

APPENDIX 1

VACANT AND DERELICT LAND PROPOSAL

SOUTH LANARKSHIRE COUNCIL

Site Address: Glen Esk, East Kilbride	V&DL Register Site Reference No. 8425340
Ownership: South Lanarkshire Council	Period: 2017-2018 Category: Greenspace
Description of Site (including planning status):- <p>The site is a former limestone quarry, acquired by East Kilbride Development Corporation in the 1950's, which was subsequently landfilled with a variety of waste including inert waste, domestic waste and other putrescible material and currently comprises poor quality vacant ground with scrub and shrubbery of a low amenity value. The landfilling operations have also occurred outwith the former limestone quarry area with previous site investigations identifying significant areas of made ground.</p> <p>The site currently has no waste management license and was regulated at the time, under the Control of Pollution Act 1974. It is not regulated by SEPA but is within the ownership of South Lanarkshire Council.</p> <p>It is designated as 'open space' in the Local Development Plan.</p> Link to Local Plans and Priorities <p>The proposed uses for the sites are consistent with the South Lanarkshire Local Development Plan (Adopted June 2015)</p> <p>The site is a key priority for the Council and its remediation and re-use as high quality greenspace is consistent with UK Government, Scottish Government. National Planning Framework and Local Development Plan objectives.</p> Planning <p>The proposed investigation and remediation works do not require planning consent. Proposals to implement additional greenspace works will require to be the subject of a local consultation exercise and application for planning permission.</p>	
Proposed Activity in 2017/2018 - £1,081,921 <p>We do not have any records regarding the volumes or composition of material being disposed of at this site during its operation although there may be non conforming material disposed of at this location. According to previous site investigation boreholes, we are aware that domestic waste including rags and paper were disposed of at this location along with other material which is likely to be contributing to the elevated methane and carbon dioxide levels.</p> <p>Work plans for the following risks will be prepared and implemented.</p>	

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Gas emissions

A key risk is the presence of putrescible waste at this location which has resulted in the production of significantly elevated levels of methane and carbon dioxide. In 2004 a specialist system was commissioned to mitigate this risk due to the discovery of significantly elevated levels of methane and carbon dioxide in the area. The gas venting system which was designed to drive the soil gas being generated towards a gas venting trench for disposal is no longer operational.

Leachate

It is understood that leachate is being generated on this site and may be entering into the nearby surface waters into a feeder burn for the Rotten Calder which has been identified by SEPA as having elevated ammonia from a landfill source. Site investigation will establish if this is the source. Thereafter mitigation measures can be designed to address the watercourse issues currently being experienced.

Settlement

The site is undergoing signs of uneven settlement and has dropped from its original level with regard to an existing gas venting trench and a previous borehole installation for gas monitoring appears to have sunk on site and can no longer be traced. Uneven depressions and other significant pockets of uneven ground exist at this location and the site appears to have dropped overall by approximately 0.5 metres from the adjacent footpath level.

Access

The site is currently surrounded by residential developments and has been used informally by the local community including as a walking access between two residential areas. A vacant site (the former local primary school) lies to the north of the site and could be developed for social/affordable housing as part of a wider masterplan for the area.

The affordable housing area to the north has been identified by the Council as having potential to attract Housing Infrastructure Fund support, however this funding would not address the gas emissions issues. VDLF intervention at this location could act as a catalyst for development which in turn would create a positive link between the different residential estates in the area by increasing the number of core paths and greenspace networks in this location.

Sustainability

The proposal would allow for the recycling of material within the landfill and allow the reuse of the resource for a more beneficial activity. By recycling and segregating out the recyclable materials from the former landfill site, this will allow for valuable resources to be reclaimed from the landfill site. This would then allow for the non recyclable materials to be disposed of in a correct manner and prevent any ongoing pollution issues.

Health and Safety

Health & safety requirements will be done in accordance with best practise and utilise resources who have experience in this area and have carried this type of work out on previous occasions.

Site Investigation, Masterplanning and Implementation Plan

Addressing landfill issues would restore the site to beneficial use for the community. Arrangements are already in place to move quickly to implement these activities.

Without this investment this area will continue to be blighted by contamination constraints. The scale of the challenges in the area will continue to deter investment and constrain development to bring back into beneficial use.

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Evidence of Partnership Approach

Glen Esk can only be successful if it is delivered in partnership with other key players incl. SEPA, Central Scotland Green Network and the local communities who live in the area.

A series of events will be held with all the key stakeholders during the development and implementation phases of the works.

Support of the Community and Other Interests

South Lanarkshire Council is committed to community engagement. Community engagement events are proposed following approval of the VDLF Delivery Plan and prior to the submission of a planning application for the proposals.

Demonstration of Added Value / Additionality

A sustainable approach to development recognising Scotland's transition to a low carbon economy will be a key consideration in the development of the proposals for Glen Esk.

The 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.

Sustainable development is integral to the Scottish Government's overall purpose - to focus government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.

For the Glen Esk remediation works, if the site is not treated, it will remain on the vacant and derelict land register and will not achieve its full potential.

Local management of VDLF resources

SLC will manage the VDLF resources with responsibility for project delivery and expenditure of funds.

Indicative Costs:

VDLF funding

SLC VDLF Allocation	£1,081,921
Total	£1,081,921

Timescale for Completion:

Expenditure of the 2017/2018 packages of work (as outlined above) will be committed by March 2018 with works completing in March 2019.

Fit with Single Outcome Agreement:

- Support the local economy by providing the right conditions for growth
- Improving skills and employability
- Efficient and effective use of resources
- Sustainable development

Estimated Economic / Job Outputs:

- Site area to be remediated – 5.4 HA
- FTE construction jobs on remediation works – 3
- Training places created – 1

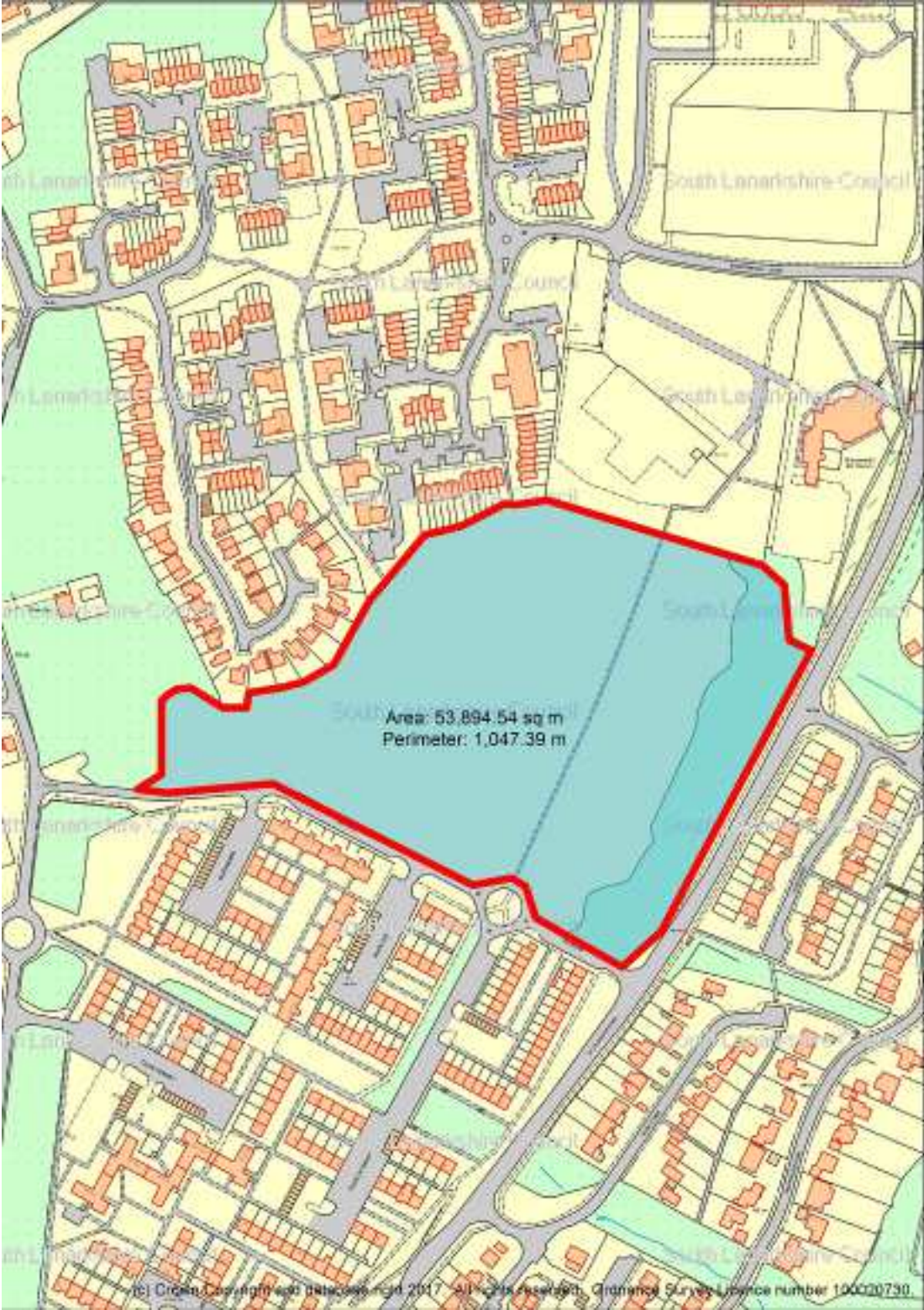
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Context Plan



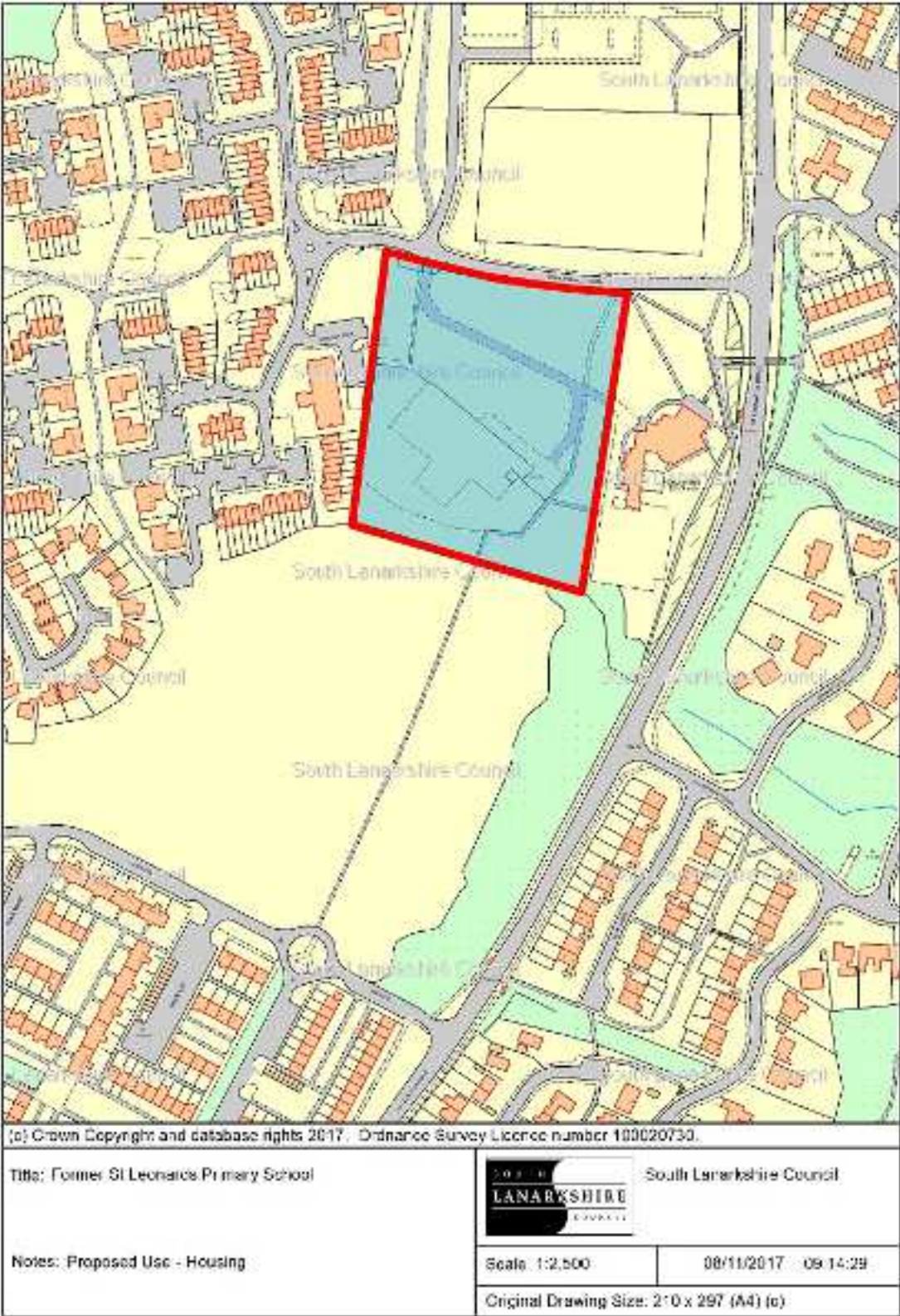
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Site Plan



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Proposed Site for Housing (Former School)



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Historical Plan showing Quarry (disused)

