development to support associated infrastructure, community facilities and community activities in the plan area

2. Urban Renewal
Supporting urban renewal as an important element of wider social inclusion initiatives. Supporting brownfield development assists in the creation of sustainable urban communities and to limit the requirement for greenfield development to circumstances where the needs for that land are overriding and can be integrated to existing communities. This is crucial to meeting the aim of sustainable growth and in making the communities of the Local Plan area more desirable places to live, work and visit. The plan will do this by:

- Establishing long term settlement and area strategies
- Promoting large scale redevelopment of land identified in Table 2.3 ‘Development Framework Sites’
- Supporting the Council’s Regeneration and Neighbourhood Management initiatives to reinforce the social and economic development of local neighbourhoods, reduce social exclusion and achieve significant quality of life improvements for local residents (Table 2.1 ‘Regeneration Priorities’)  
- Maintaining the vitality and viability of town, village and neighbourhood centres, and enhancing them through investment in infrastructure and environmental improvements

3. Rural Regeneration
Progressing the regeneration of the rural area towards being an attractive and well connected area that maximises its potential in terms of economic opportunity, natural assets, service centres, transport, local communities and tourism. The plan will do this by:

- Establishing long term settlement and area strategies for the rural area
- Identifying 205 ha of land for new housing development in rural areas
Identifying 150 ha of land for work and business activity and supporting the diversification of the rural economy
Supporting rural service centres

4. Improving Travel Choices
Supporting sustainable growth by facilitating improved choices in travel mode and more efficient travel patterns, including the reduction of needs to travel long distances by private car. The plan will do this by:

- Supporting development locations which offer good access to public transport
- Supporting the availability of a range of services to support local communities
- Requiring major developments to plan for public transport access and to undertake Green Travel Plans
- Protecting land required for the purposes of alleviating road traffic congestion as identified in the South Lanarkshire Local Transport Strategy

5. Promoting Environmental Quality
Protecting and enhancing the built and natural environment within the Local Plan area. Focus on design issues, including community safety, to promote sustainable, good quality housing in well planned developments. The plan will do this by:

- Identifying and protecting 1034 ha of green space in the main urban communities of South Lanarkshire
- Protecting and enhancing the habitats and species identified in the South Lanarkshire Biodiversity Action Plan and within designated sites
- Promoting design and residential layouts that provide safe, high quality environments for residents
- Seeking the protection and enhancement of listed buildings, conservation areas and other built heritage assets
- Protecting the landscape quality of South Lanarkshire

2.2 In addition to the above, the Local Plan deals with specific topic areas and within each section the policy context and objectives relating to that topic are detailed.

Regeneration Priorities

**STRAT 1**

Regeneration Priorities

Priority will be given to the regeneration of the locations detailed in Table 2.1 ‘Regeneration Priorities’ and identified on the Strategy Map:

a. Clyde Gateway Metropolitan Flagship Initiative [see STRAT map]
b. Town Centres [see COM 1]
c. Rural Investment Area [see STRAT 5]
2.3 Policy STRAT 1 sets out the Local Plan’s priorities for regeneration. The Local Plan’s aim and objectives demonstrate the intent of this Plan to pursue regeneration and sustainable growth for the South Lanarkshire area. To help achieve this there are a number of priority regeneration initiatives that the plan supports informed by the National Planning Framework, Scottish Government's Regeneration Statement, the Scottish Index of Multiple Deprivation (SIMD), the Structure Plan and the Council’s Regeneration Outcome Agreement. The most significant is the Clyde Gateway, a housing, economic development and environmental initiative involving land in Cambuslang/Rutherglen and in Glasgow City. This 25 year initiative aims to regenerate 70 hectares of industrial land, provide over 10,000 new homes and take action to improve 140 hectares of green space. Other regeneration priorities focus significantly upon the 15% most deprived neighbourhoods in South Lanarkshire as well as the continued protection and improvement of the network of town centres. The areas are identified in Table 2.1 ‘Regeneration Priorities’.

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<td>Clyde Gateway Urban Renewal Area</td>
</tr>
<tr>
<td><strong>Town Centres</strong></td>
</tr>
<tr>
<td>Hamilton</td>
</tr>
<tr>
<td>Blantyre</td>
</tr>
<tr>
<td>Carluke</td>
</tr>
<tr>
<td>Biggar</td>
</tr>
<tr>
<td><strong>Rural Investment Areas</strong></td>
</tr>
<tr>
<td>Douglas Valley/South Clydesdale</td>
</tr>
<tr>
<td>Central Scotland Plateau (part)</td>
</tr>
<tr>
<td><strong>Regeneration Outcome Agreement</strong></td>
</tr>
<tr>
<td><strong>Target regeneration areas</strong></td>
</tr>
<tr>
<td>Cambuslang/Rutherglen</td>
</tr>
<tr>
<td>Rural regeneration area</td>
</tr>
</tbody>
</table>
Neighbourhood Management Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Area</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cathkin</td>
<td>Whitehill</td>
<td>Carstairs Junction</td>
</tr>
<tr>
<td>Cairns</td>
<td>Low Waters/Fairhill</td>
<td>Forth</td>
</tr>
<tr>
<td>Whitlawburn</td>
<td>Hillhouse</td>
<td>Glespin</td>
</tr>
<tr>
<td>Fernhill</td>
<td>Priestfield (High Blantyre)</td>
<td>Rigside</td>
</tr>
<tr>
<td>Burnhill</td>
<td>Strutherhill</td>
<td>Kirkmuirhill</td>
</tr>
</tbody>
</table>

Community Growth Areas

**STRAT 2**

**Proposed Community Growth Areas**

To satisfy strategic housing land requirements as identified by the Structure Plan, the areas identified in Table 2.2 ‘Community Growth Areas’ and on the Proposals Map, will be released from the Green Belt dependant on satisfactory master plans being submitted to and approved by the Council. Land allocations at Larkhall and East Kilbride include land to satisfy potential longer term requirements that require to be proven through future housing land assessments.

2.4 The Structure Plan has identified additional development capacity for housing from existing urban expansion areas and from a search for new areas. This is due to a potential housing shortfall across the conurbation of 19,000 units in the period between 2011 and 2018. In South Lanarkshire six areas have been identified to contribute to meeting these future requirements and are identified in Table 2.2 ‘Community Growth Areas’ and the Proposals Map. In addition, two of the areas, Larkhall and East Kilbride, have potential to meet longer term land requirements, beyond 2018. In accordance with Structure Plan policy, the confirmation of these longer term requirements will be undertaken through future housing land assessments. However, to reflect the Structure Plan the necessary land allocations are included in the Local Plan. Should it be demonstrated that these long term requirements are not proven, land will be returned to the Green Belt as appropriate.

<table>
<thead>
<tr>
<th>Community Growth Area</th>
<th>Indicative Capacity to 2018</th>
<th>Indicative Capacity Post 2018</th>
<th>Indicative Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ferniegair/Larkhall</td>
<td>1,000</td>
<td>1,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Newton</td>
<td>1,500</td>
<td>-</td>
<td>1,500</td>
</tr>
<tr>
<td>East Kilbride</td>
<td>1,500</td>
<td>1,000</td>
<td>2,500</td>
</tr>
<tr>
<td>Hamilton West</td>
<td>2,000</td>
<td>-</td>
<td>2,000</td>
</tr>
</tbody>
</table>

Volume I: Development Strategy
2.5 These locations shall be developed in accordance with master plans approved by the Council. The master plans shall take into account criteria highlighted in the Structure Plan, including cumulative and local impacts on the transport and trunk road network, the phasing of development and the particular requirements set out below. The Council has prepared Masterplan Development Frameworks for each location to brief developers on the matters to be considered and contained in master plans to be submitted for the Council’s approval.

Ferniegair/Larkhall

- Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development
- The relocation of Glengowan Primary School, provision of a pre-5 Nursery School and extensions to other local Primary Schools
- Provision of local retail facility of a scale appropriate to serve the Community Growth Area
- The provision of new outdoor sports facilities (1 full size grass pitch and potentially a full size synthetic grass pitch) with associated parking and changing
- Investment in drainage infrastructure at Allanton and Skellyton Waste Water Treatment Works
- Provision of housing types to accord with Local Plan policies RES 4 ‘Housing for Particular Needs Policy’ and RES 5 ‘Affordable Housing and Housing Choice Policy’.

Newton

- Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development
- Improved public transport services through the development area
- A new spine road and walking/cycling infrastructure through the development area
- Provision of a new Primary School, pre-5 Nursery School and extensions to other local Primary Schools
- Provision of local retail facility of a scale appropriate to serve the Community Growth Area
- Investment in drainage infrastructure at Daldowie Waste Water Treatment Works
- The provision of 1 grass sports pitch or equivalent provision at a local facility
- Provision of housing types to accord with Local Plan policies RES 4 ‘Housing for Particular Needs Policy’ and RES 5 ‘Affordable Housing and Housing Choice Policy’.

East Kilbride

- Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development
- Improved public transport services through the development area
- Contribution to the improvement of park and ride facilities at Hairmyres Station
Local road network improvements and walking/cycling network through the development area
Provision of a new Primary School and pre-5 Nursery School
Provision of local retail facility of a scale appropriate to serve the Community Growth Area
The provision of 1 grass sports pitch or equivalent provision at a local facility
Assess and consider the impact of development on the setting of listed buildings and other prominent buildings, including the police college, Newhouse of Jackton and any potential development at Hayhill House
Investment in drainage infrastructure at Philipshill Waste Water Treatment Plant
Provision of housing types to accord with Local Plan policies RES 4 ‘Housing for Particular Needs Policy’ and RES 5 ‘Affordable Housing and Housing Choice Policy’.

Hamilton West
Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development
A new spine road and walking/cycling network connecting to improved public transport infrastructure
Contribution to Peacock Cross Link Road
Contribution to the extensions of local Primary Schools to accommodate up to 15 additional classrooms and a pre-5 Nursery School
Provision of local retail facility of a scale appropriate to serve the Community Growth Area
The provision of 1 grass sports pitch or equivalent provision at a local facility and a share of costs towards a new synthetic pitch at a local facility
Contribution to the enhancement of Eddlewood community hall
Investment in drainage infrastructure at Hamilton Waste Water Treatment Works and in the sewage network leading to the works
Provision of housing types to accord with Local Plan policies RES 4 ‘Housing for Particular Needs Policy’ and RES 5 ‘Affordable Housing and Housing Choice Policy’.

Carluke
Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development
Local road network improvements and walking/cycling network through the development area
Contributions to a new park and ride car park at Carluke station and public transport services linking to that facility
Provision of local retail facility of a scale appropriate to serve the Community Growth Areas
Contribution to local sports pitch upgrades
Investment in drainage infrastructure at Mauldslie Waste Water Treatment Works
Provision of housing types to accord with Local Plan policies RES 4 ‘Housing for Particular Needs Policy’ and RES 5 ‘Affordable Housing and Housing Choice Policy’

2.6 In addition the master plans for Larkhall and East Kilbride will consider the strategic phasing of the sites and assess the delivery of land to meet the post 2018 capacity should it be required.
2.7 Consultation and further assessment has defined boundaries for the Community Growth Areas from the wider search areas presented in the consultative draft version of the Local Plan. These boundaries are shown on the Proposals Maps and for the avoidance of doubt include the land required to meet the post 2018 requirements at East Kilbride and Larkhall. The assessment and its conclusions regarding necessary provision in respect of the above list is presented in an accompanying technical report on the Local Plan.

Settlement and Area Strategy

2.8 In assessing the issues and pressures across the Local Plan area it has become apparent that our urban areas sit within a number of definable area types each requiring different planning strategies. The Proposals Map shows these areas. There are four areas each with a separate development strategy, as set out below.

The Green Belt and Urban Settlements In The Green Belt

**STRAT 3**

**The Green Belt and Urban Settlements In The Green Belt Policy**

The Local Plan strategy will be to facilitate development and other investment in the existing main urban areas within the Green Belt in support of the Plan’s strategic aim and objectives for regeneration and the achievement of sustainable communities. Settlement boundaries to define these urban areas are identified on the Proposals Map. Development is directed within these settlement boundaries whilst allowing the Green Belt to continue to function as an area for agriculture/forestry, recreation and other appropriate uses. Urban expansion into the Green Belt is identified in the Local Plan where it meets Structure Plan policy however isolated and sporadic development will be resisted.

Within the Green Belt the Council will strongly resist the encroachment or introduction of urban uses. There shall be a general presumption against all development except where it can be shown to be necessary for the furtherance of agriculture, horticulture, forestry, recreation, establishments and institutions standing in extensive grounds or other uses considered by the Council to be appropriate to the Green Belt, or where development forms part of a larger proposal for the rehabilitation or change of use of disused or redundant traditional buildings where this consolidates such groups. Any housing development within the Green Belt should conform to policies CRE 1 - Housing in the Countryside and any business or industrial proposals to CRE 2 - Stimulating the Rural Economy, in Volume II: Development Policies. All development should seek to enhance the environmental quality of the area, or where enhancement is not possible environmental impacts should be mitigated in line with STRAT 9 ‘Environmental Mitigation and Enhancement Policy’.

2.9 This area contains the major settlements of South Lanarkshire. It is an area well provided for by services with high levels of connectivity to road and rail infrastructure. Demand for growth within this area is high with agricultural land around established urban areas under pressure for development. The urban areas within it experience a range of issues which necessitate action for their regeneration and physical renewal. The principal regeneration initiative within this area is the Clyde Gateway,
promoted and supported by the Structure Plan and the National Planning Framework. However, there are other significant local regeneration priorities aimed at the reuse and reclamation of vacant and derelict land, the renewal of housing areas and the provision of facilities and services to better serve communities. These measures aim to strengthen the capacity of local neighbourhoods and reduce the incidence of deprivation. East Kilbride is experiencing shortages of social rented housing whilst other areas in Hamilton, Larkhall, Rutherglen and Cambuslang have neighbourhoods that require the renewal of social rented housing and the introduction of different tenures.

2.10 The purpose of the Green Belt as set out in Scottish Planning Policy 21 Green Belts, is:-

- to manage the growth of towns
- to direct planned growth to appropriate locations,
- to protect and enhance the character and setting of towns, and
- to provide easily accessible open space around towns as part of a wider structure of green space

2.11 The Green Belt boundary has been reviewed in the preparation of this Plan and some amendments to boundaries have been made to take account of development which has been given planning consent and the need to provide sustainable long term boundaries for up to 20 years. The Green Belt is constantly under pressure for development particularly for housing and, from time to time, the need to release land is identified by the Structure Plan and delivered through Local Plans. Green Belt policy seeks to manage sporadic development in the Green Belt and define its long term boundaries. The need to release land is identified in paragraph 2.4 and a number of growth areas identified.

2.12 A great number of sites have been highlighted to the Council as potential development opportunities. These have been reviewed and a small number of sites identified as appropriate Green Belt releases. From a strategic point of view the Local Plan takes the position that only those settlements with good links to conurbation wide transportation networks, particularly rail, are suited to any significant extension. This means that the major urban settlements of Cambuslang/Rutherglen, Carluke, East Kilbride, Hamilton and Larkhall have been examined to accommodate the majority of required growth. Other smaller settlements however, particularly where local regeneration is a priority, are also identified for growth. These settlements are Stonehouse, Ashgill and Netherburn. The villages to the south of East Kilbride, including Chapelton, Strathaven, Glassford, Sandford and Auldhouse are not generally seen as suitable locations for significant growth, but particular development proposals may be justified where these would secure important benefits for the local community, its economy, or its environment.

Rural Areas

2.13 A major issue in the plan area is the nature of the rural economy and its sensitivity to change. Although declining in importance in terms of providing employment, agriculture remains a major land use in the rural parts of South Lanarkshire. However, the economic structure of rural areas has changed rapidly in recent years and more people now live and work in these areas without being part of the agricultural economy. Government policy requires that planning authorities should support a wide range of economic activity in rural areas, and encourage further diversification of the rural economy. This can mean existing businesses entering into new areas of activity, or the creation of entirely new enterprises. There are in excess of 70 settlements in the rural area of South Lanarkshire. The Local Plan splits the rural area up into the following area types.

I. Accessible Rural Area
STRAT 4

Accessible Rural Area Policy

The Local Plan strategy will be to build on the economic potential of the area's high quality natural and built environment and tourism potential and to ensure these qualities are not eroded. Furthermore the Local Plan seeks to promote the development of the settlements within this area as more sustainable communities with their centres being supported to develop a wider role for the people they serve. Development will be directed within settlements and settlement boundaries are identified on the Proposals Map which identifies appropriate small scale expansion. However, new building development outwith settlement boundaries will only be permitted where this forms part of a larger proposal for the rehabilitation or change of use of disused or redundant traditional buildings where this consolidates such groups. In addition, new build development unrelated to the rehabilitation or change of use of disused or redundant traditional buildings will only be permitted on gap sites within existing building groups. Isolated and sporadic development will generally not be supported except under the exceptional circumstances set down in Policy CRE 2 for development for agriculture or appropriate uses in the rural areas. Any housing development within the Accessible Rural Area should conform to policies CRE 1 - Housing in the Countryside and any business or industrial proposals to CRE 2 - Stimulating the Rural Economy, in Volume II: Development Policies.

All development should seek to enhance the environmental quality of the area, or where enhancement is not possible environmental impacts should be mitigated in line with STRAT 9 'Environmental Mitigation and Enhancement Policy'.

2.14 This covers a large part of the rural area and accounts for the majority of the population of the rural area. There is a higher than average number of retired people within this area. Employment is largely reliant on the service sector including tourism. In general the environmental quality of the area is high. An interesting development within this area is the spreading influence of the Edinburgh/Lothian’s housing market. Taking advantage of reasonable road connections via the A702 the demand for land is growing in the eastern part of this area.

2.15 Settlements in the area range from those with a few thousand people to those with a few tens of people, they make up the majority of the rural area. Certain settlements act as rural centres for outlying communities notably Biggar and Lanark, which is a sub-regional town centre providing a wide range of community, retail and administrative functions. Other settlements, particularly where they lie just beyond the Green Belt, are typified by the large numbers of people within them commuting to work in larger towns and Glasgow. Recent development interest in these settlements raises concerns regarding housing development leapfrogging the Green Belt and as a consequence longer commuting distances result. Those settlements in proximity to the M74 can, however, offer locations close to motorway junctions and attractive locations for, in particular, storage and distribution purposes.

2.16 All settlement centres need the support of the Local Plan to function as essential retail and service centres. All settlements are within an approximate half hour drive of Lanark or East Kilbride although public transport in the area is limited. The potential for a new rail station at Symington is referred to in Chapter 7 and should this be achieved then the accessibility of the village and its...
surrounding area would be greatly enhanced and in those circumstances the potential expansion of Symington will be examined. However, almost every settlement has development pressures to expand its boundaries as well as pressures for isolated development in the surrounding countryside, such development raises issues for the character of the settlement, environmental impacts and the capacity of local services and road, water and sewerage infrastructure.

2.17 Outside the settlements of the Accessible Rural Area the rural economy and environment face a number of challenges. Farming, forestry, tourism, recreational activity and the areas natural environment need to operate in balance with each other. Therefore whilst supporting innovative diversification of rural businesses, tourism based land uses and encouraging access to the area by foot and cycle the Local Plan needs to protect biodiversity, natural and cultural assets from inappropriate development.

II. Rural Investment Area

STRAT 5

Rural Investment Area Policy

The Local Plan strategy will be to support sustainable communities within this area through measures that tackle exclusion and isolation and redress imbalances of economy and housing type provision, particularly where this involves renewal proposals. Furthermore it will encourage developments within the established settlements within this area. Thereafter consideration may be given to limited settlement expansion, proportional to the settlement size and which supports the economic and social development of these areas and focuses on design and environmental quality, including the restoration of derelict land. Appropriate sites and settlement boundaries are identified on the Proposals Map. Outwith settlement boundaries new build development is directed to existing building groupings and gap sites that consolidate such groupings. Isolated and sporadic development will generally not be supported. Any housing development within the Rural Investment Area should conform to policies CRE 1 - Housing in the Countryside and any business or industrial proposals to CRE 2 - Stimulating the Rural Economy, in Volume II: Development Policies.

All development should seek to enhance the environmental quality of the area, or where enhancement is not possible environmental impacts should be mitigated in line with STRAT 9 ‘Environmental Mitigation and Enhancement Policy’.

2.18 The Structure Plan recognises the special needs of rural communities which are less accessible to employment and services within the Structure Plan area. Within South Lanarkshire’s rural areas there are pockets of significant deprivation, including 5 datazones in the most deprived 15% in Scotland. There are two areas identified in the Structure Plan in South Lanarkshire covering the Douglas Valley/South Clydesdale and the Central Scotland Plateau around Forth. Action is required within these areas to promote more sustainable communities, economic regeneration and diversification and environmental improvement whilst controlling the development of housing in locations that will encourage long distance commuting. These areas broadly overlap with settlements identified by the Council as requiring neighbourhood regeneration.
III. Remoter Rural Area

**STRAT 6**

**Remoter Rural Area Policy**

The Local Plan strategy will be to seek to sustain population and economic activity within this area. New build development is directed to existing building groups and gap sites that consolidate such groupings. Isolated and sporadic development will generally not be supported. Any housing development within the Remoter Rural Area should conform to policies CRE 1 - Housing in the Countryside and any business or industrial proposals to CRE 2 - Stimulating the Rural Economy, in Volume II: Development Policies.

All development should seek to enhance the environmental quality of the area, or where enhancement is not possible environmental impacts should be mitigated in line with STRAT 9 ‘Environmental Mitigation and Enhancement Policy’.

2.19 The remaining part of the Council area contains small building groups spread thinly across a large geographical area. These areas are remote from the main rural service centres of Strathaven, Larkhall and Lanark. Population and employment levels are low with the majority of economic activity being in primary industries. The decline of agriculture is therefore a significant issue for these communities. Levels of demand for new housing are low, however where this presents itself it should be directed to existing building groups.

**Supplementary Planning Guidance**

2.20 The Council intends to review its existing Supplementary Planning Guidance for Rural Building Conversion and New House Design Guide. This review will extend to guidance on the implementation of policies STRAT 3 - 6 in relation to new housing development.

**Strategic Green Network**

**STRAT 7**

**Strategic Green Network Policy**

The Local Plan identifies a Strategic Green Network as indicated on the Proposals Map, where creation of a framework of accessible green spaces and corridors will be supported. Where development is proposed within the Strategic Green Network, contributions may be sought under Policy STRAT 10 ‘Developers’ Contributions Policy’ to support wider actions to improve the area.

Council priority will be given to the development of Green Network actions and frameworks in the areas below as identified on the Proposals Map.

a. Clyde Gateway
2.21 As our urban areas become more densely developed the Green Belt and green spaces within settlements are crucial to satisfy a number of functions which underpin the quality of life of the population, such as providing a setting for urban development, formal and informal recreation, combating pollution, promoting biodiversity and improving health. The Structure Plan is promoting the development of a conurbation wide Green Network which seeks improvement to the quality of accessibility, landscape, recreation, biodiversity as well as seeking to manage the impacts of human activity and pressures from development. The areas of South Lanarkshire identified as priorities areas are listed below and are indicated on the Strategy Map –

- Clyde Gateway
- East Kilbride
- Clyde Valley
- Community Growth Areas

2.22 The Clyde Gateway area running through Rutherglen, in addition to being a significant housing and economic regeneration area, also prioritises the environment by capitalising on the river Clyde and its tributaries as environmental corridors. The Local Plan will support actions to establish and improve a connected green network in the Gateway area with particular focus on the establishment of open space and tourism attractions at Cuningar in Farme Cross, Rutherglen.

2.23 The area to the north of Stewartfield Way in East Kilbride running towards Cathkin Braes is a key area to develop and provide recreation, leisure activity and access to countryside close to significant urban areas. The Local Plan will promote action within this area as a Green Network priority. Actions will also be promoted in the Clyde Valley between Hamilton and New Lanark. The valley is a significant Green Network resource with potential for attracting much wider interest than from local towns and villages. Its role as a potential nationally important leisure and tourist resource is recognised by the Local Plan. The incised valley of the Rotten Calder, between Blantyre and East Kilbride, is a locally important component of the Strategic Green Network, where the potential for improved access, including safe crossing of the A725, requires detailed investigation.

2.24 The Community Growth Areas identified above can make a significant contribution to the establishment of the Green Network. Their master plans must identify how the network can develop and deal with the areas relationship with the Green Belt beyond. Indicative areas of green network are therefore identified on the Proposals Map. Furthermore, it is crucial that the strategically important areas link with our urban areas. In this respect the Council has identified a local green network running into the main urban settlements of the Local Plan area. Further details of the strategic and local Green Network are discussed further in Section 10 of the Environmental Priorities and Objectives chapter.
Development Framework Sites

**STRAT 8**

**Development Framework Sites Policy**

The Council requires the preparation of Development Frameworks for those locations identified in Table 2.3 ‘Development Framework Sites’. These will be assessed against the considerations set out in the Table.

2.25 There are a number of important locations with potential for significant land use change. It is important that ‘Development Frameworks’ or small scale masterplans are prepared for each location by landowners and developers demonstrating how the new land uses fit together and link with surrounding land uses.

2.26 In some locations it will be appropriate to support the Development Frameworks through separate legal agreements which, variously, can guarantee implementation phasing, development content, investment levels, infrastructure provision and management arrangements. In this way, local communities and the Council, as Planning Authority, can have confidence in the delivery of the full Development Framework package of proposals.

2.27 Table 2.3 ‘Development Framework Sites’ below lists seven locations where Development Frameworks are to be produced and sets out key considerations for their content and delivery.

**Table 2.3 Development Framework Sites**

<table>
<thead>
<tr>
<th>Location</th>
<th>Development Framework Requirement</th>
</tr>
</thead>
</table>
| Clyde Gateway, Shawfield, Rutherglen | - A road network and linked transport infrastructure that -  
  - exploits the area’s potential connections to the M74 and the East End Regeneration Route;  
  - connects Shawfield to the wider conurbation/City, Rutherglen Town Centre, and to Dalmarnock and  
  - provides for cycling & walking access.  
  - The provision of a high quality series of both business (Class 4) and industrial (Class 5 and 6) employment locations with any retail uses limited to those that are ancillary to and intended to provide services to cater for the site’s main use as a strategic industrial and business location.  
  - The identification and provision of quality open space links with Richmond Park and Glasgow Green through Shawfield and to the Clyde.  
  - The establishment of design principles that ensures the development area and its buildings provide an attractive location. |

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### Development Framework Requirement

<table>
<thead>
<tr>
<th>Location</th>
<th>Development Framework Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>East Kilbride town centre</strong></td>
<td>- Eastwards extension of town centre to incorporate Kittoch Field.</td>
</tr>
<tr>
<td></td>
<td>- Additional retail floorspace to be in line with Structure Plan capacity identified for the Plan period.</td>
</tr>
<tr>
<td></td>
<td>- New civic, cultural and health facilities to be provided within the new town centre boundary, including greenspace and other forms of open space.</td>
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<tr>
<td></td>
<td>- Redevelopment of existing Civic and Health Centre sites (and possibly Police and Fire &amp; Rescue Services sites) for retail and town centre uses.</td>
</tr>
<tr>
<td></td>
<td>- Phased upgrading and redevelopment of existing town centre commercial floorspace.</td>
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<tr>
<td></td>
<td>- Improved pedestrian and vehicular access.</td>
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<td></td>
<td>- Additional car parking.</td>
</tr>
<tr>
<td><strong>Rolls Royce Works, Nerston, East Kilbride</strong></td>
<td>- Rolls Royce is considering relocation but do not have a committed programme or timetable for redevelopment.</td>
</tr>
<tr>
<td></td>
<td>- The Nerston site may be suitable for mixed use redevelopment.</td>
</tr>
<tr>
<td></td>
<td>- If Rolls Royce commit to relocation within an agreed timetable during the local plan period, then the nature, scale and appropriateness of any mixed use redevelopment scheme will be assessed in the context of national, structure/strategic plan and local plan policy at that time.</td>
</tr>
<tr>
<td><strong>Mavor Avenue (East), Nerston, East Kilbride</strong></td>
<td>- Mixed use redevelopment the nature, scale and appropriateness of uses to be assessed in the context of all relevant national, structure or strategic plan and local plan policies and their impact on neighbouring uses.</td>
</tr>
<tr>
<td></td>
<td>- A Masterplan for the site be brought forward, the scope of which to be agreed with the Council, to demonstrate how the proposed land uses would integrate with adjoining land uses.</td>
</tr>
<tr>
<td><strong>Hoover Works/Bridge Street, Cambuslang</strong></td>
<td>- Mixed use redevelopment</td>
</tr>
<tr>
<td></td>
<td>- Industry/Business uses to be located on the north-western part of the site closest to Cambuslang Investment Park and to occupy a minimum of 5.3 hectares (13 acres) in total.</td>
</tr>
<tr>
<td></td>
<td>- Retail uses on that part of the site closest to Cambuslang town centre provided that these uses support the role of the town centre as a local shopping centre and do not have an adverse impact on other town centres.</td>
</tr>
<tr>
<td></td>
<td>- Residential uses where a good quality environment can be established with safe and convenient pedestrian and vehicular access to local facilities</td>
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<tr>
<td></td>
<td>- Park and ride provision for Cambuslang station users.</td>
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<tr>
<td></td>
<td>- New roundabout access to the site from Bridge Street, flood prevention and SUDS solutions.</td>
</tr>
<tr>
<td>Location</td>
<td>Development Framework Requirement</td>
</tr>
<tr>
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</tbody>
</table>
| Craighead, Blantyre | • Provision of international standard indoor and outdoor sports training facilities.  
                      • Provision of Class 4 business/office space with minimum floorspace of 10,000 sq.m. and/or hotel/conference facilities.  
                      • High quality residential development to address executive housing demand.  
                      • Provision for extension of the Clyde Walkway. |
| Moor Park and High School Campus, Carluke | • Provision of sports stadium for football, athletics and community events linked to existing Recreation Centre and High School facilities.  
                                              • Residential development up to 200 units.  
                                              • Improved pedestrian and vehicular access.  
                                              • Establishment of a robust woodland/structure planting boundary to the urban area. |

Environmental Mitigation and Enhancement

**STRAT 9**

**Environmental Mitigation and Enhancement Policy**

All applications for development proposed by the Local Plan must take into account the results of the SEA site assessment and -

- Where development of a site is anticipated to have a negative environmental impact appropriate site surveys must be carried out to ensure that the impact is prevented, reduced or offset
- Where site surveys anticipate that the development of the site is likely to have a neutral or positive environmental impact, enhancement measures should be clearly outlined

2.28 A Strategic Environmental Assessment (SEA) of the Local Plan has been undertaken (see paragraph 1.18 above). This assessment has sought to identify the environmental consequences of the plan and these are presented in the Environmental Report that accompanies the Local Plan. This assessment work included an evaluation exercise to identify site specific issues. It is important therefore in the actions that arise from the Local Plan that the findings of this site specific evaluation are taken into account, assessments relevant to the nature of the environmental sensitivity undertaken and impacts mitigated on site. The Local Plan objective to protect and enhance biodiversity and the natural environment will therefore be best served by the application of a policy to ensure that all development seeks to measure environmental impact and seeks to prevent, reduce or offset any consequences.
Infrastructure Provision and Developers' Contributions

STRAT 10

Developers’ Contributions Policy

Where development proposals would require the implementation of capital or other works or facilities to enable the development to proceed, developer contributions towards the implementation will be required. Such works or facilities should meet the requirements of the appropriate policies of the local plan, and new development should only be occupied after the identified provisions have been completed, unless otherwise agreed with the Council. Contributions will be sought according to circumstances, but in each case will require to:

- serve a planning purpose;
- be necessary to make the proposed development acceptable in planning terms;
- be directly related to the proposed development;
- be fairly and reasonably related in scale and kind to the proposed development; and
- be reasonable in all other respects.

Where contributions cannot be satisfactorily secured through planning conditions, a legal planning agreement, or obligation according to statutory requirements, will be sought before planning permission is issued. The Council will seek either the direct implementation of such works or facilities by developers, or, in appropriate cases, contributions to off site provisions by third parties or the Council itself. Lump sum payments for capital works will normally be made when the work is not carried out by the developer, but in exceptional circumstances consideration will be given to providing endowments, phased payments, or other mechanisms, within a clear time frame.

Developer contributions will generally only be required where there is a need to provide for a direct shortfall in infrastructure, or mitigate a specific impact, and where the requirement is so directly related to the regulation of the proposed development that it should not be permitted without it. The likely subject areas for developer contributions are as follows:

- affordable housing;
- transportation infrastructure and services, including subsidised services;
- education and health facilities;
- recycling facilities;
- local community facilities, including sports and play facilities and cemeteries;
- strategic landscaping, open space, public access, and environmental mitigation; and
- sewerage and water provision.

This framework policy will be supported by supplementary planning guidance to provide the detail of how the policy will be applied. This preparation of this guidance will be the subject of full stakeholder and public consultation.
2.29 The Council and other stakeholders are committed to the delivery of sustainable good quality development throughout the plan area. Some development will require additional measures to ensure it is acceptable in planning terms, in circumstances where the development will result in additional pressures on community facilities or other infrastructure. These may involve mitigating some impact from the new development, or the delivery of measures to address wider policy objectives, where these are clearly set out by the Council in the local plan or Supplementary Planning Guidance.

2.30 Such measures would be provided through developer contributions, which would involve principally on-site “in-kind” provision of works or facilities, or financial payments and/or off-site provision. The contributions would be secured where possible through planning conditions in accordance with national guidance, but otherwise would be achieved through a legal planning agreement, or planning obligation, according to statutory requirements.

2.31 Developer contributions are intended to address the direct consequences or impacts of a proposed development, and not to resolve existing deficiencies in infrastructure, with any necessary works having a direct functional or geographic link with the development. Any proposed improvements by the Council and other stakeholders should be taken as a baseline for the assessment of where additional infrastructure is required.

2.32 There may be circumstances where desired works would have a demonstrable effect on the viability of a project that would otherwise be supported, such as, for example, in the case of a brownfield or contaminated site, or regeneration priorities. In such cases, special negotiations with developers regarding an appropriate level of contribution could be justified.

2.33 Where there is a need for new infrastructure because of the combined impact of a number of new developments, such as in the identified Community Growth Areas, pooled contributions may be appropriate. Such contributions will only be requested where there is a demonstrable direct relationship between the proposed developments, and the required infrastructure is fair and reasonable overall, and capable of clear audit.

2.34 The general criteria underlying the policy, as contained in national guidance, and examples of the sort of provision that would be the subject of developer contributions, are set out in the policy itself. Further guidance will be set out in the supplementary planning guidance subject to full stakeholder consultation in accordance with new planning legislation.

2.35 Developer contributions relating to renewable energy are a special case and dealt with in chapter 12 ‘Renewable Energy’, ENV 17 ‘Renewable Energy Community Benefit Policy’.

**Further Policies within Volume II: Development Policies and Guidance**

In addition to those set out above the following policies are detailed in Volume II: Development Policies and Guidance -

**CRE 1 - Housing in the Countryside**

**CRE 2 - Stimulating the Rural Economy**
Local Plan Strategy
3.0 Land for Housing
3 Land for Housing

Introduction

3.1 One of the key functions of the planning system in general and the Local Plan in particular, is to ensure the provision of sufficient and appropriate new housing in suitable locations to meet the needs of a growing number of households and to support the economic and social well being of the population. Scottish Planning Policy 3 (SPP3): Planning for Housing (February 2003) emphasises the importance of quality residential environments, of seeking the right places to develop new housing and to ensure an adequate supply of land for housing development.

3.2 South Lanarkshire has a wide variety of housing in diverse locations, ranging from built up urban areas to more dispersed rural settlements. Demand for housing in these different areas varies. Within the urban areas there is very high demand for certain types of houses in particular locations, contrasting with areas of very low demand and inappropriate house types. Similarly, demand pressure in some rural settlements driven by high quality rural settings and expansion of central belt commuting contrasts with weakening demand in other areas, where a decline in employment opportunities and services has occurred. Influenced by improvements in transport and changing work patterns, household needs and preferences are evolving, with many people having greater flexibility over where they choose to live. Provision of land for new housing has to take account of these changing needs and demands, whilst at the same time addressing sustainability and regeneration objectives.

3.3 The Housing (Scotland) Act 2001 placed a duty on local authorities to prepare Local Housing Strategies to ensure housing requirements and needs are assessed comprehensively and appropriate actions identified to address a range of key national and local priority issues. An assessment of housing requirements is a key element in the South Lanarkshire Local Housing Strategy (LHS) 2004. The LHS is structured around four themes that reflect the vision and aims for housing shared by the Council and its partners.

- Balanced Housing Markets – a sufficient number and choice of houses for rent and for sale in the right locations
- Investing in Housing Quality – housing that meets modern standards of quality and energy efficiency, and changing consumer expectations
- Safe and Attractive Neighbourhoods – places where people want to live
- Inclusion: Enabling Independent Living – suitable housing, advice and support services for people with varying needs

3.4 The South Lanarkshire Local Plan has a key role to play in facilitating the implementation of the LHS. In particular, it should ensure the provision of adequate land to meet identified housing need and demand, including social rented affordable housing. In addition, a diversity in house type, price and choice by private developers should be provided particularly in the Neighbourhood Management Areas identified in Table 2.1 ‘Regeneration Priorities’. There is a close link between the LHS and the Local Plan through the monitoring and evaluation framework which contains indicators to assess the effectiveness of both the LHS and the subsequent Local Plan policy.

Objectives

- to create quality residential environments catering for a variety of needs

Volume I: Development Strategy
to guide new housing developments to the right places, and
to deliver an effective five year housing land supply.

Delivering Housing Land

RES 1

Housing Land Supply Policy

The Council will seek to maintain a supply of effective housing land adequate to meet estimated future requirements over at least a five year period. The Council will update this annually through the housing land audit process.

RES 2

Proposed Housing Sites Policy

The Council will support development for housing on those sites included in the Housing Land Audit as summarised in Appendix 1 and identified on the Proposals Map.

3.5 Scottish Planning Policy 3 (SPP 3) requires the Local Plan to identify the scale of new housing provision required and indicate where it should be met. The Local Plan requires to set out a minimum 5-year supply of land capable of being developed for housing (“effective” land) and also a medium to long term pattern for future development.

3.6 The Structure Plan gives the strategic context for the provision of housing land. As noted in paragraph 2.4 there is a projected shortfall of housing provision of 19,000 units across the Glasgow and Clyde Valley conurbation between 2011 and 2018. The Structure Plan takes a longer term view of housing land supply – split into short (up to 2011), medium (2018) and long term (2025). It looks at the demand and supply for housing provision across a series of Housing Market Areas. Within South Lanarkshire there are four distinct Housing Market Areas:

- Clydesdale
- Hamilton
- East Kilbride
- Greater Glasgow South, of which Cambuslang/Rutherglen is a part

3.7 South Lanarkshire has consistently supplied around 1200 – 1500 new private sector units per annum however, there are fluctuations in completion levels across the different market areas and amount of effective housing land. The average levels of completions experienced over the past 8 years ranges from 220 in East Kilbride, 273 units in Clydesdale, 311 in Cambuslang/Rutherglen to 459 in Hamilton. In 2006 the completion rate in East Kilbride was 219 units whilst Hamilton completed 650 units, far in excess of the average over the previous 8 years.
3.8 Housing land supply is also unevenly distributed across the 5 year programme and across the area. East Kilbride and Carluke are now experiencing shortfalls in available housing land. This takes into account sites released in the recently adopted Local Plans and windfall sites emerging from the Council's Schools Modernisation programme and other redevelopment opportunities. In order to address this situation it will be necessary to identify suitable sites for release. Other areas have a large range of sites to ensure a continuing 5 year effective land supply.

3.9 Account must also be taken of the role of the rural communities in contributing to an even spread of sites for housing development across South Lanarkshire. Scottish Government Policy as presented in Scottish Planning Policy 15: Planning for Rural Development (SPP 15), considers that in less populated areas there should be scope for more innovative planning policies. Small towns should be self sufficient and able to maintain their function in the local economy. In addition, there is scope to encourage more small scale rural housing developments particularly where such development will bring new environmental benefit or address a known shortage of different house types and sizes. The amount and location of housing will be determined by a number of factors including, proximity to services, ease of access, drainage and sewerage capacities, fit into the landscape and design. The Local Plan through strategic policies STRAT 3 ‘The Green Belt and Urban Settlements In The Green Belt Policy’ to STRAT 6 ‘Remoter Rural Area Policy’ sets out the role of the rural area in providing new housing and identifies locations where such development may be acceptable.

3.10 The Council produces an annual Housing Land Audit which considers the effectiveness and programming of all sites in South Lanarkshire of 4 units and above. The audit covers a period of 7 years for the purposes of Structure Planning although the Scottish Government require the Council to have a 5 year effective housing land supply (as defined in PAN 38 Housing Land). The Council also considers the contribution made from smaller sites to the land supply and these are included in overall completion rates. This is particularly important in the rural areas of South Lanarkshire. The full audit is summarised in Appendix 1.

**Residential Masterplan Sites**

**RES 3**

**Residential Masterplan Sites Policy**

The Council will support residential development of the sites identified in Table 3.1 ‘Residential Masterplan Sites ’ where masterplans are brought forward for Council approval that address the requirements identified in Table 3.1 ‘Residential Masterplan Sites ’.

3.11 Across the Council area there are a number of housing sites that require more detailed consideration due to their scale, or capacity to incorporate mixed uses, or resolve environmental issues. It is important that masterplans are prepared for each site by landowners and developers demonstrating how each site will be developed. Table 3.1 ‘Residential Masterplan Sites ’ lists the sites where these masterplans are to be produced and sets out the key requirements for their content.
<table>
<thead>
<tr>
<th>Site</th>
<th>Masterplan Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cairns Road, Cambuslang</td>
<td>Mixed tenure housing development linked to adjacent Cairns Neighbourhood Management Area. Site should provide a robust settlement edge through a clearly defined buffer zone which will include a combination of open space, structural planting and footpath networks.</td>
</tr>
<tr>
<td>Kirklands Hospital, Bothwell</td>
<td>Mixed uses comprising health board office, health care and residential development. The site should provide improved access on Fallside Road and improvements to the surrounding road network if necessary and protection should be afforded to trees within the site.</td>
</tr>
<tr>
<td>Overton Road, Netherburn</td>
<td>Mixed community and residential development. Residential development to follow the granting of planning consent for the construction of a new primary school for Netherburn and relocation of the existing sports pitch on land to the south of its existing location, within the masterplan area, to be tied by legal agreement. Other masterplan elements to be open space/green network provision, the retention of the community hall and children’s play area. The masterplan should seek to consolidate the urban form of the village, with community facilities as the focal point, and to establish a suitable long term Green Belt boundary, with appropriate structure planting.</td>
</tr>
<tr>
<td>West Mains, Stonehouse</td>
<td>To follow the granting of planning consent for the construction of the Stonehouse Community Centre, as proposed by Policy CTY 4. Development of new recreation and leisure facilities and residential development to be tied by legal agreement. Development proposals should incorporate new junctions with the A71 Strathaven Road, and include the formation of a roundabout on the A71 to act as the junction for the future bypass. Proposals should be included for structure planting to provide a robust settlement and green belt boundary.</td>
</tr>
<tr>
<td>Uddingston Gas Works, Uddingston</td>
<td>Resolve relationships between adjacent residential, commercial and business development.</td>
</tr>
<tr>
<td>Site</td>
<td>Masterplan Requirements</td>
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<td>------------------------------------------</td>
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<tr>
<td>Edinburgh Road, Biggar</td>
<td>Residential development that takes account of the character of Biggar and the setting of the adjacent uses, notably the outdoor/education centre of Loaningdale House. The area identified on the proposals map as Local Green Network (Policy ENV 2) should be treated as an opportunity to create and extend wetland and woodland habitat but not count towards the provision of amenity open space within the residential development. The masterplan should address landscape design considerations and specifically define the northern extent of the development, not encroaching onto the defined green network. Financial contributions will be required towards this network and for the extension of primary school accommodation. Policy ECON 10 Tourist Facility Development also applies to this site and therefore the development must provide car/coach parking and facilities for tourists/visitors such as information and public conveniences.</td>
</tr>
<tr>
<td>Upper Braidwood, Braidwood</td>
<td>In the event of residential redevelopment proposals coming forward the Council will discourage ad hoc proposals and will seek a comprehensive and co-ordinated approach to the servicing and development of the area</td>
</tr>
<tr>
<td>Bellfield, Coalburn</td>
<td>Development of new residential, recreation and local amenities incorporating the reclamation of Bellfield Bing and respecting the integrity of the nearby Coalburn Moss</td>
</tr>
<tr>
<td>Birkwood Hospital, Lesmahagow</td>
<td>Residential and employment generating uses that respect the natural and built heritage qualities of the site.</td>
</tr>
<tr>
<td>Boghall Road, Carluke</td>
<td>Low density residential development, improvements to derelict land on site and provision of public access and robust settlement edge through structural planting.</td>
</tr>
<tr>
<td>James Street, Carluke</td>
<td>Mixed uses including residential development of gap sites, vacant yards and properties with redevelopment potential adjacent to Carluke town centre.</td>
</tr>
<tr>
<td>Manse Road, Forth</td>
<td>Residential development, vehicular access, pedestrian links to the village centre, landscaping</td>
</tr>
<tr>
<td>Site</td>
<td>Masterplan Requirements</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Biggar Road Symington</td>
<td>Comprehensive redevelopment of site for small scale residential purposes, which brings together vacant and derelict ground, surplus garden ground and underused backland areas.</td>
</tr>
</tbody>
</table>
| East Overton, Strathaven                  | Residential development up to 480 units in four, five year phases, with 33% of the units to meet affordable housing needs, provided without the need for public funding. The development will be subject to a detailed development brief which will emphasise sustainable development principles and set as a minimum the BRE Eco Homes standard of 'Very Good'. The development will also provide:  
• Such extensions to primary school provision as will be required by the development  
• Investment in drainage infrastructure  
• Such improvements to sustainable modes of transport as identified in a Transportation Assessment/Green Travel Plan agreed with the Council  
• Amenity open space and play provision  

The first phase of the scheme to provide:  
• 80 general needs units for sale  
• 40 affordable housing units  
• Landscape mitigation measures that will be managed as community woodland/carbon sequestration scheme and include an interpretation facility  
• Indoor multi-purpose pitch and and associated changing facilities  
• Developer’s contribution of £1000 (index linked) per general needs unit for improvement and protection of listed buildings in Strathaven town centre  
• Access to adjacent Council land to the west of East Overton Farm  
• Infrastructure for the extension to the Hamilton Road Industrial Estate |
The masterplan will require to show the phasing of the scheme and be guaranteed by legal agreement.

Peel Road, Thorntonhall

- Low density high quality residential development up to 10 units
- Detailed design layout and landscaping to delineate and establish a new settlement/Green Belt edge to the north and west
- Appropriate access and footpath connections to be achieved on Peel Road
- Cognisance of the guidance set out in the Council's Masterplan Development Framework

**Housing for Particular Needs**

**RES 4**

**Housing for Particular Needs Policy**

Where a need is identified by the Council, the provision of specialist housing will be supported and directed to sites which are convenient to community and transport facilities. On these sites a mix of both general and particular needs will be sought, where appropriate. The provision of only general needs housing within an entire site will only be accepted following consultation with the relevant Council Services and the Scottish Government Housing and Regeneration Directorate. The requirements of policy ENV 31 – New Housing Development must be complied with.

The Council will provide Supplementary Planning Guidance, subject to public consultation, to set out clearly how sites for particular needs will be identified and, where relevant, the expectations placed on developers, to provide clarity and certainty as to how the policy will be operated.

3.12 As part of its assessment of overall housing requirements, South Lanarkshire’s LHS (paragraph 3.3) considers the provision of specialist housing to meet the particular needs of the elderly and those with mobility problems or other disabilities. Analysis completed for the review of the Local Housing Strategy in 2005, identified shortfalls to be 208 for sheltered and 231 for very sheltered housing and residential care. In addition, there is a substantial shortfall in adapted and barrier free housing for older people aged 65+ estimated to be 2,861. The elderly population is expected to continue to rise exacerbating the identified shortfall in specialist housing. Projections to 2010 indicate:

- An increase of 9.5% in people aged over 65

**Volume I: Development Strategy**
More rapid increases projected in the over 75’s and over 85’s
Cambuslang/Rutherglen showing a decline in elderly population
East Kilbride with a 48% increase in the 75+ population and an increase of 157% in the over 85’s.

3.13 This rising elderly population will increase the demand for residential and nursing home places particularly in East Kilbride. The traditional response to this has been to provide specialist accommodation, but there is now an increasing demand for services to enable people to remain in their own homes. Whilst there has been a significant increase in the provision of such services, new build units on appropriate sites will still be required.

3.14 The growing number of elderly people also means that there will be an increase in the number of people with a limiting long-term illness, health problems or a disability. At present there is a shortfall of 481 units designed specifically for wheelchair accommodation. Whilst these figures do not take account of adaptations there will still be a requirement for some provision of this type of housing.

3.15 The Council intends to prepare Supplementary Planning Guidance in relation to particular needs housing to compliment the policy contained within the local plan. This will give spatial direction and framework for provision of particular needs sites under the policy. It is acknowledged that there will be circumstances where individual needs cannot be met under a broad policy application, and these will be considered individually by the Council's Housing and Technical Resources.

3.16 In addition a site at Braidwood House is identified by Policy RES 4 as a specialist care village, subject to the following requirements.

- a planning application would be required to demonstrate the need for such a proposal at that time;
- development within the grounds of Braidwood House to demonstrate respect to its landscape setting;
- the conversion and restoration of Braidwood House and the restoration/management of the wooded policies; and
- a legal agreement to control the occupancy of the properties

As the site sits within the Green Belt the Council will not accept any element of mainstream housing.

Affordable Housing and Housing Choice

RES 5

Affordable Housing and Housing Choice Policy

The Council recognises the need to provide housing to meet the needs and demands of a diverse population. All new housing must meet the requirements of policy ENV 31 – New Housing Development. In order to ensure that the appropriate range and choice of housing is made available the Council will expect developers to meet the following:

Part A – Regeneration Areas
Within these areas (identified in Table 2.1 ‘Regeneration Priorities’ and on the proposals map) developers must ensure through discussions with the Council that the appropriate type of housing is developed to meet the needs of the community and ensure a better mix of housing choice and tenure. As well as a range of family type housing for sale, it is anticipated that development may have to include some form of affordable housing for sale or rent as informed by the Local Housing Strategy or any supplementary locality strategy or master plan. Any requirement for affordable housing will be dealt with under Part B of the Policy.

Part B – Affordable Housing

Within the East Kilbride housing market area, and any other housing market area where a quantifiable need arises as evidenced by the Local Housing Strategy, developers will be expected to provide up to 25% of their site’s capacity as serviced land for the provision of affordable housing. For the avoidance of doubt this part of the policy will apply only on sites of 20 units or more.

This capacity is to be transferred to the Council or a suitable Registered Social Landlord at a value equal to or less than its value for affordable housing in the locality concerned (determined by the District Valuer or independent assessor). With respect to any land to be transferred for subsidised affordable housing there must be a financial commitment to fund the housing to be provided.

Where there is no firm financial commitment to subsidy then the developer, in conjunction with the Council, will agree the means by which the affordable housing is to be provided. As an alternative to serviced land transfer, the developer can propose to procure some or all of the subsidised affordable housing through a design and build contract with a nominated Registered Social Landlord. In addition the Council will agree to the proportion of any unsubsidised affordable housing to be provided.

The specific type, nature and scale of affordable housing requirement will be informed by the Local Housing Strategy and through consultation with Housing and Technical Resources. This will include all types of affordable housing included in Table 3.2.

The Council’s preferences for affordable housing provision are set out in Table 3.2 Affordable Housing Solutions. The choice of affordable housing solution in a particular area will depend on the nature of the housing needs identified in that locality. These will be determined through the Local Housing Strategy planning and review process and set out in the LHS and/or supporting annual reviews and Strategic Housing Investment Plans.

If it is not a viable option to provide on-site affordable housing, including a lack of financial commitment under the terms of the policy, the Council will consider off-site provision in the same Housing Market Area. The developer and the Council will be expected to justify the omission of on-site provision and guarantee the off-site provision within the timescale agreed with the Council.

A reduction in the amount of affordable housing will be permissible where there are exceptional abnormal site development costs. Affordable housing will contribute in full to the cost of developer contributions (pro rata share) or a reduction in the overall proportion of affordable housing agreed.
The provision of a commuted sum in lieu of provision will only be accepted in very exceptional circumstances where neither on nor off site provision in the locale can be provided or there are no funding commitments from the Scottish Government Housing and Regeneration Directorate. The Council will require developers to make a contribution to fund social rented affordable housing on alternative locations within the housing market area. The Council will work in partnership with the Scottish Government Housing and Regeneration Directorate (and Registered Social Landlords) to fund, secure and retain any such provision. The commuted sum will be the equivalent value of affordable housing serviced land.

Where affordable housing is provided on site, consideration must be given to the provision being suitably integrated into the overall mix of house types paying particular attention to design and materials.

The Council will provide Supplementary Planning Guidance to set out clearly the expectations placed on developers, providing clarity and certainty as to what will be expected in negotiations on individual developments.

Part C – Housing Choice

Within all new housing developments of 20 units or more, developers must provide a range of house size and types to give greater choice in meeting the needs of the local community whilst recognising the demands of the wider housing market area.

3.17 Scottish Planning Policy 3 – Planning for Housing and Planning Advice Note 74 – Affordable Housing requires local authorities to consider the requirements for the provision of affordable housing in Local Plans. There are a number of ways to define affordable housing and a variety of implementation mechanisms. Table 3.2 ‘Affordable Housing Solutions’ sets out the Council’s preferences and policy for provision.

Table 3.2 Affordable Housing Solutions

<table>
<thead>
<tr>
<th>Preferences</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Social rented housing – housing provided at an affordable rent and usually managed locally by a landlord registered with Scottish Government Housing and Regeneration Directorate</td>
</tr>
<tr>
<td>2</td>
<td>Shared equity – housing where the owner purchases a share of the house, with the remaining stake purchased by a RSL (for example, Homestake). The owner and the RSL benefit from any equity gain on their respective stake when the house is sold.</td>
</tr>
<tr>
<td>3</td>
<td>Shared ownership – housing where the owner purchases a part share e.g. 25%, 50%, or 75% of the house and pays a rent on the balance to a RSL.</td>
</tr>
<tr>
<td>4</td>
<td>Discounted housing for sale - a dwelling sold at a percentage discount of its open market value to households in the priority client group. Discounted serviced plots for self build can also contribute, particularly in rural areas. A legal agreement can be used</td>
</tr>
</tbody>
</table>
Preferences

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<tbody>
<tr>
<td>5</td>
<td>Housing without subsidy – this will be entry level housing for sale with conditions attached to the missives designed to maintain the houses as affordable units to subsequent purchasers. Housing without subsidy will only fulfil part of the overall affordable housing need where it has been clearly demonstrated that it meets the needs of groups of households identified through the housing needs assessment.</td>
</tr>
</tbody>
</table>

3.18 The Affordable Housing and Housing Choice policy is split into three separate but related sections, each dealing with a particular issue. Part A of policy RES 5 applies to Regeneration Areas. There are a number of areas within South Lanarkshire where the need is not for additional social rented housing but to address problems of sub-standard, obsolete stock and often surplus Council stock. Within these areas, the approach is to restructure housing estates to address the mismatch between supply and demand and improve the existing stock. Table 2.1 ‘Regeneration Priorities’ lists the Council’s targets for regeneration and neighbourhood management.

3.19 Part B of the Policy addresses areas where there is an identified shortage of affordable housing. Local authorities are responsible for determining how the investment needs of such areas can be met within the framework of a Local Housing Strategy (LHS). Where a need for affordable housing is identified Planning Advice Note 74 – Affordable Housing sets out how the Planning System can be used to support this provision.

3.20 A key initial stage in developing an affordable housing policy is a housing needs assessment to inform the Local Housing Strategy. South Lanarkshire Council first commissioned Newhaven Research to carry out a housing needs assessment in 2004. The study concluded that the need for affordable social rented housing was greatest in East Kilbride housing market area. This has arisen due to the high levels of social housing sold under Right to Buy which has reduced the stock to a level at which demand exceeds supply by a significant margin. The priority requirement for Affordable Housing is reflected in the Structure Plan, which recognises that affordable housing issues exist within some suburban and commuter based communities, including parts of South Lanarkshire. Specific priority needs are identified in East Kilbride.

3.21 Following publication of the Structure Plan and Finalised Local Plan, the Housing Needs Assessment was updated in 2007 by Newhaven Research. The 2007 assessment has concluded that needs have risen in the last three years, across all housing market areas. East Kilbride remains the most pressured Housing Market Area, but the scale of housing need in both the Hamilton and Rutherglen/Cambuslang Housing Market Areas is now much more significant. Clydesdale remains the least pressured, with the 2007 assessment suggesting balance between supply and demand over the 10 year period. However it is recognised that in the Clydesdale Housing Market Area, as in other areas, there will continue to be a need for replacement of affordable rented supply reflecting local/settlement circumstances, e.g. where demolition of obsolete stock occurs. Where this arises, provision may be dealt with under Part A of the Policy.
3.22 The Housing Needs Assessment 2007 estimates a need for 760–1350 subsidised (mainly social rented) affordable units per annum across the three housing market areas. The Council has estimated that even to meet the need at the lower end of that range would require half the capacity of every existing and proposed housing site within those Housing Market Areas. The Council does not believe that it would be practical to deliver this scale of affordable housing taking into account the constraints of Scottish Government Housing and Regeneration Directorate funding and the implications of applying a policy requiring this extent of development on the private housebuilding industry. A more realistic approach is to seek a 25% contribution. Not only is this in line with PAN 74 but is more likely to be consistent with available housing association development funding, supplemented by commuted sums.

3.23 While the preparation of the Local Plan, Local Housing Strategy and Affordable Housing Need Assessment have been carried out at different times rather than in the chronological order suggested in PAN 74, the above analysis concludes that there is a need for an affordable housing policy.

3.24 The nature of housing provision also needs to reflect anticipated changes in household composition. Over the period 2002-2016, single adult households are projected to increase by 26% and single adult households with children by 19%, while in contrast households with two or more adults with children are likely to fall by 27% (2002–2016 Source: Scottish Government). Average household size is projected to decrease from 2.3 in 2002 to 2.1 in 2016. In order to meet these requirements, and to ensure that all areas of South Lanarkshire have access to housing that meets both need and demand, developers must ensure that a full range of housing types is provided. Part C of the policy regarding Housing Choice was developed partly from this analysis and partly from the housing needs assessment analysis of household composition.

3.25 The Council intends to prepare Supplementary Planning Guidance in relation to affordable housing to complement the policy contained within the Local Plan. This guidance will give a spatial direction and framework to the provision of affordable housing within South Lanarkshire. The broad principles of the guidance will be:

- The East Kilbride Housing Market Area is most pressured in terms of land. Developers will therefore be encouraged to make provision of units on site as a priority to meet the need for affordable housing.
- Other Housing Market Areas such as Hamilton and Cambuslang/Rutherglen will require on-site/off site/commuted payments depending on the location.
- The spatial framework that will be applied.
- Options for delivery mechanisms and procurement, such as design and build.
- Phasing, particularly for larger sites likely to be developed over long time periods.

3.26 In implementing the affordable housing policy and preparing the Supplementary Planning Guidance, the Council recognises that there can be circumstances that affect and influence the deliverability of affordable housing. For example site conditions, scale of development, location, wider developer contributions, procurement, and the availability and timing of funding from Scottish Government Housing and Regeneration Directorate. As each particular site will raise its own issues, it is not practical to provide a policy response to these matters in the Local Plan. The SPG will seek to provide more detailed guidance. In the meantime the above issues and the financial feasibility of the development as a whole will be material planning considerations when assessing the scale and deliverability of affordable housing.
Housing Choice

3.27  In addition to the needs assessment carried out by the LHS, analysis has been undertaken on the household composition within South Lanarkshire.

3.28  Average household sizes are falling and household composition is significantly changing. Single adult households are likely to increase by 26% and single adult households with children by 19%, while in contrast households with two or more adults with children is likely to fall by 27% (2002 – 2016 Source: Scottish Government). Average household size is projected to decrease from 2.3 in 2002 to 2.1 in 2016. At present housing developments, particularly larger developments, have tended to produce the same type and size of house unit in very similar site layouts. These have mainly been estates of three to four bedroom detached villas of a similar layout, design and materials. In SPP 3 the Scottish Government directs local authorities to provide for more diverse, attractive, mixed residential communities, both in terms of tenure and land use. In order to meet these requirements, and to ensure that all areas of South Lanarkshire have access to housing that meets both need and demand, developers must ensure that a full range of housing types is provided.

Quality Residential Environments

RES 6

Residential Land Use Policy

Within these areas, the Council will oppose the loss of houses to other uses and will resist any development that will be detrimental to the amenity of those areas. In particular the Council will not approve ‘bad neighbour’ uses which may by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety be detrimental to residential areas.

Developments of an ancillary nature may be acceptable e.g. guest houses, children’s nurseries, medical or dental surgeries or single retail development for local needs. Each application will be judged on its own merits with particular consideration given to the impact on residential amenity and/or proposed servicing and parking arrangements and an assessment of the contribution of the proposal to meeting an identified local need.

All new development must comply with Council design policies as set out in ENV 11 ‘Design Quality Policy’ and in Volume II: Development Policies, DM 1 – Development Management Policy.

In addition any development proposed must satisfy the following criteria:

- The proposed development must relate satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use, except in circumstances where the existing local characteristics are considered to be of poor quality or detrimental to the overall character of the area. In such cases, the new development should be of good quality design and enhance the environment in which it is located.
- The character and amenity of the area must not be impaired by reason of traffic generation, parking, visual intrusion, noise or emission of gases or particulates.
There must be no resultant loss of, or damage to, open or play spaces, trees, bushes or hedgerows which make a significant contribution to the character or amenity of the area.

The development must be adequately serviced in terms of cycle, pedestrian and vehicular access, parking and accessibility to public transport.

There must be no adverse effect on public safety.

3.29 Protection of the quality of life of residents (often referred to as amenity) and the character of residential areas is important. To ensure this, RES 6 ‘Residential Land Use Policy’ applies to those areas identified on the Proposals Map. In new housing developments there is the opportunity to create high quality residential environments and further Policy ENV 31 in Volume II: Development Policies and Guidance, sets out the specific framework for new development.

Further Policies within Volume II: Development Policies and Guidance

In addition to those set out above the following housing policies are detailed in Volume II: Development Policies and Guidance –

DM 1 - Development Management Policy

ENV 11 - Design Quality Policy

ENV 31 - New Housing Development Policy
4.0 Community Facilities
4 Community Facilities

Introduction

4.1 It is one of the main functions of the Council to provide facilities and amenities to serve the population. This is wide ranging in nature and encompasses, for example, parks, schools, halls and burial facilities. Furthermore, the Lanarkshire Health Board provide the facilities for the health care within the area. Both the Council and the Health Board seek to manage the facilities within their control so that they meet the requirements of the area.

Objectives

- Protect and where possible enhance educational and other community facilities.
- Ensure that all residents have reasonable access to educational and community facilities.
- Ensure that a transparent mechanism is in place which ensures developers contribute towards the provision and maintenance of community benefits.

Education

Primary Schools

CTY 1

Primary School Modernisation Proposal

The Council propose to complete the modernisation and redevelopment of all Council primary schools on the sites identified on the Proposals Map by 2016.

4.2 South Lanarkshire Council is committed to the modernisation of the entire Council primary school stock. With the exception of Burgh Primary in Rutherglen, Craigbank Primary and Glengowan Primary, both in Larkhall, it is intended that all of these schools will be replaced on their existing sites. New school sites are being considered as part of the Community Growth Areas of East Kilbride, Larkhall and Newton (see para 2.5). Work on the modernisation programme started in early 2005 and will continue to January 2016, the sites are identified on the Proposals Map and are covered by Proposal CTY 1 ‘Primary School Modernisation Proposal’ above. In some instances the redevelopment of the school site may leave an area of land surplus to the requirements of the school. In these circumstances the use of that land will be assessed against the underlying land use policy of the area. Where already known, such surplus land has been shown on the Proposals Maps for an appropriate re-use.

Secondary Schools

Volume I: Development Strategy
CTY 2

Secondary School PPP Proposal

The Council propose the development and redevelopment of Council secondary schools in partnership with the private sector on the sites identified on the Proposals Map and in Table 4.1 ‘Secondary School PPP Project Status’.

4.3 South Lanarkshire Council is giving priority to the modernisation of Council secondary schools through a Public Private Partnership. Following extensive consultation with teachers, parents and pupils the Council has developed a set of proposals for every secondary and special needs school in the Council area, ranging from limited refurbishment to new build schools on new sites. A number of detailed planning consents are in place as set out in Table 4.1 ‘Secondary School PPP Project Status’ below.

Table 4.1 Secondary School PPP Project Status

<table>
<thead>
<tr>
<th>School</th>
<th>Land Use Proposal</th>
<th>Anticipated Start/Occupation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton Grammar</td>
<td>Refurbishment and extension of existing school</td>
<td>N/A</td>
</tr>
<tr>
<td>Holy Cross, Hamilton</td>
<td>Develop on a new site in Bothwell Road Park.</td>
<td>Complete</td>
</tr>
<tr>
<td>John Ogilvie, Hamilton</td>
<td>Develop a new school on the existing site</td>
<td>Complete</td>
</tr>
<tr>
<td>Calderside Academy, Blantyre</td>
<td>Develop a new school on the existing site</td>
<td>Complete</td>
</tr>
<tr>
<td>Uddingston Grammar</td>
<td>Develop on a new site adjacent to the existing school</td>
<td>Complete</td>
</tr>
<tr>
<td>Larkhall Academy</td>
<td>Develop on a new site adjacent to Leisure Centre</td>
<td>August 2007/ August 2009</td>
</tr>
<tr>
<td>St. Bride’s and St Andrew’s High, East Kilbride</td>
<td>Develop a new school on the existing site</td>
<td>Complete</td>
</tr>
<tr>
<td>Calderglen High, East Kilbride</td>
<td>Develop a new school on the existing site</td>
<td>Complete</td>
</tr>
<tr>
<td>Duncanrig High, East Kilbride</td>
<td>Develop a new school on the existing site</td>
<td>Complete</td>
</tr>
<tr>
<td>Strathaven Academy</td>
<td>Develop a new school on the existing site</td>
<td>August 2007/ August 2009</td>
</tr>
<tr>
<td>Lesmahagow High</td>
<td>Develop a new school on the existing site</td>
<td>Complete</td>
</tr>
<tr>
<td>School</td>
<td>Land Use Proposal</td>
<td>Anticipated Start/Occupation</td>
</tr>
<tr>
<td>------------------------------</td>
<td>-------------------------------------------------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Lanark Grammar</td>
<td>Develop a new school on the existing site</td>
<td>August 2007/ August 2009</td>
</tr>
<tr>
<td>Biggar</td>
<td>Develop a new school on the existing site</td>
<td>August 2007/ August 2009</td>
</tr>
<tr>
<td>Carluke</td>
<td>Develop a new school on the existing site</td>
<td>Complete</td>
</tr>
<tr>
<td>Trinity High, Cambuslang</td>
<td>Develop a new school on the existing site</td>
<td>August 2007/ August 2009</td>
</tr>
<tr>
<td>Cathkin High, Cambuslang</td>
<td>Develop a new site adjacent to the existing school</td>
<td>Complete</td>
</tr>
<tr>
<td>Stonelaw High, Rutherglen</td>
<td>Minor refurbishments only</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Further Education Colleges

4.4 There are two further education centres in South Lanarkshire; South Lanarkshire College in East Kilbride, and the University of the West of Scotland (UWS) in Hamilton. UWS has severe car parking problems on its existing site, which require to be resolved. The options for expansion include development on the existing campus, or relocating to a new site. South Lanarkshire College has consolidated and expanded on a new site within the Scottish Enterprise Technology Park in East Kilbride.

Health Care Provision

4.5 Lanarkshire NHS Primary Care Operating Division is in the process of rationalising services in Hamilton, through the development of a new resource centre which is to be located in Hamilton town centre. This project is identified in their capital programme for the year 2006/7. The Audiology Unit has moved from Auchingramont Road to Princes Gate in Hamilton and the replacement Stonehouse Hospital has now been completed. Operations at Law Hospital have now ceased with the site allocated for residential use.

4.6 NHS Lanarkshire has identified the need to develop a new Health Centre in Biggar. Although no site has been identified the Local Plan would support a central location in or close to the town centre and existing community facilities. The Council will work with the NHS to identify a suitable location.

4.7 Greater Glasgow Primary Care NHS Trust has completed the development of health care facilities on the site of the former Rutherglen Maternity Hospital and will be developing other facilities in Cambuslang town centre.

Volume I: Development Strategy
Council Provision of Facilities/Services

CTY 3

Community Facility Provision Policy

The Council will seek to promote the development of community facilities which bring together a range of different services in order to maximize the benefits of service integration, efficiency and convenience to the public. New uses will be sought for buildings or sites that become surplus to requirements as a result of service integration and review.

4.8 The Council has initiated a review aimed at maximising the benefits of the School Modernisation Programme in terms of future community use of facilities. This review is exploring opportunities for the integration of local community halls within primary schools. This approach is not considered suitable for all schools or community facilities, but will enable older and less well used halls to be provided in a better and more cost effective way in a number of locations. The future use of former community halls will be determined in accordance with the Council’s procedures for surplus assets which may result in sites being released for development in accordance with the provisions of the Local Plan. Taking account of convenience to the public will include consideration of the desirability of retaining community facilities that support more remote communities and the travel implications that would result from relocation.

4.9 In addition to developing community facilities provision through the Schools Modernisation Programme, the Council has sought to develop other forms of integrated provision. Having several services under one roof is often more convenient to the public, can increase the utilisation of accommodation and enables additional facilities to be made available to the public. Examples of integrated facilities include the Murray Owen Centre in East Kilbride as well as community facilities at Burnbank, Hillhouse and Whitehill in Hamilton. In some cases the move to larger integrated facilities will lead to smaller neighbourhood halls in the same areas being declared surplus to requirements. In such cases, buildings and sites will be dealt with in accordance with the Council’s surplus assets procedure. In Stonehouse the Council is reviewing the provision of halls in line with this integrated approach. A site for a new community centre has been identified on land to the south of Strathaven Road on the western edge of the village. This site is therefore proposed in [CTY 4] as the location of the new Stonehouse community centre. Its development is related to that proposed in [RES 3] Residential Masterplan Site at West Mains, Stonehouse.

CTY 4

Stonehouse Community Centre Search Area Proposal

A search area has been identified on the western edge of Stonehouse, south of Strathaven Road, within which the Council proposes to develop a Community Centre. The exact location will be determined following further negotiation with landowners.
4.10 New development often has implications for the provision of facilities, with older facilities put under strain by the need to accommodate more users. It is often not possible for the Council to deliver the improved or new facilities that new development would require and then to maintain them. The Council is seeking to develop a transparent policy and mechanism for the identification and delivery of developer contributions (see policy STRAT 10).

**Sport and Recreation**

<table>
<thead>
<tr>
<th>CTY 5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sports Pitch Strategy Proposal</strong></td>
</tr>
<tr>
<td>The Council will review the pitches listed in Table 4.2 ‘Red Blaes Pitch Provision for Review’ and identified on the Proposals Map to establish their suitability for redevelopment or upgrade, as part of programme of phasing out use of red blaes pitches and extending the provision of synthetic grass pitches.</td>
</tr>
</tbody>
</table>

4.11 South Lanarkshire Leisure Limited (SLL) is responsible for the management and operation of sports and recreation services on behalf of South Lanarkshire Council. Their aim is to provide a range of sport and recreation opportunities that are socially inclusive and will help to fulfil the community's expectations at an acceptable cost. A Leisure Strategy has been published by SLL, and this outlines the strategic plan for sport and recreation services in South Lanarkshire for the 5 year period between 2006 and 2011. Amongst other things the Strategy aims to promote good health in the community, through participation in regular exercise in both the provision of sport and recreation facilities, as well as through informal settings such as parks, open spaces, play areas, halls and community centres.

4.12 Over the lifetime of the Local Plan it is anticipated that there will be many changes in the provision of sports pitches in South Lanarkshire. Investment in outdoor sports provision through the school modernisation programme will result in significant enhancements that will be available for community use outwith school hours. However, despite these changes it is recognised that there are still a great many pitches in South Lanarkshire that are in poor condition and many do not make an effective contribution to overall sports provision. The Council has therefore carried out a review of pitch provision in South Lanarkshire and prepared a Sports Pitch Strategy. This has concluded that there are sufficient pitches for the demand they seek to satisfy and might anticipate in the future, with only the Community Growth Areas bringing forward a scale of development that requires additions to the supply of pitches. Furthermore there is no justification for the loss of any grass pitches in the Council area. The main issue identified by the Strategy was the quality of playing surfaces and of associated changing accommodation. The Council therefore seeks to improve the quality of grass pitches and changing accommodation and to significantly extend the stock of synthetic grass pitches whilst phasing out old red blaes pitches. The Council therefore intends to review the blaes pitches identified in Table 4.2 ‘Red Blaes Pitch Provision for Review’ below to identify options for redevelopment or suitability for upgrade to a synthetic surface and the extent to which redevelopment might fund a programme of synthetic grass pitch development.
A sports pitch and running track is currently provided at Loch Park, Carluke. An audit of pitches in Carluke undertaken by the Council has shown that the pitch is of a poor quality, particularly in terms of its drainage, and requires significant investment to bring it to an acceptable standard. In addition, the running track is of a poor quality due to its blaes surface, meaning the local athletics club has to use facilities in Wishaw and furthermore the changing facilities require improvements. The Local Plan therefore proposes to build a new sports pitch and running track at Carluke High School. This is proposed by Policy STRAT 8 and is listed in Table 2.3 Development Framework Sites. The existing site of the stadium will be redeveloped for retail/commercial purposes as proposed by Policy COM 4 and listed in Table 5.3.

<table>
<thead>
<tr>
<th>East Kilbride</th>
<th>Cambuslang/Rutherglen</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whitemoss</td>
<td>Fernhill (2 pitches)</td>
</tr>
<tr>
<td>Murray</td>
<td>Peter Brownlee</td>
</tr>
<tr>
<td>Brancumhall (2 pitches)</td>
<td>Hamilton</td>
</tr>
<tr>
<td>Westwoodhill (2 pitches)</td>
<td>Stonefield Park, Blantyre</td>
</tr>
<tr>
<td>Dunedin (2 pitches)</td>
<td>Hunthill, Blantyre</td>
</tr>
<tr>
<td>Kirkland Park, Strathaven</td>
<td>Dukes Street, Larkhall</td>
</tr>
</tbody>
</table>

A management strategy for play areas, parks and maintained open spaces has been developed and this sets out criteria for future development and investment decisions. A review of all play facilities and parks has been initiated and this will involve extensive consultation with stakeholders.
Cemeteries

4.15 South Lanarkshire Council has a statutory duty to provide suitable facilities for the disposal of the deceased. A strategy is currently being pursued which will, amongst other things, ensure that sufficient land is reserved and protected in areas where cemeteries are reaching their capacity. However further investigations are being carried out to seek other cemetery locations, or to establish the potential for extensions.
5.0 Town Centres and Retailing
5 Town Centres and Retailing

Introduction

5.1 Town centres contain a range of commercial and community activities and services including shops, places of entertainment, offices, health care, places to eat and drink, and housing. They are therefore places to visit, to work in, to live in and for accessing essential day to day services. Sustaining town centres is therefore essential if the Council’s objectives for regeneration within the Local Plan area are to be fulfilled. The Scottish Government policy on retailing is set out in Scottish Planning Policy 8 Town Centres and Retailing (2006) which has replaced NPPG 8 (1998). There are 4 key policy objectives which are (in summary) the promotion of town centres that are attractive to investors and suited to the generation of new employment; the creation of a climate that enables all sectors of the community to have access to a wide choice of shopping, leisure and other services; the improvement of the physical quality and sustainability of town centre environments; and the support of development in existing accessible locations or in locations where accessibility can be improved.

5.2 In South Lanarkshire the main town centres are in Hamilton, East Kilbride, Lanark, Rutherglen, Cambuslang, Strathaven, Carluke, Larkhall, Blantyre and Biggar supplemented by village and local neighbourhood centres. Some of the smaller centres have faced major challenges in adapting to changing shopping, leisure and employment patterns and in many cases these changes have had little beneficial impact on the centres, resulting in problems such as vacancies, poor environments, congestion and neglect. The revitalisation and improvement of the centres is a key priority in the Council’s Community Regeneration Statement. The Council has achieved improvements in various centres through the use of town centre strategies, and will continue this approach where appropriate. The important role of town centres in regeneration and meeting sustainability aims is also recognised by the Structure Plan where Hamilton and East Kilbride are recognised as Strategic Business Centres playing a wider retailing, service and administrative role.

5.3 The Structure Plan sets the strategic planning context for the local plan. Sustaining and improving strategic town centres are central to the Structure Plan’s Agenda for Sustained Growth. By confirming support for town centres, the Local Plan facilitates the delivery of the Structure Plan framework for economic growth, social cohesion environmental sustainability and integrated land use and transportation. The ten strategic town centres in South Lanarkshire are noted above.

5.4 A key planning issue is providing shopping facilities in line with consumer expectations and maintaining and reinforcing the shopping centres in the area. A study on town centres in Lanarkshire, jointly funded by South Lanarkshire Council, North Lanarkshire Council and Scottish Enterprise, has identified a number of issues and future actions for particular centres.

Objectives

- Sustain and enhance the vitality and viability of town centres and the network of village and local neighbourhood centres
- Seek continuous improvement in the design quality of centres
- Support consumer choice by supporting new retail proposals that do not threaten the vitality and viability of existing centres
- Ensure that new developments are well integrated with public transportation networks

Volume I: Development Strategy
Town Centre Vitality and Viability

COM 1

Town Centre Land Use Policy

Within town centres as listed in Table 2.1, the Council will allow a mixture of uses compatible with their role as a commercial and community focal point. Examples of compatible uses are shops, offices, housing, pubs and restaurants, leisure facilities and community, health and social facilities. All new development must comply with Council design policy as set out in ENV 11 ‘Design Quality Policy’ - and in DM1 - Development Management Policy in Volume II: Development Policies.

COM 2

Core Retail Areas Policy

Core Retail Areas are identified in Table 5.1 ‘Core Retail Areas’. Within Core Retail Areas proposals for changes of use which would bring the representation of retail uses to below 75% of units within any one continuous block of properties, will not be supported. Furthermore no more than two adjoining properties will be allowed to fall out of retail use. (Refer to Volume II - Development Policies DM 10 Hot Food Shops)

5.5 Town centres comprise a diverse range of commercial, community, leisure and residential land uses as well as being accessible and vital transportation hubs. This diversity extends activity in the centres throughout the day and into the evening. In recognition of this COM 1 ‘Town Centre Land Use Policy’ applies to those town centre areas identified in Table 2.1. Significant proposals for East Kilbride Town Centre are being developed in partnership between the centre owner and the Council. The policy context for these is provided by STRAT 8 ‘Development Framework Sites Policy’.

5.6 Vitality and viability can be assessed by various indicators, as set out in paragraph 35 of SPP 8. It is shopping however that underpins the vitality and viability of the centres and it is important that this core function is retained. In order to prevent over proliferation of non-retail units within the town centres, core retail areas are defined on the Proposals Map. The aim is to direct these uses to the secondary shopping locations within the town centres.

Table 5.1 Core Retail Areas

<table>
<thead>
<tr>
<th>Centre</th>
<th>Core Retail Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton</td>
<td>1-5 Bourne St.; 5-7, 8-27 Brandon St.; 2-94, 1-93 Cadzow St.; 2-4 Cadzow Lane; 24-52, 27-37 Campbell St.; 3-31,8-10 Castle St.; 25-31 Chapel St.; 1-21,2-8 Duke St.; 1-7, 4-8 Keith St; 1-17 Lamb St.; New Cross Centre; 2-20 Quarry Pl.; 3 -141, 2-140 Quarry St.; 5-49, 2-50 Regent Way.</td>
</tr>
<tr>
<td>Centre</td>
<td>Core Retail Area</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>East Kilbride</td>
<td>Whole Centre with exception of Cornwall Way, Brouster Gate, Righead Gate, South Mall (Plaza), Olympia Food Court, Olympia Arcade, Olympia Arcade (east external). A review of the definition of the core retail area within East Kilbride town centre will be undertaken by 2011.</td>
</tr>
<tr>
<td>Lanark</td>
<td>High Street</td>
</tr>
<tr>
<td>Rutherglen</td>
<td>160-240, 179-251 Main Street</td>
</tr>
<tr>
<td>Cambuslang</td>
<td>92-160 Main Street</td>
</tr>
<tr>
<td>Carluke</td>
<td>High Street, Hamilton Street</td>
</tr>
<tr>
<td>Strathaven</td>
<td>Common Green</td>
</tr>
<tr>
<td>Blantyre</td>
<td>246-274, 225-247 Glasgow Road Clydeview Shopping Centre</td>
</tr>
<tr>
<td>Biggar</td>
<td>63-227, 64-184 High Street</td>
</tr>
<tr>
<td>Larkhall</td>
<td>3-155, 2-148 Union Street,</td>
</tr>
</tbody>
</table>

5.7 An essential element of promoting vitality and viability in town centres is to ensure that they are pleasant and safe. Good urban and building design will make them more attractive. New developments should be of a high design quality and be in harmony with their surroundings. Improvements to shopfronts, signage, streetscape and accessibility can also enhance town centre environments. This can involve emphasising local heritage features.

**New Retail/Commercial Development**

**COM 3**

**New Retail/Commercial Development Policy**

Proposals for new retail/commercial development shall be assessed against the following criteria:-

- a. they follow the sequential approach as set out in Scottish Planning Policy 8 – Town Centres and Retailing
- b. they do not undermine the vitality and viability of town centres identified by COM 1 ‘Town Centre Land Use Policy’ and/or village/neighbourhood centres identified by COM 6 ‘Village/Neighbourhood Centres Policy’
- c. they can be supported by the areas’ catchment population
- d. they complement regeneration strategies for the area
- e. they promote sustainable development by
  - i. taking account of the development location and accessibility (refer to TRA 1 ‘Development Location and Transport Assessment Policy’)
ii. minimising environmental and traffic impact
iii. promoting design quality
iv. taking account of drainage and service infrastructure implications

The Council will support and promote the development of new retail/commercial floorspace in those centres listed in Table 5.2 ‘Opportunities for Additional Comparison Retail Floorspace’. In other centres the Council will support new or replacement retail/commercial development assessed to be commensurate with the scale of the centre.

Major development proposals (over 2000 square metres (gross) comparison (non-food) goods floorspace; 1000 square metres (gross) convenience (food) goods should be accompanied by a retail assessment. The retail assessment should include a quantitative assessment of retail impact and capacity but should also include an assessment of the qualitative impacts of the proposal. The cumulative effect of recently implemented or consented retail developments in nearby locations should also be included. In particular locations e.g. village or neighbourhood centres, a retail assessment may also be required for developments less than 1000 square metres gross floorspace.

Outwith town centres, retail warehousing proposals that accord with this policy shall be restricted to the retailing of bulky goods.

COM 4

New Retail/Commercial Development Proposals

The council will support and promote the development of comparison retail facilities to deliver the opportunities set out in Table 5.2 ‘Opportunities for Additional Comparison Retail Floorspace’, and of new retail and/or commercial facilities, as identified in Table 5.3 ‘Retail/Commercial Development Proposals’.

5.8 Town centres are seen as the most appropriate location for retailing and related uses as they contribute to the quality of life of urban areas, promote sustainable development patterns and help overcome social exclusion. Investment is to be directed into existing centres through redevelopment or expansion with greater reliance on good public transport links. Scottish Government policy in SPP 8 aims to protect and enhance the vitality and viability of town centres to meet these aims by implementing a “sequential” approach in selecting sites for new retail and commercial developments and other town centre uses. In this approach, preference is given to the following locations in this order;

1. town centre sites
2. edge of town centre sites
3. other retail/commercial centres identified within the development plan
4. out of centre sites in locations that are, or can be made, easily accessible by a choice of modes of transport.
5.9 Other retail/commercial locations and sequentially, out of centre sites should only be considered once more central locations have been assessed. Even then, developers must show that impact, including cumulative, on the vitality and viability of existing town centres can be demonstrated to be acceptable. New developments should also be in locations that accord with and complement the regeneration priorities of the Council, as set out by the Community Plan and Community Regeneration Statement. In addition, they should be in locations that reduce the need to travel (e.g. by combining trips and being located next to population areas) and be accessible by walking / cycling routes and public transport. COM 3 ‘New Retail/Commercial Development Policy’, above sets out the factors that will be taken into account by the Council. In addition the policy deals with retail warehouse proposals. These must, in the first instance, accord with the criteria of the policy. Furthermore, in order to minimise the impact of this form of development on town centres, COM 3 ‘New Retail/Commercial Development Policy’ will restrict the range of goods sold.

5.10 Strategic planning policy set out in the Structure Plan gives priority for investment to the town centres as identified in COM 1 ‘Town Centre Land Use Policy’ above. Following from revised estimates of the capacity for new retail floorspace, the 2006 Alteration to the Structure Plan identifies various shortfalls in retail floorspace at 2011 in the provision of convenience (food) and comparison (non-food) retailing floorspace within the Local Plan area. Schedule 6(c)(iv) of the Structure Plan specifically identifies opportunities for additional floorspace and these will be implemented through the Local Plan as shown in Table 5.2 ‘Opportunities for Additional Comparison Retail Floorspace’ below.

Table 5.2 Opportunities for Additional Comparison Retail Floorspace

<table>
<thead>
<tr>
<th>Location</th>
<th>Scale of Floorspace (sq.m. gross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton Town Centre</td>
<td>16,700</td>
</tr>
<tr>
<td>East Kilbride Town Centre</td>
<td>16,700</td>
</tr>
<tr>
<td>Lanark Town Centre</td>
<td>8,400</td>
</tr>
</tbody>
</table>

5.11 In order to deliver the Structure Plan floorspace requirements the Local Plan directs all identified shortfalls to strategic town centres. The most significant shortfalls are in East Kilbride and Hamilton town centres. For Hamilton town centre there is a current commitment to new comparison floorspace at Low Patrick Street of approximately 6000 square metres gross. The roll out of the ongoing programme of investment in the Hamilton Ahead project will continue. For East Kilbride the Council has declared its commitment to work in partnership with the owners of East Kilbride town centre to undertake large scale expansion and regeneration of the town centre. The proposal includes new retail floorspace at the east end of the town centre, relocation of both Council offices and Lanarkshire Health Board facilities, a new theatre and leisure facilities, enhanced car parking and road improvements including realignment of Churchill Way. The proposals will be implemented over a phased development programme from 2006 to 2014. In order to serve the needs of the wider rural population in the Clydesdale area and to support the provision of tourist facilities, additional comparison floorspace will be encouraged at Lanark and Biggar town centres over the Local Plan period.
For convenience floorspace the Structure Plan has identified surplus expenditure in the East Kilbride, Lanark and Larkhall / Lesmahagow catchment areas. The surpluses do not require a strategic response but the Local Plan can ensure that any shortfall in floorspace provision is addressed. Therefore, in order to sustain shopping facilities locally the Local Plan supports the development of new foodstore provision in Strathaven, Carluke, Larkhall and Fernhill. A number of these locations have been identified to support the regeneration aims of the Local Plan. The proposal at Carluke, Loch Park Stadium, is linked to the relocation of the stadium to a site at Carluke High School as proposed by STRAT 8 ‘Development Framework Sites Policy’ (see also Chapter 4 Community Facilities). These sites require more detailed consideration in regard to the mix of land uses and the scale of retail development as noted in COM 5 ‘Retail Masterplan Sites Policy’. The following consents and Local Plan proposals listed in Table 5.3 ‘Retail/Commercial Development Proposals’ are in accordance with the approved Structure Plan floorspace shortfalls. In general, to meet the Council’s regeneration priorities for the rural area, new food store provision of a scale to meet local needs would be supported in village centres.

<table>
<thead>
<tr>
<th>Area / Town</th>
<th>Description of Opportunity</th>
<th>Location</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lanark</td>
<td>Hotel, leisure and heritage centre</td>
<td>Stanmore Road</td>
<td>consent</td>
</tr>
<tr>
<td>East Kilbride</td>
<td>Expansion and Refurbishment of Retail and Commercial Floorspace</td>
<td>East Kilbride Town Centre</td>
<td>Local Plan Proposal (STRAT 8)</td>
</tr>
<tr>
<td>Cambuslang</td>
<td>Mixed Use Redevelopment including retail use</td>
<td>Hoover Works / Bridge Street</td>
<td>Local Plan Proposal (STRAT 8)</td>
</tr>
<tr>
<td>Hamilton</td>
<td>Local centre redevelopment</td>
<td>Low Waters Road</td>
<td>Local Plan Proposal</td>
</tr>
<tr>
<td>Cambuslang</td>
<td>Food-Store</td>
<td>Fernhill Neighbourhood Centre</td>
<td>Local Plan Proposal (COM 5)</td>
</tr>
<tr>
<td>Carluke</td>
<td>Food-Store</td>
<td>Loch Park</td>
<td>Local Plan Proposal (COM 5)</td>
</tr>
<tr>
<td>Strathaven</td>
<td>Food-Store</td>
<td>Auction Market Site</td>
<td>Local Plan Proposal (COM 5)</td>
</tr>
<tr>
<td>Hamilton</td>
<td>Food-Store/local centre redevelopment</td>
<td>Hillhouse Neighbourhood Centre</td>
<td>Local Plan Proposal (COM 5)</td>
</tr>
<tr>
<td>Larkhall</td>
<td>Food-Store</td>
<td>Raploch Street</td>
<td>Local Plan Proposal</td>
</tr>
</tbody>
</table>
Retail Masterplan Sites

COM 5
Retail Masterplan Sites Policy

Retail Masterplan Sites have been identified in Table 5.4 ‘Retail Masterplan Sites’ and on the Settlement Plans. Where Masterplans are brought forward for Council approval, the requirements set out in Table 5.4 ‘Retail Masterplan Sites’ should be addressed.

5.13 A number of sites require more detailed consideration in regard to the mix of land uses and the scale of retail development. COM 5 ‘Retail Masterplan Sites Policy’ sets out those locations which would be supported through implementation of a Retail Masterplan. It is important that Masterplans are prepared for each site by landowners and developers demonstrating how each site will be developed. The scale of these opportunities will be in accordance with the Structure Plan and the principles of sustainability integral to the Local Plan Strategy.

Table 5.4 Retail Masterplan Sites

<table>
<thead>
<tr>
<th>Site</th>
<th>Masterplan Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loch Park, Carluke</td>
<td>The appropriate scale of convenience floorspace should be determined through a retail assessment. Proposals should clearly set out ways in which issues of access, parking, noise, lighting, and landscaping will be treated, with clear mitigation to avoid damage to local residential amenity. The remainder of the site should provide a well integrated residential development, taking into account the character of the surrounding residential area.</td>
</tr>
<tr>
<td>Strathaven Auction Market</td>
<td>Development of a range of appropriate uses which may include business and industry, retail, and housing. The scale of any convenience retail floorspace should be determined through a retail assessment, which shall include an assessment of impact on the existing town centre.</td>
</tr>
<tr>
<td>Fernhill Neighbourhood Centre</td>
<td>The appropriate scale of convenience floorspace should be determined through a retail assessment. The remainder of the site should provide a well integrated residential development and include two playing fields to be provided by the council. The masterplan should be complementary to the wider regeneration of Fernhill.</td>
</tr>
</tbody>
</table>

Volume I: Development Strategy
Site | Masterplan Requirements
--- | ---
Hillhouse Neighbourhood Centre | A co-ordinated approach should be taken to the regeneration of the Hillhouse neighbourhood centre and adjacent land, as defined on the proposals map. An appropriate scale of convenience floorspace should be determined through a retail assessment and brought forward together with the physical regeneration of the neighbourhood centre. Elements of residential, industrial or business uses may be included, subject to compatibility with existing uses adjacent to the site. The masterplan should include options for implementation.

Village/Neighbourhood Centres

COM 6

Village/Neighbourhood Centres Policy

Proposals for changes of use in village/neighbourhood centres will be assessed with regard to the appropriate mix of uses, retaining a retail element to serve the needs of the local area, and with further regard to the amenity of the surrounding area.

Within the village and neighbourhood centres listed in Table 5.5 ‘Village and Neighbourhood Centres’, proposals for change of use will not be supported if the representation of retail units is below 60%. Only in circumstances where it can be proven, to the satisfaction of the Council, that the premises have been marketed unsuccessfully for a period of one year, will changes of use be considered.

5.14 Village and neighbourhood centres are small groups of shops, typically comprising a newsagent, small supermarket/general grocers, post office and other shops for local people. These centres provide a day to day retail function and essential services to their locality and are therefore of particular importance to the aims and objectives of the Local Plan and the Community Plan. The Local Plan therefore recognises and supports them. Table 5.5 ‘Village and Neighbourhood Centres’ sets out the locations where the loss of retail floorspace will undermine their retail function. It is proposed that there should be a general presumption against the loss of Class 1 outlets to other uses.

<table>
<thead>
<tr>
<th>Area</th>
<th>Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton</td>
<td>Bothwell, Uddingston, High Blantyre, Burnbank, Low Waters Road, Hillhouse, Almada Street and Stonehouse</td>
</tr>
</tbody>
</table>
5.15 For guidance purposes the Council would be concerned if all convenience shopping were to disappear from a neighbourhood centre. Particular attention will be given to proposals for hot food takeaways in neighbourhood centres within residential areas, reference should be made to Policy DM 10 – Hot Food Shops, in Volume II: Development Policies and Guidance.

Out of Centre Retail/Commercial Locations

COM 7

Out of Centre Retail/Commercial Locations Policy

Out of Centre Retail/Commercial locations as listed in Table 5.6 ‘Out-of-Centre Retail/Commercial Locations.’ and defined on the Proposals Map, will continue primarily in retail/commercial use. For the avoidance of doubt, they do not form part of the town, village/neighbourhood centre framework as defined by policies COM 1 ‘Town Centre Land Use Policy’ and COM 6 ‘Village/Neighbourhood Centres Policy’.

5.16 In addition to the town, village and neighbourhood centres of the Local Plan area, there are other locations for retail and other commercial activity that are established in the urban areas of South Lanarkshire. These are recognised by the Local Plan with their function being noted in Table 5.6 ‘Out-of-Centre Retail/Commercial Locations.’ below. Their boundaries are identified on the Proposals Map and covered by Policy COM 7 ‘Out of Centre Retail/Commercial Locations Policy’.

Table 5.6 Out-of-Centre Retail/Commercial Locations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Location</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Kilbride</td>
<td>Kingsgate Retail Park</td>
<td>Retail</td>
</tr>
<tr>
<td></td>
<td>Nerston : Mavor Ave</td>
<td>Retail</td>
</tr>
<tr>
<td></td>
<td>Howard Ave</td>
<td>Retail</td>
</tr>
<tr>
<td></td>
<td>Kingsway East</td>
<td>Commercial</td>
</tr>
<tr>
<td></td>
<td>Peel Park/Eaglesham Road</td>
<td>Retail</td>
</tr>
<tr>
<td></td>
<td>Linwood Ave/College Milton</td>
<td>Retail</td>
</tr>
</tbody>
</table>
Rural Areas

5.17 The rural communities of South Lanarkshire have a generally high quality of natural environment but suffer from the disadvantage of relative remoteness from town centres where the majority of essential services can be accessed. Of the 50 settlements in the rural area only four settlements have a population in excess of 5000 (Lanark, Carluke, Stonehouse and Strathaven). The larger settlements support their local populations and the wider rural area. There are approximately 25 settlements serving a population of 500 or less (for example Elvanfoot, Dolphinton, Leadhills). The smaller settlements are often served by one shop, usually a post office, which provides the only facility for the community and the viability of these single shops in the rural area can be fragile. In recent years a large number have gone out of business. For the more vulnerable groups, the elderly, disabled and families on a low income the loss of such shops has a major impact on the quality of life.

5.18 Convenient access to quality services such as schools, medical facilities, shops and post offices is an essential part of building and maintaining sustainable communities in the rural area. Retaining shops in the rural area is important for the Local Plan. In many circumstances innovative solutions will be required which are beyond the land use remit of the Local Plan. These include:

- community enterprises and services (e.g. development of ‘e-centres’ supporting access to the internet),
- institutional measures (e.g. business rates relief) and
- diversification of enterprises on established farm holdings including the sale of locally based products and services.

5.19 Transportation is central to connecting communities to the larger centres and their associated facilities. The Local Plan advocates an integrated approach to sustain communities in the rural area and actions in relation to supporting retailing and service delivery. New development proposals in the rural area should be considered with respect to Policy CRE2 - Stimulating the Rural Economy in Volume II Development Policies.

Further Policies within Volume II : Development Policies and Guidance

5.20 In addition to those set out above the following retail policies are detailed in Volume II: Development Policies and Guidance -
6.0 Land for Work and Business
6 Land for Work and Business

Introduction

6.1 Scottish Planning Policy 1: The Planning System sets out that the first priority of the Scottish planning system is to set the land use framework for promoting sustainable economic development. Economic development covers a very wide range of activities and it is borne in mind that activity such as house construction and retail developments also contribute to that economic development objective.

6.2 This section of the Local Plan deals with the provision of suitable land to provide opportunities for business to locate and grow within South Lanarkshire and hence provide jobs for the local population. It is therefore key to the regeneration priorities of the Council. In this context the Structure Plan identifies a number of locations of strategic significance which are set out below and support the objectives of Changing Gear towards 2010, the economic strategy for Lanarkshire.

6.3 Further priorities of the Scottish Government, indicated in Scottish Planning Policy 2: Economic Development (November 2002), are to provide a range of development opportunities; to secure new development in sustainable locations; and to ensure that new development safeguards and enhances the environment.

Objectives

- Protect existing industrial areas and estates and enhance their quality
- Provide and safeguard a range of sites suitable for a variety of size and type of industrial development
- Ensure that new development is sustainable and relates well to the transportation network of the Local Plan area
- Promote new employment location within Clyde Gateway and safeguard the strategic site released for development at Larkhall South

Quality Environments for Work and Business

**ECON 1**

**Industrial Land Use Policy**

Areas identified for industry will continue primarily in industrial use and the Council will direct new industrial development to them. This includes Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses.

Proposals for other uses will only be appropriate if the criteria contained in Policy ECON 13 – Non-conforming uses in Industrial Areas are met.

All new development must comply with Council design policies as set out in Volume II and DM 1 – Development Management Policy.
ECON 2

Existing Industrial Uses outwith Industrial Areas Policy

The Council will monitor the operation of established industrial uses located outwith identified industrial land use areas. Where they are affecting the amenity of the surrounding area by creating adverse traffic or environmental conditions, the Council will control their further expansion and where appropriate will work with its partners to seek opportunities for relocating these businesses. The subsequent redevelopment or restoration of such sites will be encouraged and any proposals should conform to the appropriate policies of the Local Plan.

6.4 The first objective relates to the land on which work and business takes place. These areas need to operate in a way that is conducive to business. The policy above applies to these Industrial Land Use areas which are identified on the proposals map.

6.5 Some industrial uses take place outside Industrial Land Use areas. These uses can often be incompatible with those that surround them e.g. housing or countryside. Therefore the policy above is applied.

6.6 The Council seeks to encourage new business formation and entrepreneurship. Working from home can provide a good starting point for individuals to set up their own business. Policy DM 13 in Volume II: Development Policies and Guidance indicates the circumstances in which such businesses will require planning permission and the criteria against which such proposals will be assessed.

Strategic Industrial and Business Locations

ECON 3

Strategic Locations for Work and Business Policy

The areas listed in Table 6.1 ‘Strategic Locations For Work And Business’ and identified on the Proposals Map are Strategic Locations for work and business as defined by the Structure Plan.

Within Strategic Business Centres, proposals for office, service, education, tourism and cultural facilities are encouraged.

Within Strategic Industrial and Business Locations, proposals for business, industrial and storage and distribution are encouraged and the loss of land/premises to other non-industrial uses will be contrary to the development plan and assessed against Structure Plan policy.

Nationally Safeguarded Inward Investment Sites will be safeguarded as specified in SPP 2 and the Structure Plan.
6.7 A number of areas within the Local Plan area are recognised as having a role to play in the economic health of an area much larger than South Lanarkshire. These strategic locations are identified by the Structure Plan. Strategic Business Centres are identified for the development of office, service, education, tourism and cultural orientated economic facilities. Strategic Industrial and Business Locations require maximum protection from unrelated non-industrial uses. Nationally safeguarded locations require to be reserved for specific types of development. These locations are identified on the Proposals Maps. In addition, the Structure Plan identifies Cambuslang/Rutherglen as a Core Economic Development area (CEDA) to respond to future economic demands, in view of its access to public transport and strategic road networks, availability of brownfield sites, accessibility from areas of need and opportunities for urban restructuring. This area corresponds to the Industrial Land Use areas in Cambuslang/Rutherglen. The Council has made considerable progress in delivering opportunities within the CEDA in particular at Clydesmill and the Clyde Gateway.

6.8 The Structure Plan has made a number of recommendations that the Local Plan must assess or implement. Firstly, there is a requirement for a 20 Ha extension of the Larkhall South Strategic Industrial and Business Location. The Council is developing proposals to bring forward the Larkhall South opportunity at Larkhall/Canderside. The land identified on the Proposals Map extends to 15 Ha, a little below the designation within the Structure Plan and a major distribution development on an 8 Ha plot at the southern end of the site has recently been implemented.

6.9 The Structure Plan also designates sites at Raith and Langlands West as Single User High Amenity Sites, intended for a nationally significant inward investment. These are part of a range of sites across Scotland that could be taken up if such demand arose. Scottish economic policy as described in SPP2 is becoming less reliant on this type of development. The SPP therefore recommends a more flexible approach to the use of these sites. Langlands was identified as an industrial opportunity by the East Kilbride and District Local Plan and taken out of the Green Belt accordingly. Both sites have been assessed by the Council and Scottish Enterprise to determine the extent of technical feasibility and abnormal development costs. In the case of Langlands West this suggested a phased approach to its development for a wider range of strategic industrial purposes rather than for an inward investor solely. Consent has now been granted for a major industrial development on an 18 Ha plot. At Raith the infrastructure requirements to allow development and the impacts on Green Belt are of such a scale that it is considered that only a nationally significant inward investment opportunity could address and override these constraints in the public interest. It should be noted that the Raith site is within the Green Belt and the Structure Plan states that if the site ceases to be required in the national interest the location should retain its Green Belt status. The site is not suitable for other forms of development. The Local Plan therefore retains the site in the Green Belt.

6.10 The Clyde Gateway is a key strategic regeneration proposal with substantial employment opportunities, particularly within South Lanarkshire (refer to paragraph 2.3). The Structure Plan promotes the Clyde Gateway as a Metropolitan Flagship Initiative and proposes a new Strategic Industrial and Business Location designation to cover the industrial elements of the Gateway project. The Local Plan identifies the Shawfield area as a Development Framework site (refer to Table 2.3) in recognition of the significant change proposed for this area.
Table 6.1 Strategic Locations For Work And Business

<table>
<thead>
<tr>
<th>Designation</th>
<th>Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategic Business Centre</td>
<td>Hamilton</td>
</tr>
<tr>
<td></td>
<td>East Kilbride</td>
</tr>
<tr>
<td>Strategic Industrial and Business Locations</td>
<td>Blantyre/Whistleberry (including HITP)</td>
</tr>
<tr>
<td></td>
<td>Larkhall South/Canderside</td>
</tr>
<tr>
<td></td>
<td>Cambuslang Investment Park</td>
</tr>
<tr>
<td></td>
<td>East Kilbride South (Langlands &amp; SETP)</td>
</tr>
<tr>
<td></td>
<td>East Kilbride West (Peel Park)</td>
</tr>
<tr>
<td></td>
<td>Clyde Gateway</td>
</tr>
<tr>
<td>Nationally Safeguarded Inward Investment Sites</td>
<td>Langlands West</td>
</tr>
<tr>
<td></td>
<td>Raith Interchange</td>
</tr>
</tbody>
</table>

Delivering Land for Work and Business

ECON 4

Industrial Land Supply Policy

The Council will seek to maintain a ten-year supply of marketable industrial land in the four sub areas of South Lanarkshire. The Council will monitor this annually through the industrial land audit process.

ECON 5

Proposed Industrial Sites Policy

The Council will support development for industry and business on those sites included in the Industrial Land Audit and identified on the Proposals Map.
6.11 The Structure Plan requires a 10-year supply of industrial land capable of development (i.e. which is marketable) to be available and maintained across the Structure Plan area. Although there is no shortage of land supply across this larger area or, indeed, within the South Lanarkshire Council area as a whole, the Council is concerned that shortages of industrial land particularly within its priority regeneration areas could undermine the regeneration of these communities.

6.12 The Council produces an annual Industrial Land Audit which sets out the provision and marketability of industrial sites in South Lanarkshire. The audit includes marketable sites which are referred to in Proposal ECON 5 ‘Proposed Industrial Sites Policy’ and shown on the Proposals Map but also other categories of industrial land which are zoned for industrial and business use such as sites reserved for company expansion. These other industrial sites are covered by policy ECON 1 ‘Industrial Land Use Policy’. The industrial land supply position at 31 March 2008 in each of the 4 sub areas of South Lanarkshire is detailed in Table 6.2 ‘Industrial Land Supply Position 31 March 2008’ below. Table 6.3 ‘Proposed Additions and Deletions to Marketable Supply’ shows the additions and deletions to the marketable supply proposed in the Local Plan.

**Table 6.2 Industrial Land Supply Position 31 March 2008**

<table>
<thead>
<tr>
<th>Category</th>
<th>Hamilton</th>
<th>East Kilbride</th>
<th>Cambuslang/Rutherglen</th>
<th>Clydesdale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marketable Supply</td>
<td>39.9ha</td>
<td>58.34ha</td>
<td>54.23ha</td>
<td>48.83ha</td>
</tr>
<tr>
<td>Other Industrial Land</td>
<td>16.02ha</td>
<td>6.6ha</td>
<td>9.63ha</td>
<td>115.27ha</td>
</tr>
<tr>
<td>Specialised sites</td>
<td>69ha</td>
<td>86ha</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Annual Average Take up</td>
<td>2.9ha</td>
<td>3.1ha</td>
<td>1.8ha</td>
<td>1.4ha</td>
</tr>
</tbody>
</table>

**Table 6.3 Proposed Additions and Deletions to Marketable Supply**

<table>
<thead>
<tr>
<th>Additions to marketable supply 2008</th>
<th>Size (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bridge Street/Hoover</td>
<td>5.3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Deletions from marketable Supply 2008</th>
<th>Size (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mavor Avenue East Kilbride</td>
<td>3.3</td>
</tr>
<tr>
<td>Hillhouse Industrial Estate Argyle Crescent</td>
<td>1.78</td>
</tr>
</tbody>
</table>

6.13 There has been considerable pressure for change of use from industrial to other uses in the South Lanarkshire area. This is generally not supported by the Local Plan, however there are a number of significant redevelopment opportunities arising through the Local Plan where a change from industrial zoning will be required (refer to STRAT 8 ‘Development Framework Sites Policy’). In the Hamilton area, the 14 Ha Craighead Retreat site was released from the Green Belt in 2003 for industrial/business development. Consent has now been granted for a major high amenity sport/recreational facility on the...
site with associated residential development and an area retained for Class 4 uses. This represents a significant investment for this regeneration priority area. A mixed use development is proposed for the Rolls Royce site in Nerston. A further site has been identified at Mavor Avenue, also for mixed use development. There is another major redevelopment opportunity in Cambuslang where the Hoover plant has become surplus to requirements. Together with adjacent underused industrial buildings and derelict land this presents a 24 Ha site for mixed use development, including a minimum of 5.3 Ha of class 4/5/6 uses. For all of the above proposals the detailed mix of uses will be determined by a Masterplan. In addition, it is proposed to rezone Loch Park industrial estate in Stonehouse to residential as it is underused and it is considered that the major site at nearby Canderside can meet the local employment needs of this community.

Rural Areas

**ECON 6**

**Rural and Farm Diversification Policy**

The Council will support proposals for the economic diversification of rural areas and farm diversification where these activities facilitate employment creation/retention and meet the detailed criteria set out in policy CRE 2 in Volume II Development Policies.

Diversification proposals involving new housing development shall not generally be supported.

6.14 Stimulating the rural economy is a strategic objective of the Local Plan. Traditional rural activities like farming and forestry remain essential in maintaining the intrinsic rural character that makes the countryside attractive to live in, work and visit. Diversification can help provide alternative sources of income to allow farmers to maintain their holdings and stabilise local communities. Tourism and crafts can contribute to the local economy while conserving the traditional character of the countryside. Recreational activities such as mountain biking, fisheries and equestrian facilities are increasingly popular forms of diversification. Beyond the Green Belt where more strict policy controls apply, there may be a need for new business developments or the diversification of existing business enterprises in countryside locations, where such developments have an operational requirement for such a location or cannot reasonably be accommodated within a settlement. The Local Plan seeks to enable such developments while at the same time protecting the rural environment from adverse impacts. Policy ECON 6 ‘Rural and Farm Diversification Policy’ therefore supports rural and farm diversification, while Policy CRE 2 in Volume II sets out the detailed circumstances within which such diversification will be supported. Farm diversification proposals involving housing development will also require to be assessed against the Plan’s residential policies and the criteria in Policy CRE 1 - Housing in the Countryside.
Offices

**ECON 7**

**Strategic Office Developments Policy**

Major office developments of more than 2000 square metres gross will be directed to the strategic business centres of East Kilbride and Hamilton. Developments of this scale which cannot be accommodated within the SBCs and which fall within the business use class (class 4) will be considered in the following locations:-

1. East Kilbride strategic industrial & business locations
2. Hamilton international technology park/Whistleberry Corridor/Bothwell Road
3. Larkhall South/Canderside proposed strategic industrial & business location
4. Clyde Gateway

Subject to an assessment against the following criteria:

a. infrastructure implications including accessibility to public transport
b. impact on the environmental quality of the area
c. impact on the surrounding industrial/business/commercial operators
d. impact on the natural and built environment

**ECON 8**

**Small Scale Office Development Policy**

Small scale office development of less than 2000 square metres (gross) should be located within or adjoining the town centres (Policy COM 1 refers). New proposals will be assessed against the following criteria:

a. upper floors within the shopping centres are the preferred locations
b. ground floor office development should not undermine retail provision within the centres (Policy COM 2 refers)
c. change of use proposals for offices within residential areas adjoining or in close proximity to town centres should not undermine existing or proposed office developments within these town centres or residential amenity of neighbouring areas
d. impact on the natural and built environment

*Volume I: Development Strategy*
6.15 SPP2 advises that the locational advantages of city and town centres and other accessible key locations near to major public transport interchanges will enable them to accommodate additional employment opportunities, particularly for new offices and other service sector developments. Opportunities also exist for redevelopment of brownfield sites to create office and business parks within the urban area. The development of business parks on greenfield sites on the edge of urban areas will only be acceptable where this is consistent with other policies, particularly good access by public transport.

6.16 The centres of Hamilton and East Kilbride are significant locations for office development. These centres are recognised by the Structure Plan as Strategic Business Centres (SBC’s). In addition there are further locations in the Local Plan area where there is a significant concentration of class 4 office developments, particularly in Peel Park and Hamilton International Technology Park. The recently approved extension of Larkhall strategic industrial location will provide a further location for business park development. There are also major proposals for class 4 office developments within the Clyde Gateway project. Smaller town centres in the area also provide local provision of office space.

6.17 The boundaries of the strategic business centres at East Kilbride and Hamilton are defined on the proposals map. The SBC at Hamilton is more extensive than the retail town centre taking in the administrative functions in the Almada St/Beckford St area. The East Kilbride SBC corresponds to the town centre as defined in the adopted Local Plan. Major new proposals for Class 2 office developments should, where possible, be located in the SBCs as these are sustainable locations accessible by public transport. There are however limited opportunities for major expansion of these SBCs. Should proposals arise for large scale office developments which cannot be accommodated within the SBCs, priority will be given to locating these within the business park locations noted in policy ECON 7.

6.18 Proposals for small scale office development can be accommodated within the shopping network and can help sustain these centres. Nonetheless, office uses should not threaten the key retailing activity in the centres. Policy ECON 8 seeks to establish the criteria governing the location of small scale office proposals while protecting retailing and residential interests.

Further Policies within Volume II: Development Policies and Guidance

In addition to those set out above the following economic opportunity policies are detailed in Volume II: Development Policies and Guidance –

ECON 13 - Non-Conforming Uses in Industrial Areas Policy
Land for Work and Business
7.0 Tourism
7 Tourism

Introduction

7.1 The Local Plan area offers a wide variety of tourist and visitor attractions that make an important contribution to the local economy by providing employment and attracting spending on goods and services. South Lanarkshire’s position on the edge of the central belt and on major north-south and east-west road links gives it a large potential market especially for short break holidays and day visitors. New Lanark is a major visitor attraction being one of only four World Heritage sites in Scotland. The recently published Lanarkshire Tourism Action Plan sets out the aspirations for the Lanarkshire tourism industry over the period to 2010, and provides a focus for the development of the tourism potential of Lanarkshire.

Objectives

- Promote South Lanarkshire as a visitor destination
- Support the provision of a range of good quality visitor attractions and visitor accommodation
- Ensure that the natural and built heritage assets of the area are conserved.

Tourism Developments

ECON 9

Tourism Development Policy

The Council will support proposals to develop and expand tourism in South Lanarkshire consistent with the objectives of the Local Plan and the Tourism Action Plan, and the needs of the local area. The Council will seek to secure the development of high quality visitor attractions based on the sustainable management and interpretation of the area’s natural, built and cultural resources. All proposals will be assessed against the following criteria:

a. Impact on the natural and/or built environment
b. Infrastructure implications including water and sewerage provision
c. Accessibility by public transport, cycling and walking, including disabled access.
d. Traffic impact
e. The relevant development control considerations

Proposals will also be assessed against Settlement and Area Strategy policies STRAT 3 ‘The Green Belt and Urban Settlements In The Green Belt Policy’, STRAT 4 ‘Accessible Rural Area Policy’, STRAT 5 ‘Rural Investment Area Policy’ and STRAT 6 ‘Remoter Rural Area Policy’.

7.2 As a result of the review of Area Tourist Boards announced by the Scottish Government in 2004 a new Tourism Network for Scotland has now been established. With effect from 1st April 2005 all area tourist boards and VisitScotland have been merged into a single integrated network. While South
Lanarkshire’s main contact with VisitScotland will continue to be through the Glasgow Network Office, a Lanarkshire Tourism Partnership has been established as a sub-group of the Lanarkshire Economic Forum, which will determine how tourism support will be delivered at the local level.

7.3 The Local Plan can contribute to this process through the encouragement of sustainable tourism developments in appropriate locations and conserving the quality of the natural and built heritage of the area on which much of the tourist attractions and activities are based. There is a need to promote existing tourist attractions and protect these from inappropriate development activity.

Tourist Facilities

**ECON 10**

**Tourist Facility Development Policy**

a. Clyde Valley - Proposals for new and enhanced tourist attractions and facilities in the Clyde Valley (as defined in STRAT 7 ‘Strategic Green Network Policy’) will be supported provided that the criteria in ECON 9 ‘Tourism Development Policy’ are met. In addition in assessing proposals the Council will have regard to:

- Proposals for environmental enhancement
- Traffic management, road capacity and parking
- Avoiding adverse impact on Clyde Valley Woods SAC

Where mitigation measures are required in respect of the impact of a proposal, developer contributions may be sought as specified in STRAT 10 ‘Developers’ Contributions Policy’.

b. Biggar – The site identified on the proposals map for residential development at Edinburgh Road, Biggar must also incorporate car/coach parking and facilities for tourists/visitors.

c. In the remainder of the South Lanarkshire area, appropriate tourism proposals will be supported, provided that the criteria in policy ECON 9 and the objectives of other policies are met

7.4 There are specific locations within the Plan area where the Council is keen to promote tourism but there is a danger of adverse impacts in relation to traffic congestion and parking, pollution, infrastructure and environmental quality. The Tourism Action Plan identifies the Clyde Valley as a major visitor attraction. This includes the area from Hamilton town centre to Lanark/New Lanark. A separate policy for New Lanark is contained in the Environment Chapter (ENV 7 ‘New Lanark World Heritage Site Policy’). The Clyde Valley National Tourist Route runs along the A72, A73 and A702 from Abington via Biggar and Lanark to Hamilton and the M74. There are a wide range of attractions along the route such as the Clyde Walkway, Valley International Park, Biggar Museums, New Lanark World Heritage Site, Garden Centres, Chatelherault Country Park as well as the high quality landscape and scenic views. These attractions tend to experience significant levels of use by day visitors and therefore the Tourist Route itself is suffering adverse impact. The development of further attractions and facilities for tourists, if not sensitively regulated, would lead to increased traffic congestion, pollution, strains on infrastructure and the subsequent undermining of the quality of the environment which makes the Clyde Valley an attractive destination. In addition, there are a number of gorge woodlands in the Clyde Valley...
which have Natura 2000 status and are protected under European legislation. Therefore whilst being mindful to support tourism development in the Clyde Valley, ECON 10 'Tourist Facility Development Policy' seeks to balance economic benefits with the need to ensure the quality of the area is maintained. In order to mitigate the adverse effects of development in the Clyde Valley and facilitate community benefit, proposals for new or enhanced tourist related developments will be considered against STRAT 10 ‘Developers’ Contributions Policy’.

7.5 Biggar is identified in the Tourism Action Plan as a rural settlement with tourism potential. It is already popular with day visitors. There is a need to enhance provision of tourist facilities in the town. The Local Plan has therefore identified an opportunity to incorporate additional tourist facilities and car and coach parking within a development site at Edinburgh Road.

Countryside Recreation

ECON 11

Countryside Recreation Opportunities Policy

The Council recognises the potential for tourist related and countryside recreation developments at the following locations –

- East Kilbride North
- Douglas Castle Policies
- Nethan Valley
- Carmichael Estate

The Council will work with the landowners and other interested parties to identify appropriate opportunities for these areas.

7.6 There are a number of locations where there is potential to develop tourism and recreation provision based on countryside access and interpretation. The Council will promote the development of land to the north of East Kilbride for a major outdoor recreation/parkland facility (refer to STRAT 7 ‘Strategic Green Network Policy’.) The Nethan Valley, Douglas Castle ‘Policies’ and the Carmichael Estate have also been identified as locations with potential for significant leisure/tourism development based around outdoor activities.

Tourist Accommodation

7.7 The Tourism Action Plan identifies a number of actions to improve the range and quality of tourist accommodation throughout the area. Particular actions include increasing bed capacity in town centres, enhancing the quality of provision in rural areas, and increasing provision for niche markets e.g. walkers/cyclists. As discussed in paragraph 6.14 above, tourism is a major contributor to rural and farm diversification. The Local Plan therefore supports the provision of additional tourist accommodation provided there are no adverse impacts on natural and built heritage resources or unacceptable implications for infrastructure.

Volume I: Development Strategy
Tourist Accommodation Policy

Favourable consideration will be given to proposals for tourist accommodation where they comply with Local Plan land use policy and subject to the criteria below. In all cases the continuous occupation of the accommodation by one party will be controlled by planning conditions/legal agreements to ensure that it is not occupied on a permanent residential basis.

i. For new tourist accommodation in rural areas preference will be given to the renovation or conversion of existing buildings rather than new build. Where new build is proposed a high standard of design and finish will be expected

ii. For new tourist accommodation in rural areas a supporting business case is required to justify the economic sustainability of the proposal

iii. Proposals for chalets and static caravan units will be considered in terms of their impact on the environment, infrastructure and services

iv. Proposals for Touring caravan sites will be assessed with regard to

- Impact on the environment (particularly visual amenity and pollution)
- Adequacy of infrastructure and services
- Impact on the local road network
8.0 Travel Demand
8 Travel Demand

Introduction

8.1 When considering transportation, all modes require to be assessed as they all have a role in how the local population and economy functions. National objectives relating to transport are expressed in Scottish Planning Policy (SPP) 17: Planning for Transport. These are to free towns and cities from non-essential road traffic; to make public transport, walking and cycling the preferred modes of travel within towns; to gear the transport network to the needs of the Scottish economy; and, to reduce noise and pollution by controlling traffic volumes. The Structure Plan supports the strategic management of travel and identifies specific priorities in selecting accessible/sustainable locations for development, managing strategic corridors including the East Kilbride – Hamilton – Bellshill corridor, promoting town centres as key centres where one journey can access multiple services and the promotion and review of parking policies to manage car based travel.

8.2 The Local Plan can contribute to these objectives by looking closely at how land uses and the transportation network interact and making locational choices and policy that seeks to minimise travel demands. This will bring benefits to local communities and to the wider environment and in doing so contribute to the regeneration of the area’s towns and villages. To this end the Local Plan has been prepared in conjunction with the South Lanarkshire Local Transport Strategy (LTS) to ensure that these two policy documents complement each other. The LTS was published in July 2006.

Objectives

- Ensure that transport supports and facilitates regeneration and sustainable development
- To alleviate the adverse impacts of traffic and traffic growth throughout South Lanarkshire
- Promote accessibility through enhancing access for all, especially those without a car, to key services, job opportunities and community facilities and through the development of accessible and affordable public transport.

Development Location and Transport Impact

TRA 1

Development Location and Transport Assessment Policy

The Council will promote transport and land use planning principles which encourage and support the use of land in highly accessible locations for predominantly people-based development and seek to ensure that development takes account of the need to provide proper provision for walking, cycling and public transport.

The transportation implications of major developments as defined by the Council’s Guidelines for Development Roads will require to be set out in a Transport Assessment and the preparation of Green Travel Plans will be required for such developments.
8.3 The Council aims to reduce the need to travel by enabling people to access local facilities by short walking or cycling trips, supporting quality public transport services and supporting the management of motorised vehicles. The hierarchy of priorities for transportation is therefore:

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<tr>
<td>1.</td>
<td>Walking</td>
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<td>2.</td>
<td>Cycling</td>
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8.4 In order to deliver better integration of transport and land use a policy framework needs to consist of several inter-related factors as set out below and which policy TRA 1 encompasses:

- **Locational policy** – identifying sustainable transport locations for example:
  - New housing development or developments attracting people from a wide area should be located where they are well served by public transport or where alternatives can be provided to meet public transport needs.
  - Shopping, leisure, office and other town centre uses should be sited where there is a choice of transport and should not be dependant on access predominantly by car.
  - Business and industry should be in locations which reduce the need to travel, particularly by car and be in proximity to other uses such as commerce, retail and leisure.
  - Sites for distribution warehousing should be readily accessible to the trunk road network or to suitable rail facilities.

- **Demand Management** – the introduction of initiatives such as revised parking standards for particular land uses and particular locations, controlled access and reallocation of road space.

- **Transport Assessments** – to take a broad view of the effect of developments and the mitigation of their impacts through the encouragement of the use of all modes of transport with the emphasis on walking, cycling and public transport.

- Use of **Green Travel Plans** as part of the Transport Assessments for certain land uses to promote and encourage the use and development of sustainable transport alternatives.

8.5 Nevertheless there will be occasions where all of the above principles can be met but where there can still be practical barriers to the integration of transport systems being promoted for a development. In such circumstances Policy STRAT 10 on Developers’ Contributions applies.

**Transportation Issues**

8.6 There are a number of significant issues for the transportation network in South Lanarkshire. The Local Transport Strategy has identified the most significant across the area. The most significant issues are:

- Congestion in town centres and at certain pinch points on the road network
- How future development can be accommodated on the network and what improvements are required
- The need to improve the quality and attractiveness of public transport interchanges
- Limited public transport access within and between urban areas including orbital services and service between Clydesdale and Edinburgh and Glasgow
- Varying levels of safety and security for pedestrians, cyclists and those on public transport.
Walking, Cycling and Riding Access

TRA 2

Walking, Cycling and Riding Routes Policy

The Council will seek to safeguard existing and proposed walking and cycling routes within the Local Plan area as identified on the Proposals Map. 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.

In addition, 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 (in accordance with Policy STRAT 10) to the provision or upgrading of the route.

TRA 3

Core Path Plan Proposal

The Council propose to develop a draft Core Path Plan by 2008 covering the Council area in accordance with The Land Reform (Scotland) Act 2003

8.7 The Land Reform (Scotland) Act 2003 establishes a right of responsible access to and across land. It also obliges Councils to promote opportunities for outdoor access in their areas. With this in mind the Council in partnership with a range of agencies, organisations and groups has prepared an Outdoor Access Strategy. This seeks to integrate opportunities for outdoor access with other transport networks and to establish a ‘Core Path Network’ between, around and within settlements using existing paths, tracks, rights of way, footways and roads as well as new purpose built routes. These will be closely associated with the Green Network. To facilitate this, the Local Plan in accordance with SPP 17 safeguards linear routes such as former railway lines and other existing networks for public access on foot and cycle. The Council will prepare a Core Path Plan. Work has commenced on the preliminary phases of the Plan’s development. It will be prepared by the Council in partnership with other public authorities (including neighbouring local authorities) and community groups.

8.8 The overall provision of public access in South Lanarkshire is variable and sporadic, with poorly used routes in some areas, and popular routes in need of proper management. Key access features in South Lanarkshire include:

- The primary access corridor in South Lanarkshire is the River Clyde and the Clyde Walkway, which provide a spine to which other routes and networks join. However, there are gaps that need to be completed;

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• The secondary and tertiary river tributaries including the Avon Water, Rotten Calder, Douglas Water, Nethan, Mouse Water, Garrion Burn, Jocks Burn and Medwin Water provide the basis for various access networks;
• Established walking and cycle routes cross the area, including the Southern Upland Way, National Cycle Network routes 74 (Carlisle to Glasgow) and 75 (Glasgow to Edinburgh). There are in addition a variety of regional and local cycle routes including the Tweed Cycle Way, East Kilbride network, Lanark to Biggar and others;
• Established local path networks exist in a number of urban and rural settlements, including East Kilbride and Biggar; and
• Despite increasing levels of horse ownership, there are limited opportunities for off road horse riding.

8.9 There are several identified access links that the Council through the Local Plan, Local Transport Strategy and Core Path Plan will investigate:

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<tr>
<th>Kingsgate to Kittochside</th>
<th>Hamilton to East Kilbride</th>
<th>Lanark to Carstairs Junction</th>
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<tr>
<td>East Kilbride to Rutherglen</td>
<td>Hamilton to Rutherglen</td>
<td>Lanark to Law</td>
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<tr>
<td>East Kilbride to Glasgow</td>
<td>Strathaven to Stonehouse</td>
<td>Lanark to Kirkfieldbank</td>
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Public Transport

Bus

**TRA 4**

**Bus Provision Policy**

The Council will seek to ensure that developers of major developments will work with Strathclyde Partnership for Transport and bus operators to extend bus services and improve bus infrastructure at or in the vicinity of the site. This may require developers to enter into an agreement to provide funds for subsidised bus services until such time as a commercial service can be sustained.

Appropriate developer contributions will be sought (in accordance with Policy STRAT 10) to upgrade and support the bus network.

8.10 An effective and good quality transport system should offer good integration between the various modes of travel, between train and bus timetables, good quality park and ride car and bike parks, one ticket journeys, real time journey information and high quality buses and trains. The Council will support improvements to the public transport network to facilitate development and redevelopment and to provide a choice of means of transport to allow people to use alternatives to the car. Where new developments are planned the Council will encourage developers to work with SPT and bus operators to extend bus services. In some instances the volume of potential new passengers may not be at a level where a bus operator would normally consider introducing a service. However, unless the potential market is targeted early a pattern of car use becomes established and encouragement to use the bus at a later
date is more difficult. Therefore, the Council may require developers to contribute to the subsidising of bus services for a period of time to integrate the local needs for access to work, shopping, community and leisure facilities and allow patterns of bus usage to become established.

**Rail**

**TRA 5**

**New Rail Infrastructure Policy**

*New railway stations* - Land at Law and Symington, as identified on the Proposals Map, is reserved pending the outcome of investigations into the feasibility of new rail stations.

*Reinstated railway line* – Land between Newton Junction and Carmyle Viaduct is reserved for the future reinstatement of the railway line.

8.11 The Larkhall Line re-opened in December 2005 with three new stations at Chatelherault, Merryton and Larkhall with park and ride facilities. The two services running per hour from Larkhall into Glasgow via Hamilton make the corridor from Hamilton to Larkhall much more accessible.

8.12 The potential for rail travel between Lanark and Edinburgh is an issue that the Council supports. Travel and employment patterns in Clydesdale have changed with the Lothians playing a greater role. Alternative modes of travel have to be encouraged to reduce long distance car commuting. Former rail routes exist that would facilitate the reintroduction of such services. TRA 2 ‘Walking, Cycling and Riding Routes Policy’ protects former rail lines to allow walking, cycling and riding access the result of which is that the line is also protected should the potential for its reinstatement be proven.

8.13 Investigations are being made on the potential of the West Coast Main Line to accommodate local services between Carlisle and Glasgow stopping at Symington and Law. The provision of a new passenger station at Law will be considered taking into account the current and future expansion of freight facilities there. The Local Plan therefore reserves land in both villages to protect this potential provision. The potential for further stops at Crawford and Abington has also been investigated but has not been proven. No land is therefore reserved in the Local Plan. However in order that future development options are not prejudiced, the Local Plan does not allocate development sites in these villages that would preclude the development of rail infrastructure.

8.14 The former Carmyle Railway Line is of strategic importance to Strathclyde Partnership for Transport (SPT) and the line is reserved for future use in the Structure Plan and on the Local Plan Proposals Map. A joint Working Party between West Lothian, Edinburgh City, North Lanarkshire and South Lanarkshire Councils, Scottish Enterprise and SPT commissioned a study to examine options for upgrading the Caledonian Line to improve rail services between Glasgow Central and Edinburgh Waverley via Shotts, which would result in an extra train stopping in Uddingston. The results of this study are currently being considered by the Scottish Government.
8.15 The Council also supports a feasibility study to consider the short and long term justification for improvements to rail services connecting Lanark and Edinburgh. A feasibility study should consider the three main options: an Intercity type service from Carstairs to Edinburgh; a local service from Carstairs to Edinburgh; and a local service direct from Lanark to Edinburgh.

Bus and Railway Interchanges

### TRA 6

#### Bus and Railway Interchange Improvements Proposal

The Council proposes the development of the following improvements at bus and railway interchanges to improve their operation and usability:

**A. Improved/new park and ride car parks will be investigated at:**
- Carlisle
- Rutherglen
- East Kilbride
- Hairmyres
- Carstairs
- Hamilton West

**B. Redevelopment of Hamilton bus and railway stations to provide joint ticketing and improved bus station circulation**

8.16 High quality public transport interchanges, including park and ride, encourage a greater use of public transport. There are currently 19 railway stations in South Lanarkshire. In 1996 there were a total of 599 car parking spaces serving 16 railway stations. Significant improvements have taken place in both the quality of the car parks’ environment and number of spaces available and there are now a total of 1616 car parking spaces with further increases being planned at stations including Carlisle, East Kilbride, Hairmyres and Rutherglen. At Hamilton West opportunities to provide additional park and ride facilities as part of the Peacock Cross Link Road proposals (TRA 7A) will be investigated.

8.17 The Council will continue to support park and ride developments and expansions to support the integration of different transport modes. Hamilton Central railway station forms part of a public transport interchange between rail, bus and car. Of those using the bus station most people use it to connect with the town centre. Similarly most people using the car park use it to connect to the town centre. Therefore, to encourage rail patronage between Hamilton & Glasgow, the bus station and car park have been upgraded, the footway links to connect with the town centre improved and in addition, a pedestrian walkway has been constructed to connect the Duke Street Car Park to the railway station.

8.18 In addition to park and ride at railway stations a bus based park and ride could be appropriate for certain services. East Kilbride, Biggar and Lanark have been highlighted through initial consultation on the Local Plan as opportunities. The feasibility of such a scheme and potential locations is being actioned by the Local Transport Strategy and outcomes in terms of land use will be reflected in the Local Plan.

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Road Network

**TRA 7**

**New Roads Infrastructure Policy**

A. The Council supports and reserves the land identified on the Proposals Map for new/improved roads infrastructure for the following schemes -

- M74 Completion
- Downiebrae Road Upgrade
- Cathkin Relief Road
- Raith Interchange Improvements
- Stewartfield Way enhancement and search area for linkage to A725
- A726 & Greenhills Road, East Kilbride widening
- Almada Street/Muir Street Roundabout
- Peacock Cross Link Road
- Lanark Gyratory
- Beeches/New Lanark access road

B. In addition land is reserved in Stonehouse for the second phase of the Stonehouse bypass to preserve possibility of the road being required in the long term.

8.19 Within the South Lanarkshire area there are a number of key strategic road routes, these are identified in the Council’s Local Transport Strategy. These routes connect centres of population and economic activity and are essential to the local and wider economy. This is recognised in the Structure Plan which recognises the M74 as an essential link to the ‘Central Corridor’ and the A725 as a key ‘Circumferential Corridor’.

8.20 Across the Council area there are a number of pinch and stress points on the road network. Town centres are particular issues as are several key transport corridors in Blairbeth and Farme Cross. In order to address traffic management and safety issues a new link road is required which will rationalise and improve the existing traffic management system around Peacock Cross and the Council offices in Hamilton.

8.21 East Kilbride is under increasing pressure not only from traffic generated from within the town but from through traffic. This is creating stress points and reducing the internal and external connectivity of East Kilbride. Continued development will increase the demand to travel. Therefore the Council will be assessing the transport impact of proposed developments within East Kilbride through the Transport Assessment process and by using the Council’s traffic models. This may result in developers being asked to contribute to area wide transport improvements (in accordance with Policy STRAT 10) which may not necessarily be adjacent to the development site. The search area for the linkage from Stewartfield Way to the A725 crosses the East Kilbride Golf Club course. The Council does not propose to disrupt the operations of the golf course and will ensue access to the course and the club facilities is maintained and 18 holes remain playable, at all times. Therefore the Council would work with East Kilbride Golf Club to design, secure and implement any re-provisioning of course land if required by the construction of the link route.
8.22 In Stonehouse there has been a long standing proposal to develop a bypass, the first phase of which has been completed taking traffic out of the village centre. A second phase remains, however there is no significant network benefit to be gained from the construction of this second phase and therefore the Council does not support the scheme independently. The land is however reserved to preserve the long term possibility of the road being required should traffic levels through Stonehouse grow significantly.

8.23 Good transport networks are vital to connect Scotland with its markets, assist development and promote economic growth. Therefore the Council will support new roads infrastructure where it will ease congestion on the existing road network and/or provide opportunities for the improvement of the local economy. New infrastructure as detailed in policy TRA 7 above will be promoted as part of a package of measures to improve transport networks.

Car Parking

**TRA 8**

**Car Parking Policy**

For major new developments that act as trip destinations, maximum parking standards will be identified to help limit demand for individual journeys by car. Parking for the disabled will be included in the standards as a minimum parking standard to ensure that access for disabled people is of the highest standard. Car parking standards will be applied as set out in the Council’s Guidelines for Development Roads.

8.24 Car parking remains an important element in seeking to manage travel demand and integrate land uses with the transport network. The current approach is to use the provision of car parking as a means of restricting car use. This needs to be carefully balanced with economic concerns such as allowing adequate car parking for customers at commercial locations. The Council is therefore undertaking a review of its car parking standards within its ‘Guidelines for Development Roads’. The policy TRA 8 above sets out the Council’s policy for car parking. Volume II: Development Policies and Guidance sets out further detailed policies for leisure uses parking and town centres parking.

**Further Policies within Volume II: Development Policies and Guidance**

In addition to those set out above the following travel policies are detailed in Volume II: Development Policies and Guidance –

**TRA 9 – Leisure Uses Parking**

**TRA 10 – Town Centre Parking**
9.0 Environmental Priorities and Objectives
9 Environmental Priorities and Objectives

Introduction

9.1 The Planning system has an important role in protecting and enhancing the quality of the environment and in ensuring that land requirements for housing, economic activity and other development are met without undermining environmental resources. This is recognised in Scottish Planning Policy 1: The Planning System (SSP1) which encourages a proactive approach to be taken to safeguarding natural and built heritage resources and to improve areas through regeneration, safeguarding biodiversity, encouraging efficient use of resources to reduce possible impacts of climate change and to enable access to recreation and open space. The policy context for the Local Plan is set by EU Directives, Scottish Government planning policy guidance and the Structure Plan. These set out a number of requirements and considerations which should be addressed in the Local Plan.

9.2 A key part of the strategy of the Structure Plan is the establishment of a Strategic Green Network extending through the urban area to the countryside. This along with new policy on open space provision are key objectives for this Local Plan. In addition the Structure Plan requires the Council to identify a strategy for the woodlands and forests and a policy to control the location of windfarms.

9.3 Key tasks for the Local Plan are the protection of the natural environment and built heritage whilst balancing their protection with the need to provide land for development. The Council intends to ensure that this balance is in favour of the protection of recognised sites and the need to take account of biodiversity priorities.

Objectives

- Establish a Green Network within urban areas and provide a policy framework on how to assess the value of the open space within these urban areas
- Provide a policy framework on how to assess the value of the natural environment and built heritage resources of the Local Plan area

The Green Network

9.4 STRAT 7 ‘Strategic Green Network Policy’ in Section 2 supports the establishment of a Strategic Green Network, promoted by the Structure Plan. This is a reflection of the need for green spaces across the conurbation to positively support the factors affecting the quality of life of the population, such as, formal and informal recreation, combating pollution, promoting biodiversity, improving health as well as stimulating urban renewal and attracting economic development.
Green Space and Local Green Network

**ENV 1**

**Priority Green Space Land Use Policy**

The Council will seek to protect and enhance, priority areas of green space as identified on the Proposals Map. The loss of such space will not be supported. Partial loss will only be justified where it can be demonstrated that:

- The retention or enhancement, including positive management of the area to be retained can be best achieved by the redevelopment of part of the site which would not affect its recreational, amenity or biodiversity value; and
- Compensatory provision of at least equal area, quality and accessibility is provided in the locality

The Council will control measures to enhance and compensate loss of priority green space through planning conditions and legal agreements as appropriate.

**ENV 2**

**Local Green Network Policy**

The Council will seek to protect and support actions to enhance the Local Green Network as identified on the Proposals Map. Development that is likely to have an adverse effect on its connectivity or its value for biodiversity or as an amenity, will not be supported. Loss of an area in whole or part will only be permitted where it can be demonstrated that development will enhance the existing situation in respect of wildlife, biodiversity, townscape quality and character, amenity and access.

The Council will support extension and enhancement of the Green Network. Opportunities for creating new links to the Network will be promoted by the Council as part of planning consents for new developments and in partnership with other public sector agencies. Developer contributions for this will be sought in accordance with Policy STRAT 10.

9.5 The Strategic Green Network is only one part in the establishment of a comprehensive network of green and open space for the Local Plan area. The Strategic Green Network requires to be brought into urban areas in order to maintain and enhance the environment in which people live and work. The urban areas of South Lanarkshire already have a range of green and open spaces consisting of public parks, sports grounds, countryside / green belt areas, nature reserves and other important wildlife sites, loosely connected by a variety of river valleys and transport corridors. In accordance with Scottish Planning Policy 11 and Planning Advice Note 65 and as part of the preparation of the local plan, the
Council has undertaken a rigorous audit exercise involving a review of green space in each of the larger settlements in the local plan area, and has produced a technical report entitled ‘Open Space Assessment’. These settlements are:

- Hamilton
- East Kilbride
- Blantyre
- Rutherglen
- Cambuslang
- Larkhall
- Stonehouse
- Strathaven
- Carluke
- Lanark
- Uddingston
- Bothwell

9.6 The most important areas of green space have been identified through this review work and are identified on the Proposals Map and are covered by ENV 1 ‘Priority Green Space Land Use Policy’. As the most valued areas of green space in the Local Plan’s urban areas, their loss to development is not supported. Partial development may be supported in specific circumstances defined by the policy above.

9.7 Many of the areas identified by Policy ENV 1 also form part of a Local Green Network. The Local Plan identifies connected areas of green space that form linear corridors through urban areas and provide valued areas for their benefits to access, residential amenity, townscape and biodiversity. The review of green space has identified those areas identified on the Proposals Map and covered by ENV 2 ‘Local Green Network Policy’ as establishing the Local Green Network.

Green Space Strategy

**ENV 3**

**South Lanarkshire Green Space Strategy Proposal**

The Council will prepare a Green Space Strategy which will provide the integrating framework for the Council and its partners to deliver actions for a sustainable network of green spaces which facilitate biodiversity and the health, well being and social inclusion of the communities of South Lanarkshire.

9.8 In reviewing green space in the Local Plan area the Council has a comprehensive understanding of the extent and quality of its green space resources. Further analysis would establish the role these areas can play in meeting the Community Planning and regeneration objectives of the Council. A Green Space Strategy is therefore proposed. This is in accordance with SPP11: Physical Activity and Open Space, which requires Local Authorities to undertake an open space audit and prepare a strategy for their area which will inform the development plan.

9.9 Open space is crucial in achieving good quality residential environments. Although not explicitly identified on the Proposals Map open space in residential areas is protected by RES 6 ‘Residential Land Use Policy’.

**Volume I: Development Strategy**
Natural and Built Heritage Designated Sites

**ENV 4**

Protection of the Natural and Built Environment Policy

The Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment in accordance with National Planning Policy Guidance 14: Natural Heritage. In addition, the Council will seek to safeguard sites defined in Table 9.1 ‘Hierarchy of Natural and Built Heritage Sites’ ensuring that they are conserved and where appropriate enhanced.

Development which could affect areas of international importance will only be permitted where an assessment of the proposal indicates that it will not adversely affect its conservation interest and integrity. Proposals that would affect the relevant interest for which the site is designated will only be allowed if there is no alternative solution and there are imperative reasons of over riding public interest and may require referral to higher level authorities.

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

In areas of local/regional importance development which would affect these areas will only be permitted where the integrity of the protected resource will not be significantly undermined.

9.10 There is a hierarchy of designated sites of natural and built heritage interest as Table 9.1 ‘Hierarchy of Natural and Built Heritage Sites’ sets out. All of these sites with the exception of Local Nature Conservation Sites, are identified on the Environmental Designations Proposals Map. A list of all designations is included in Appendix 3 in Volume II. In addition to ENV 4 ‘Protection of the Natural and Built Environment Policy’ which sets out the Council’s general approach, some of these designations also merit individual policies and these are set out in Volume II. Table 9.1 ‘Hierarchy of Natural and Built Heritage Sites’ also identifies these policies. In addition, there are two Natura 2000 sites located outwith the South Lanarkshire boundary, that could be affected by developments in South Lanarkshire. Policies ENV4 and ENV 20 also apply to these sites (Westwater SPA and River Tweed SPA).

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<th>Importance</th>
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<tr>
<td>International</td>
<td>Natura 2000 Conservation sites - Special Protection Areas and Special Areas of Conservation</td>
<td>ENV 20</td>
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<tr>
<td></td>
<td>European Protected Species</td>
<td>ENV 21</td>
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<td>World Heritage Site and its setting (buffer zone)</td>
<td>ENV 22</td>
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Table 9.1 Hierarchy of Natural and Built Heritage Sites

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<th>Designation</th>
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<tr>
<td>National</td>
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<td>Category A Listed Buildings and their settings</td>
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<td>Conservation Areas and their settings</td>
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<td>National Nature Reserves</td>
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<td>Rights of Way</td>
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**Designated Conservation Sites**

**ENV 5**

**Morgan Glen Local Nature Reserve Proposal**

The Council propose the designation of a new Local Nature Reserve at Morgan Glen, Larkhall
Local Nature Conservation Sites Proposal

The Council will review all recorded Sites of Importance for Nature Conservation (SINCs) in light of the new guidance on Local Nature Conservation Sites from the Scottish Government. This review will also look to the identification of new sites. Until this review is completed, development proposals affecting existing Sites of Importance for Nature Conservation will be assessed against the requirements of Policy ENV27.

9.11 There are two national and one local nature reserves within South Lanarkshire at present:

- Braehead Moss, Forth – National Nature Reserve (Lowland raised bog)
- Clyde Valley Woodlands, Cartland, Lanark – National Nature Reserve (Native riverside woodland)
- Langlands Moss, East Kilbride – Local Nature Reserve (Lowland raised bog)

9.12 National Nature Reserves (NNRs) are areas considered to be of national importance for their nature conservation interest which are owned or leased by SNH or managed by the owners and occupiers under a Nature Reserve Agreement managed as nature reserves. As a consequence of their national importance, all NNRs are also SSSIs however in addition they are examples for positive land management where conservation and enhancement of the natural heritage is the prime aim. Local Nature Reserves (LNRs) are designated by Councils. A LNR is usually declared because of the natural heritage interest of the site and its particular value for education and informal enjoyment of nature by the public. LNRs are also locally designated nature conservation sites (see paragraph 9.13). Work is being undertaken to establish a new Local Nature Reserve in the wooded valley of the Avon Water at Morgan Glen, Larkhall. This preparatory work has involved the involvement of the Larkhall community and now requires to be submitted to the designation process with Scottish Natural Heritage.

9.13 New guidance from the Scottish Government is anticipated for Local Nature Conservation Sites (formerly SINCs). Once this guidance is available there will be a review of all the existing sites in South Lanarkshire and consideration given to both the removal of sites which no longer justify this designation and the addition of new sites. Policy ENV 27 in Volume II covers these sites.

New Lanark World Heritage Site

ENV 7

New Lanark World Heritage Site Policy

The character, integrity and quality of the New Lanark World Heritage Site and its setting, recognised by UNESCO and as identified on the Local Plan Proposals Map, will be protected, conserved and enhanced. The Council will promote additional planning measures including conservation area character appraisals, design guidance, and a review of the case for Article 4 directions to control minor forms of development. Proposals for development will be assessed against the detailed...
criteria of Policy ENV 22 in Volume II Development Policies and 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.

9.14 The model industrial community of New Lanark developed by Robert Owen during the late 18th and 19th Centuries received its inscription on the UNESCO World Heritage List in 2001. It is currently one of only six World Heritage Sites in Scotland and was inscribed for its universal cultural values under UNESCO criteria ii, iv, and vi. The designated World Heritage Site is complemented by a buffer zone reflecting the significance of the “outstanding landscape setting” referred to in the advisory body’s (ICOMOS) report recommending inscription. The purpose of the buffer zone is 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” (UNESCO Operational Guidelines). Under the World Heritage Convention of 1972, to which the UK is a signatory, the member state is required to ensure that a range of measures is in place to secure the identification, protection, conservation and transmission to future generations of the value of this heritage. In recent years, these obligations are to be implemented through the preparation of a management plan for the World Heritage Site and buffer zone, which is currently in preparation for New Lanark. Policy ENV 22 in Volume II: Development Policies sets out those criteria by which any planning application within the World Heritage Site and its buffer zone will be considered. Decisions will also take account of the aims and objectives of the future Management Plan. Its draft aims are:-

- To promote the conservation and regeneration of the Site as a whole and of its constituent parts by establishing objectives and maintaining an ongoing programme of actions which will identify, protect, maintain and enhance its universal value;
- To present the importance of the World Heritage Site to a wide audience and to use its assets as resources for education and cultural enrichment not only for those living in and visiting the Site but for the world;
- To ensure that management decisions are based on an understanding of the universal significance of the Site and its components; and
- To obtain community support for and involvement in management proposals and projects.

9.15 The World Heritage Site 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 ancient monuments within the World Heritage Site itself, the designed landscapes with its range of listed buildings and monuments in the buffer zone around the Falls of Clyde, the Clyde Valley Area of Great Landscape Value 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 a collection of 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 phase over the last 30 years. Integrated planning and management of these assets in the future is a key issue for this plan and individual issues are addressed under other relevant policies as well as the overarching strategic policy ENV 7.
Listed Buildings and Conservation Areas

**ENV 8**

**Conservation Area Character Appraisals Proposal**

The Council will prepare Conservation Area Character Appraisals for existing Conservation Areas in South Lanarkshire to assess their status and recommend measures for their further preservation and enhancement.

9.16 The Council has a duty to pay special attention to the character and appearance of listed buildings and conservation areas when exercising its powers under Planning and Listed Building legislation. Listed Buildings are identified by Historic Scotland and the local authority has an obligation to ensure that development safeguards the special architectural and historic interest of the building. The Council wishes to control development affecting these buildings and areas through the detailed policies ENV 24 and 25 within Volume II: Development Policies.

9.17 All Councils are required to determine whether parts of their area are of special architectural or historic interest, where the character or appearance should be preserved or enhanced. These areas can be identified and designated as conservation areas. Furthermore, existing Conservation Areas require to be reviewed to ensure the status of the area continues to merit the designation. This review is conducted through a Conservation Area Character Appraisal as guided by Planning Advice Note 74.

**Landscape**

**ENV 9**

**Review of Landscape Character Proposal**

The Council will undertake an assessment of the landscape character of South Lanarkshire Council’s area and a review of related landscape designations for Council’s area.

9.18 South Lanarkshire’s extensive rural area contains landscapes of recognised quality. There has in the past been a strategic assessment of the landscape character of the Council’s area, however this did not involve a comprehensive review of designations, as advocated in recent guidance from Scottish Natural Heritage. It is now recognised that a more detailed local assessment of the landscape character is now required that will assist in the formulation of planning policy and determination of planning applications. Currently, the Environmental Designations Map identifies a Regional Scenic Area (RSA) and areas designated as Areas of Great Landscape Value (AGLV). Impact on the landscape is a planning consideration when assessing development proposals, the RSA and AGLV require a greater degree of protection and policy ENV 29 in Volume II sets this out. Notwithstanding the intention to undertake a review of landscape character, until this exercise is completed and policy implications determined, it is consider that the existing AGLV and Regional Scenic Areas require to be protected. Therefore, ENV 29 Regional Scenic Area and Areas of Great Landscape Value remains relevant.
Trees and Woodland

ENV 10

Tree Preservation Order Review Proposal

The Council will undertake a review of Tree Preservation Orders in the Council area in order to establish;

- The continuing relevance of existing TPOs
- The need for new TPOs
- Guidance for landowners/householders affected by TPO designations

9.19 Woodlands and forests are an important resource both in terms of nature conservation and landscape. South Lanarkshire has a considerable range of woodlands from ancient and long-established or semi-natural woodlands to major commercial plantations. It is important to have a strategy for their protection and enhancement as well as guiding the location of any new woodland schemes. At the strategic level the Structure Plan has identified a Glasgow and Clyde Valley Woodlands Strategy and within this context South Lanarkshire Council has prepared a Woodland Strategy for its own woodlands. Networks of woodland will provide important ecological corridors, link recreation areas and contribute to the Green Network.

9.20 The planning system specifically allows for the protection of individual trees or groups of trees through Tree Preservation Orders (TPOs) or through Conservation Area/ Listed Building designation. In addition existing trees can be protected or new trees required by means of conditions attached to planning consents. There are currently 112 confirmed TPOs within South Lanarkshire however it is likely that this may include many which have been altered or modified in the years since they were served. The maintenance of an up-to-date list of Tree Preservation Orders is essential along with an assessment of potential new Orders. The Local Plan therefore proposes that a TPO Review is carried out during the lifespan of the Plan.

Further Policies within Volume II: Development Policies and Guidance

In addition to those set out above the following environmental policies are detailed in Volume II: Development Policies and Guidance –

- ENV 20 - Natura 2000 Sites Policy
- ENV 21 – European Protected Species Policy
- ENV 22 – New Lanark Development Assessment Policy
- ENV 23 – Ancient Monuments and Archaeology Policy
ENV 24 – Listed Buildings Policy
ENV 25 – Conservation Areas Policy
ENV 26 – Sites of Special Scientific Interest/National Nature Reserves Policy
ENV 27 – Local Nature Conservation Sites Policy
ENV 28 – Historic Gardens and Designated Landscapes Policy
ENV 29 – Regional Scenic Area and Areas of Great Landscape Value Policy
Environmental Priorities and Objectives
10.0 Design
10 Design

Introduction

10.1 The importance of design quality has been promoted by a series of policies from the Scottish Government. Delivering design quality is now ranked among the priorities of the Planning system as set out in SPP 1. A shift in attitude, expectation and practice regarding urban and building design is called for by the Government’s ‘Designing Places’ policy statement which aims to raise the standards of design in urban and rural development. This statement has been supplemented by Planning Advice Notes (PAN), PAN 67 Housing Quality, PAN 68 Design Statements, PAN 72 Housing in the Countryside, PAN 76 New Residential Streets, PAN 77 Designing Safer Places and PAN 78 Inclusive Design.

Objectives

- Seek to create a sense of identity through patterns of new building
- Seek to create safe, pleasant spaces and a sense of welcome through improved lighting and signage
- Seek to create opportunities for ease of movement for pedestrians and cyclists
- Make good use of the natural and built environment.

Design Policy

ENV 11

Design Quality Policy

The quality of the design and layout of new developments must be such that they can demonstrate the application of the principles of sustainable development and make a positive contribution to the character and appearance of the urban or rural environment in which it is located.

10.2 This agenda is therefore developed within this Local Plan, with specific policies regarding design in housing, rural areas and the use of design tools such as Design Statements and Development Briefs. Policy ENV 11 ‘Design Quality Policy’ sets out the significance attributed to design.

10.3 In addition, a set of design policies in Volume II: Development Policies set out the Council’s requirements and parameters for assessing design aspects of new developments, of the circumstances for and content of Design Statements and likewise Design Guides and Development Briefs.

Further Policies within Volume II: Development Policies and Guidance

The following design policies are detailed in Volume II: Development Policies and Guidance –

ENV 30 – New Development Design Policy

ENV 31 – New Housing Development Policy

Volume I: Development Strategy
ENV 32 – Design Statements Policy
ENV 33 – Design Guides and Development Briefs Policy
ENV 34 – Development in the Countryside policy
Volume I: Development Strategy
11.0 Flooding and Sustainable Urban Drainage
11 Flooding and Sustainable Urban Drainage

Introduction

11.1 Flooding is an issue which is increasingly playing a significant role in the environment, and with climate change, is expected to worsen. National policy (SPP 7 – Planning and Flooding) seeks to prevent further development which would have a significant probability of being affected by flooding or which would increase the probability of flooding elsewhere. Structure Plan policy advises that there is a need to minimise the risk of flooding associated with developments and inappropriate development plan allocations.

Objectives

- Ensure that any new developments will not have a significant probability of being adversely affected by flooding.
- Ensure that new developments will not increase the probability of flooding elsewhere.

The Precautionary Approach

ENV 12

Flooding Policy

In accordance with the precautionary principle, the Council will seek to avoid increasing the flood risk by refusing permission for new development where it would be at risk from flooding or increase the risk of flooding elsewhere. New developments will be considered on the basis of the Risk Framework as defined in SPP 7. The storage capacity of functional flood plains will also be safeguarded and developments will only be permitted where a specific location is essential for operational reasons. All development proposals, at potential risk of flooding, will require to be accompanied by hydrological studies - a Flood Risk Assessment - which may identify any increase in flood risk elsewhere in the catchment arising from the development to the satisfaction of the Council in consultation with SEPA (as a statutory consultee on proposals that may be at risk from flooding).

11.2 A precautionary approach needs to be taken to the location of new development sites, with the aim of preventing further development on land which is at significant risk of flooding from all sources including watercourses and sewers. Planning authorities require to take the probability of flooding and the related risks into account during the preparation of development plans. Consideration of development sites will be on the basis of the Risk Framework detailed in SPP 7 which is based on the annual probability of flooding.

11.3 Planning authorities also need to protect sites which are constrained by flood risk and safeguard the flood storage capacity of functional flood plains. New development on flood plains will not only be at risk itself, but will add to the risk elsewhere. Therefore, in considering any development proposals,
the Council will refer to the areas of flood risk as defined by the Centre of Hydrology and Ecology. In all matters relating to flooding, the Council will liaise with the Scottish Environment Protection Agency (SEPA), Scottish Water and the relevant Flood Liaison and Advice Group.

**White Cart Flood Prevention Scheme**

**ENV 13**

**White Cart Flood Prevention Scheme Proposal**

The Council supports the proposed development of flood defence embankments associated with the White Cart Flood Prevention Scheme at Kittoch Bridge and Kirkland Bridge.

**11.4** The White Cart Water has been the source of repeated flooding affecting properties in the south side of Glasgow over many years. Existing flood defences along the river are piecemeal and isolated, and major investment is needed to protect properties from current risks as well as more frequent occurrences expected as a result of global climate change. Glasgow City Council are now promoting the White Cart Flood Prevention Scheme under the Flood Prevention (Scotland) Act 1961, and planning applications have been approved by South Lanarkshire Council for the construction of flood defence embankments at Kittoch Bridge and Kirkland Bridge.

**Sustainable Urban Drainage**

**11.5** SEPA supports the use of sustainable urban drainage systems (SUDS) to reduce the potential effects of new development. Development proposals should therefore conform to ENV 37 – Sustainable Urban Drainage Systems. In particular it should be noted that an ecological approach to sustainable urban drainage systems such as wetland creation will be preferred.

**Water Framework Directive**

**11.6** The Water Framework Directive establishes a legal framework for the protection, improvement and sustainable use of the water environment. The Water Environment and Water Services (Scotland) Act 2003 (WEWS), which implements the Directive, places a duty on SEPA as the lead authority to ensure the requirements of the Directive are met. This includes the regulatory provisions contained in the Water Environment (Controlled Activities) Scotland Regulations 2005. WEWS also identifies planning authorities as one of the responsible authorities who are required to exercise their designated functions so as to secure compliance with the requirements of the Directive. Further advice can be found in PAN 79: Water & Drainage and PAN 51: Planning, Environmental Protection & Regulation. The Council will continue to work with SEPA and other partners during the plan period towards the implementation of the Water Framework Directive. In the absence of more detailed catchment wide guidance such as River Basin Management Plans the Council will in general seek to resist development which could result in the deterioration of status of surface and groundwater while taking into account physical social and economic factors. Policies ENV 35 Foul Drainage and Sewerage Policy ENV 36 - Sustainable Urban Drainage and DM1 Development Management are relevant in this respect.
Further Policies within Volume II: Development Policies and Guidance

In addition to those set out above the following flooding policies are detailed in Volume II: Development Policies and Guidance –

ENV 37 – Sustainable Urban Drainage Systems Policy
12.0 Renewable Energy
12 Renewable Energy

Introduction

12.1 The Scottish Government supports the development of renewable energy and has set clear targets for renewable electricity, requiring 50% of the demand for Scottish electricity to be supplied from renewable sources by 2020, with an interim milestone of 31% by 2011. To ensure that these targets are met, Scottish Planning Policy 6 (SPP 6) confirms the Scottish Ministers’ continuing support for renewable energy generation. It requires that the planning system makes positive provision for such developments, while at the same time ensuring that the environment and local communities are protected from inappropriately located development. Updated policies are set out, to be reflected in development plans. In addition the UK Government published the ‘Energy Challenge’ in 2006, which emphasises the important role renewables have to play in helping the UK meet its energy policy goals.

12.2 The Council supports the development of renewable energy as an alternative to more polluting methods of power generation. However, this must be balanced against the impact that such developments can have on the environment.

Objectives

- To enable renewable energy developments to take place in sustainable locations thus contributing to government energy targets
- To protect environmental resources and communities from adverse impact of renewable energy developments

Windfarms

ENV 14

Potential Windfarm Areas of Search Policy

In accordance with the Structure Plan and SPP 6, the potential areas of search identified on the Strategy Plan should be the focus for investment in significant wind farm developments, pending the outcome of the policy review referred to in ENV 15 ‘Spatial Framework for Windfarms Proposal’. Proposals within the potential areas of search will be assessed against the criteria set out in ENV 38 – Renewable Energy Site Assessment Policy. Outwith the broad areas of search, the criteria in policy ENV 38 will be followed to consider applications on their merits, mindful of the overall policy of support for renewable energy developments.

12.3 There is considerable development pressure for commercial windfarms in South Lanarkshire, therefore a specific policy response to this aspect of renewable energy development is required. The strategic context is set by the Structure Plan alteration 2006 which sets out a policy for the location of significant windfarm developments (over 20 Mega Watts (MW)) and identifies potential areas of search where such developments may be acceptable. Technical assessment has indicated that these potential areas offer wind speeds that are commercially viable and are relatively less sensitive in relation to the
protection of strategic environmental resources and impact on communities. The Structure Plan however notes that these areas should be subject to further evaluation and detailing through the local planning process. ENV 15 ‘Spatial Framework for Windfarms Proposal’ addresses this matter.

12.4 Although there are no strategic constraints located within the potential areas, there are other considerations that need to be taken into account when assessing proposals in these areas. For example, within the north east Clydesdale area, cumulative impact with the recently constructed Black Law windfarm is a significant concern, to such an extent that the scope for further development is likely to be limited. Similar considerations will apply in the potential area to the south west of East Kilbride due to the construction of the Whitelee windfarm. The potential areas which adjoin the western boundary of South Lanarkshire are in some places adjacent to the extensive Muirkirk and North Lownth Uplands Special Protection Area (SPA) and any potential impacts on the SPA will require to be fully assessed in accordance with European Directives and national legislation. All of the potential areas adjoin the Council boundary therefore the impact on environmental resources and communities in adjacent Council areas will require to be thoroughly assessed.

12.5 ENV 14 ‘Potential Windfarm Areas of Search Policy’ therefore provides an interim response in accordance with SPP 6 and the Structure Plan through the identification of potential areas of search for windfarm development. To ensure that local environmental considerations are addressed, and to ensure good design and construction practice, proposals within these areas must meet the detailed criteria set out in ENV 38 Renewable Energy Site Assessment Policy in Volume II Development Policies and Guidance.

12.6 SPP 6 states that the existence of broad areas of search for windfarms should not be used to rule out development elsewhere if it can be accommodated in a manner consistent with the SPP. All developments will be judged on their merits but must meet the criteria specified in policy ENV 38, which follows SPP 6 guidance. SPP 6 also emphasises the need to meet international and national statutory obligations to protect designated areas, species and habitats and protect the historic environment from inappropriate forms of development. These requirements are set out in policy ENV 38.

### ENV 15

**Spatial Framework for Windfarms Proposal**

In accordance with SPP 6, the Council will review its policy and spatial framework for wind farms over 20 Megawatts.

This work will be subject to stakeholder consultation, and the outcome incorporated in Supplementary Planning Guidance. Until completed, SPP 6 shall be a principal material consideration when assessing development applications, whether for planning permission or responding to consultations on Electricity Act section 36 proposals.

12.7 SPP 6 requires Planning authorities to update local policies ahead of transitional arrangements for development planning under the 2006 Act or produce supplementary planning guidance for efficient and consistent decision making. It states that development plans should set out a spatial framework, supported by broad criteria, for the consideration of wind farm proposals over 20MW, but this should
not be used to put in place a sequential approach to determining applications. As far as the local plan is concerned therefore, SPP 6 is now the principal policy guidance, and a further review of policy is required, as set out in ENV 15 ‘Spatial Framework for Windfarms Proposal’. This will be issued by the Council as Supplementary Planning Guidance and be subject to stakeholder consultation.

**Renewable Energy Development**

**ENV 16**

**Renewable Energy Development Policy**

A. Applications for all other forms of renewable energy developments not covered by ENV 14 ‘Potential Windfarm Areas of Search Policy’, including the wider application of medium and smaller scale renewable technologies, such as decentralised energy supply systems, community, household, and microgeneration projects, will generally be supported by the Council provided that they meet the relevant criteria in ENV 38.

B. Applications for micro-renewable energy developments will be supported and encouraged by the Council, and will be assessed against the criteria in Policies DM1, Development Management, and DM4, House Extensions and Alterations. To accord with SPP 6, all applications proposing development with a total cumulative floorspace of 500sq metres or more should incorporate on-site zero and low carbon equipment, contributing at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard.

The detailed implementation of part B of this policy will be addressed in Supplementary Planning Guidance, and be subject to stakeholder consultation. Until this work is completed, SPP 6 shall be a principal material consideration when assessing development applications.

12.8 Other forms of renewable energy development e.g. biomass, forest residue and hydro schemes, may also have environmental impacts depending on their scale and location. South Lanarkshire has considerable potential for biomass and forest residue production however there has been little activity in this sector due to a lack of local processing facilities and markets. Until these sectors are more fully developed any proposals will be judged on their merits and will require to meet the criteria in ENV 38 - Renewable Energy Site Assessment Policy in Volume II - Development Policies. Waste to energy developments and proposals to harness landfill gas will be assessed against ENV 18 ‘Waste Management Policy’ and ENV 39 Waste Management Site Assessment Policy.

12.9 Micro-renewable energy developments including small stand alone and roof mounted turbines, photovoltaics and solar panels to serve domestic properties and industrial/commercial and community facilities will be encouraged where they can be satisfactorily accommodated into their surroundings and not adversely impact on residential amenity and the historic and built environment. The Scottish Government is currently reviewing the permitted development rights with regard to micro-renewables, and in addition SPP 6 states that planning authorities will require to ensure that certain new developments include on site renewable energy equipment which will reduce predicted annual carbon dioxide emissions by a given percentage. Until these changes are implemented and incorporated in Supplementary Planning Guidance such proposals shall be assessed against the relevant criteria in the Local Plan.
Development Management policies DM1 and DM4, and the guidance in PAN 45 Annex 1 Planning for Micro Renewables. In addition Policy CRE 1, Housing in the Countryside, requires that certain rural housing developments with floorspace under the 500sq metres threshold incorporate micro-renewables.

Community Benefit

ENV 17

Renewable Energy Community Benefit Policy

The Council encourages developers of renewable energy facilities in South Lanarkshire to contribute to the Renewable Energy Fund established for the benefit of communities affected by renewable energy development. The Council will consult affected communities on the use of the fund, which shall include:

- securing investment, creating employment, implementing training, promoting or securing sustainable development;
- relieving poverty, advancing education, and other social purposes beneficial to a community;
- preserving, protecting or enhancing the environment or heritage interests, including any building;
- promoting and encouraging environmental improvement or enhancement including the provision or upgrading of infrastructure; and
- providing or assisting in the provision of facilities for recreation or other leisure time activities.

In cases where a developer elects to make contributions to the Council fund, the Council will discuss with the developer ways in which the contributions will be managed, and any agreement necessary to secure this. This would normally be by means of a Section 75 Agreement to be concluded prior to the issue of planning consent.

12.10 Windfarms and other forms of renewable energy developments can have long term effects on local communities in terms of visual impact, noise, changes to landscape and other factors. Where a development is acceptable in planning terms there can still be a desire and willingness for communities to benefit more directly from these developments. The Council therefore gives strong encouragement to negotiated agreements on community benefit. Any contributions forthcoming would be paid into a Renewable Energy Fund. The funds will be used for the purposes identified in ENV 17 ‘Renewable Energy Community Benefit Policy’. This is a separate issue from, and not material to, the granting of planning permission.

Further Policies within Volume II: Development Policies and Guidance

In addition to those set out above the following renewable energy policy is detailed in Volume II: Development Policies and Guidance –

ENV 38 – Renewable Energy Site Assessment Policy

ENV 39 – Waste Management Site Assessment Policy

Volume I: Development Strategy
Renewable Energy
13.0 Waste Management
13 Waste Management

Introduction

13.1 The National Waste Strategy: Scotland (NWS) and National Waste Plan (NWP) identify the planning system as critical to the delivery of sustainable waste management in Scotland as the means by which a network of waste management facilities may be developed. Planning policies on waste management require to be compatible with the objectives of the NWS and NWP, both in facilitating the necessary infrastructure and in encouraging more sustainable forms of development. Following the adoption of the NWS, an Area Waste Plan (AWP) for Glasgow and the Clyde Valley was prepared by the Scottish Environment Protection Agency in partnership with local authorities and the Local Enterprise Companies which focuses on matters related to municipal solid waste. This plan provides a framework for the strategic planning of waste management facilities and together with the NWS and NWP are material considerations when determining waste related planning applications. The key aims of these documents are to develop waste management systems to control waste generation, reduce environmental impact, improve resource efficiency and maximize the economic opportunities arising from waste.

Objectives

- Ensure that waste management developments are guided to appropriate and sustainable locations
- Ensure compatibility with the Glasgow and Clyde Valley Area Waste Plan
- Develop waste management systems which will control waste generation and reduce its environmental impact
- Maximise the economic opportunities arising from waste

Sustainable Waste Management

ENV 18

Waste Management Policy

In considering applications for waste management facilities or the disposal of waste, the Council will have regard to government guidance, the National Waste Strategy, National Waste Plan and the Glasgow and Clyde Valley Area Waste Plan.

Further, as appropriate the Council will work in consultation with North Lanarkshire Council to identify suitable locations for waste management facilities within the context of the joint Lanarkshire Waste Management contract.

Existing and new waste management facilities for the treatment and disposal of municipal and commercial waste, including waste transfer stations and recycling centres, shall be safeguarded for waste management use, and any development on or adjacent to these sites which would adversely affect the operation of the facility will, in general, not be considered favourably. Existing waste management facilities listed in Table 13.1 ‘Existing Waste Management Facilities’ and are shown on the proposals map.
All proposals for waste management facilities will be assessed against the specific criteria set out in Policy ENV 39.

13.2 Waste management in Scotland has traditionally been designed almost entirely around landfill disposal, which makes the assumption that waste has no value or would be too expensive or difficult to recycle. In this regard there are two landfill sites within South Lanarkshire to the north and south of East Kilbride; Cathkin to the north and Rigmuir to the south. In supporting the development of more sustainable waste management practices, the Council has been successful in its bid for funding from the Scottish Government’s Strategic Waste Fund. This sets out a number of recycling initiatives which the Council intends to implement in order to achieve the national recycling and composting target of 25% for 2006 and 55% recycling and composting by 2020. Notwithstanding this, it is recognised that there will always be a requirement for residual waste treatment and destination, whether this be addressed through Energy from Waste treatment plant and/or continued use of landfill and landraise sites. In this regard, the Council is currently developing a joint Lanarkshire Waste Management contract with North Lanarkshire Council, which will secure the services of a waste contractor responsible for all residual waste collected by the Council. At this stage it is not known what implications this may have in land use terms. As a result of this and due to an expected evolution in waste and recycling practises, the Local Plan requires to set out a policy basis for dealing with the outcome of this Lanarkshire wide strategy and other future waste related planning applications. ENV 18 ‘Waste Management Policy’ sets out the principles with Policy ENV 39 in Volume II Development Policies setting out the specifics that any proposal would have to comply with. In addition, it is recognised that integral to this strategy is the need to ensure that new developments are designed in such a manner to include appropriate provision for the recycling, storage and collection of waste materials. This issue is dealt with through Policy ENV 39.

Table 13.1 Existing Waste Management Facilities

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<td>Cambuslang Road recycling centre, Cambuslang</td>
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<td>Castlehill industrial estate recycling centre, Carluke</td>
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<tr>
<td>Cathkin landfill site, East Kilbride</td>
</tr>
<tr>
<td>East Avenue recycling centre, Blantyre</td>
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<td>Hamilton Road recycling centre, Strathaven</td>
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<td>Middleton Avenue recycling centre, Larkhall</td>
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<td>Newhousemill Road recycling centre, Hamilton</td>
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<td>Peel Park recycling centre, East Kilbride</td>
</tr>
<tr>
<td>Rigmuir landfill site, East Kilbride</td>
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</table>
Further Policies within Volume II: Development Policies and Guidance

In addition to those set out above the following waste management policy is detailed in Volume II: Development Policies and Guidance –

ENV 39 – Waste Management Site Assessment Policy
14.0 Vacant and Derelict Land
Introduction

14.1 One of the main environmental issues in the Local Plan area is the blighting effect of vacant and derelict land. In 2005 the total area of such land in South Lanarkshire was some 600ha. The majority of the most derelict and contaminated sites are located in the Cambuslang/Rutherglen area but there are also significant concentrations in the Hamilton/Larkhall area and in the Douglas Valley. Most of this is a legacy of former industrial activity, and includes 38.6 hectares of land contaminated by chromium from the former White’s Chemical Works, in Shawfield. Feasibility work is ongoing to identify the most appropriate way of dealing with this contamination. The Council’s Contaminated Land Strategy relates to contaminated land which falls under the definitions in Part II A of the Environment Act 1995.

Objectives

- To continue to work with our partners to identify and treat contaminated land
- To bring back vacant and derelict land into active use, including greening
- To remove blight from communities
- To protect the Green Belt/countryside by maximising reuse of brownfield land for development

ENV 19

Vacant and Derelict Land Policy

The Council will work in partnership with the Scottish Government, other agencies and private sector interests in developing and implementing a rolling programme for the remediation of contaminated sites and redevelopment, including greening, of vacant and derelict land. The Council’s priorities for action relate to the following locations:

- Clyde Gateway
- Area Regeneration Partnerships – Larkhall and Blantyre

14.2 The remediation and redevelopment of vacant and derelict land is a priority for the Council. Such action is critical to the process of area renewal and regeneration, providing opportunities for economic development, new housing, recreation provision and enhancement of the environment. The Council has secured funding from the Scottish Government’s Vacant and Derelict Land Fund. These resources supplement the Council’s existing contaminated and derelict land budgets and action is focused on the priority areas of Clyde Gateway and the Area Regeneration Partnerships.

Volume I: Development Strategy
15.0 Monitoring and Review
15 Monitoring and Review

Monitoring of the Local Plan

15.1 It is vital that a local plan is regularly monitored to ensure that the range of policies and proposals identified in the plan remain relevant and can be fully implemented in order to

- Meet the needs of the Structure Plan
- Achieve the regeneration aims of the plan
- Protect and enhance the amenity and environment of the area
- Improve the quality of life of residents

15.2 The Local Plan is required to be consistent with up-to-date planning advice and guidance and must continue to be relevant to the needs of the Local Plan area. It is essential that the Plan continues in its role as the Council’s key land use policy document particularly relating to the future development of land and long term protection of the Green Belt and rural areas. The Council is committed to monitoring of the plan on an annual basis to

- Ensure that the Plan continues to reflect and represent the Council’s approach to future development
- Ensure that the Plan fully reflects Scottish Planning Policy and Advice and meets the requirements of the Structure Plan
- Identify any area where the policies or proposals within the plan are under performing.

15.3 Monitoring is an essential part of the evaluation process and involves the collection, collation and analysis of a wide range of statistical and social data from a variety of sources. Annual monitoring of this data will ensure that the policies and proposals in the plan continue to comply with the strategic and local objectives whilst ensuring that any new or emerging planning issues are addressed. It is intended that an annual monitoring report will be produced and steps taken to formally review the plan as necessary.

15.4 The majority of this data is already collected and analysed, and provided background information in production of the local plan. This data is kept up-to-date on an annual basis particularly data relating to housing land supply, industrial land supply, changes in retail provision, vacant and derelict land and development in the Green Belt and rural area outwith existing settlements.

Monitoring of the Strategic Environmental Assessment

15.5 Through the Strategic Environmental Assessment (SEA) process (see 1.18 ) the Council is required to monitor the environmental effects that may arise from the implementation of the Local Plan. The State of the Environment Report, prepared as part of the SEA process, summarises the baseline environmental information in South Lanarkshire. The Council will produce an biannual report updating the State of the Environment Report with an addendum report quantifying any change in the baseline and the likely forces for change. The report will inform and advise on any remedial action that should be taken relating to the environmental impacts, where the Local Plan is causing unforeseen adverse effects.

Volume I: Development Strategy
16.0 Small Settlement Plans
### 16 Small Settlement Plans

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*Please note: Not all of the above Key elements will be present on each map*
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