Agenda Item

Report

Report to:	**Planning Committee**
Date of Meeting:	**27 January 2026**
Report by:	**Executive Director (Community and Enterprise Resources)**

Reference no:	P/25/0998
Proposal:	Erection of residential development comprising 122 dwellinghouses and 20 flats, formation of accesses, internal road network, parking, drainage, landscaping and associated works
Site Address:	Former University of the West of Scotland, Almada Street, Hamilton, ML3 0DG
Applicant:	Keepmoat Homes and the University of West of Scotland
Agent:	Iceni Projects
Ward:	17 - Hamilton North and East
Application Type:	Full planning permission
Advert Date:	Hamilton Advertiser - 18 September 2025
Development Plan Compliance:	Yes
Departures:	N/A
Recommendation:	Grant subject to conditions following the conclusion of an appropriate legal agreement
Legal Agreement:	Section 75 Agreement (or other appropriate legal agreement) to cover developer contributions
Direction to Scottish Ministers	No

1. Reason for Report

1.1. The Scheme of Delegation requires that all major applications, such as this proposal for more than 50 dwellings, are determined by the Planning Committee.

2. Site Description

2.1. The application site extends to approximately 3.4 hectares and is situated in an established mixed-use area, located to the north west of Hamilton town centre. The application site previously accommodated the University of the West of Scotland (UWS) campus. The buildings have been demolished and the site cleared. The application site is now an area of vacant land adjacent to one of the main routes through Hamilton, which is resulting in an adverse visual impact on the streetscape.

2.2. The site has direct frontage onto Almada Street and is enclosed by a range of land uses including Hamilton Sheriff Court, Lanarkshire Health Board, commercial and office developments, residential properties, student accommodation, public car parks and restaurants.

2.3. Vehicular and pedestrian access to the site is via Barrack Street and Arthur Street and there is pedestrian access to the site via Beckford Lane.

3. Description of Proposed Development

3.1. Planning permission is sought for the erection of a residential development comprising 122 dwellinghouses and 20 flats, formation of accesses, internal road network, parking, drainage, landscaping and associated works at the former University of the West of Scotland, Almada Street, Hamilton.

3.2. The proposal relates to a mix of house types ranging from flats to detached properties of varying designs and includes 36 units for social rent, with the end user being South Lanarkshire Council. The proposed buildings would range between 2 and 4 storeys in height. Higher density development is proposed along Almada Street with a view to creating a strong frontage on this main route through Hamilton. Externally, the properties are proposed to be finished in a combination of facing brick, render, glazing panels and concrete roof tiles. The development would contain a mix of terraced, semi-detached and detached dwellings, along with flatted properties. The properties would vary from one bedroom to four bedrooms.

3.3. The proposal includes vehicular access to the development from Arthur Street and Barrack Street. In addition, pedestrian accesses are proposed from Almada Street and Beckford Lane and there are footpath links throughout the site. The development includes 257 off street parking spaces associated with the residential units and 10 visitor spaces. The proposal also includes a SUDS pond to the northeast of the site, a ‘village green’ to provide amenity space and a landscaping scheme.

4. Relevant Planning History

4.1. The planning history relating to this site is as follows:-

- HM/17/0488 - Mixed Use Development Incorporating Residential Dwellings, Hotel, Office, Care Home, Retail, Restaurant/Café, Open Space and Associated Works (Planning Permission in Principle) (approved 13 June 2020)
- P/22/0469 - Application to discharge conditions 1 (excluding 1(f)), 6, 8, 9, 10, 11, 12, 13, 14, 16 and 18 of consent HM/17/0488 (Mixed use development incorporating residential dwellings, hotel, office, care home, retail, restaurant/café, open space, and associated works (Planning Permission in Principle) (Approval of matters specified in conditions) (approved 15 September 2022)

- P/24/0017/PAN - Proposed residential development with associated access, amenity space, SUDS and related work
- P/25/0133 - Residential development with associated landscaping, access and associated works (Screening Opinion request)

5. Supporting Information

5.1. In support of the planning application, the following has been submitted:-

- Design and Access Statement
- Planning Statement
- Statement of Community Benefit
- Pre-Application Consultation Report
- Noise Impact Assessment
- Transport Statement
- Flood Risk Assessment and Drainage Strategy Report
- Preliminary Ecological Appraisal
- Tree Constraint Report
- Air Quality Impact Assessment

6. Consultations

6.1. Environmental Services - No objection to the proposal, subject to conditions relating to the submission of a site investigation and adhering to the recommendations of the submitted Noise Impact Assessment.
Response: Noted.

6.2. Roads Development Management Team – No objection to the proposal regarding parking or access arrangements. A condition is proposed to ensure an appropriate connection to nearby cycling infrastructure and to enhance links to public transport.
Response: Noted.

6.3. Roads Flood Risk Management - No objection to the proposal.
Response: Noted.

6.4. Scottish Water - No objection to the proposal.
Response: Noted.

6.5. Housing Services – No objection to the proposal and have advised that the site is identified in the South Lanarkshire Strategic Housing Investment Plan (SHIP).
Response: Noted.

6.6. Education Resources School Modernisation Team - No objection to the proposal subject to contributions to increase capacity in relevant catchment schools.
Response: Noted.

6.7. Community and Enterprise Resources - Play Provision Community Contributions - No objection to the proposal.
Response: Noted.

6.8. Countryside and Greenspace - No objection to the proposal.
Response: Noted.

6.9. West of Scotland Archaeology Service - No objection subject to a condition requiring an appropriate programme of archaeological works.
Response: Noted.

7. Representations

7.1. Following the statutory period of neighbour notification and advertisement, no letters of representation have been received.

8. Development Plan

8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2. National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy and sets out spatial principles, regional priorities, national developments and national planning policy. The relevant policies are:-

National Planning Framework 4 Policies

- Policy 1 - Tackling the Climate and Nature Crises
- Policy 2 - Climate Mitigation and Adaptation
- Policy 3 - Biodiversity
- Policy 9 - Brownfield, Vacant and Derelict Land and Buildings
- Policy 13 - Sustainable Transport
- Policy 14 - Design, Quality and Place
- Policy 15 - Local Living and 20 Minute Neighbourhoods
- Policy 16 - Quality Homes

8.3. South Lanarkshire Local Development Plan 2

For the purposes of determining planning applications the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (SLLDP2). In this regard the application site and associated proposals are affected by the following policies contained in the SLLDP2:

SLLDP2 Volume 1 and 2 Policies

- Policy 1 - Spatial Strategy
- Policy 2 - Climate Change
- Policy 5 - Development Management and Placemaking
- Policy 11 - Housing
- Policy 13 - Green Network and Greenspace
- Policy 15 - Travel and Transport
- Policy DM1 - New Development Design

South Lanarkshire Council (SLC) Supporting Planning Guidance

- Community Infrastructure Assessment
- Electric Vehicle Charging Points (August 2022)

9. Guidance

9.1. None.

10. Assessment and Discussion

10.1. Principle of Development

The determining issues in the consideration of this application are its compliance with national policy, local development plan policy and its impact on residential amenity, traffic safety, environmental matters and infrastructure issues.

10.2. Policy 9 of NPF4 identifies that proposals for the re-use of vacant brownfield land and existing buildings will be supported as this will maximise the use of existing assets and minimise additional land take. The proposal relates to the sustainable re-use of vacant land within an established urban area to provide residential accommodation. Subsequently, the proposal accords with the provisions of Policy 9 of NPF4.

10.3. Policy 16 of NPF4 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes in the right locations. The site is allocated for housing within the Local Development Plan and the development proposal includes a 25% on site contribution (36 units) of affordable homes. Therefore, the principle of the development of the site for residential use accords with the provisions of Policy 16 of NPF4.

10.4. The site is allocated for residential land use, under the provisions of Policy 11 of the adopted Local Development Plan. This policy requires that a range of house sizes and types are provided to facilitate a greater choice, to ensure the needs of the local community are met. The proposal seeks approval for residential development on the site and includes a range of accommodation types such as flatted units, cottage flats, terraced properties, semi-detached and detached properties. These properties will accommodate between one to four bedrooms. Subsequently, it is considered that the proposal accords with the provisions of Policy 11 of the adopted Local Development Plan.

10.5. The application site is also allocated as a 'development framework site' as part of the Councils spatial strategy under the provisions of Policy 1 of the adopted Local Development Plan. The proposed redevelopment of this vacant site raises no issues within the context of Policy 1 of the adopted Local Development Plan.

10.6. In addition, Policies 1 and 2 of the adopted Local Development Plan and National Planning Framework 4 encourage sustainable economic growth and regeneration, a move towards a low carbon economy, the protection of the natural and historic environment and mitigation against the impacts of climate change. The proposal involves the regeneration of a vacant site in Hamilton and therefore raises no issues within the context of Policies 1 and 2 of the adopted Local Development Plan or NPF4.

10.7. <u>Layout, Siting and Design</u>
Policies 14 and 15 of NPF4 relate to 20 minute neighbourhoods and liveable places. Policy 14 sets out that all development should be designed to improve the quality of an area and be consistent with the six qualities of a successful place: healthy, pleasant, connected, distinctive, sustainable and adaptable. Policy 15 establishes that development proposals should contribute to local living and 20 minute neighbourhoods.

10.8. The site is situated in close proximity to a wide range of facilities and local services and is within walking distance of the town centre. The site is considered to be well connected, situated in close proximity to public transport nodes and adjacent to Bothwell Road which directly links to the wider transport network. The proposal is situated in a sustainable location, which will create a 20 minute neighbourhood and allow the occupiers to enjoy local compact living. In addition, the site is considered to be adaptable as the proposal seeks to ensure the long-term re-occupation of a derelict site whilst improving the vitality and viability of the local area. Subsequently, it is considered that the proposal accords with the provisions of Policies 14 and 15 of NPF4.

10.9. In terms of the detailed design of the development, Policies 5 and DM1 of the adopted Local Development Plan generally require new development to have due regard to the layout, form, design and local context of the area, and to promote quality and sustainability in its design. Prior to the demolition of the existing buildings, the site was reasonably densely developed and accommodated a number of structures of significant scale and associated car parking provision. The surrounding area comprises a wide range of building styles and materials, including a number of traditional listed buildings directly adjacent to the site.

10.10. The proposal relates to a wide range of residential accommodation of varying scale and design. Following a detailed assessment, it is considered that the proposed development will improve the visual impact of the streetscape, particularly the high density frontage which will be created onto Almada Street. In addition, the external finishes of the development are considered acceptable within the context of the established area.

10.11. The development will provide a choice of residential accommodation which will meet the diverse needs of the local community. It is considered that the buildings have been designed and positioned within the site to minimise significant adverse impact on any adjacent properties in terms of loss of light, overshadowing, overlooking or loss of privacy. In addition, quality amenity space has been provided. Subsequently, following assessment, it is considered that the design, location and scale of the proposed development is acceptable and the proposal raises no issues within the context of Policies 5 and DM1 of the adopted Local Development Plan.

10.12. Natural Environment

NPF4 Policy 3 details that development shall include appropriate measures to conserve, restore and enhance biodiversity. In addition, the policy states that any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment should be minimised through careful planning and design. The site is urban in nature and has been the subject of substantial demolition and the ecological survey work identified that there is a lack of species diversity. Whilst the proposal includes the removal of a number of trees, the development includes a new landscaping scheme which will contribute towards an enhancement of biodiversity at the site, in accordance with the provisions of Policy 3 of NPF4.

10.13. The site is designated as part of the established green network and is affected by the provisions of Policy 13 of the adopted Local Development Plan, which seeks to protect against the loss of areas of priority greenspace. The proposed layout incorporates structural landscaping and open space to enhance the urban form and character of the site. In addition, the proposed village green amenity space is an integral part of the street/public space network. It is considered that the proposed dwellings will only occupy a proportion of the development site and the remaining areas will be significantly improved, simultaneously contributing towards placemaking, active travel, wildlife movement and biodiversity. Subsequently, the proposal raises no issues within the policy context of Policy 13 of the adopted Local Development Plan.

10.14. Transport

Policy 13 of NPF4 provides support for development proposals which have links to local facilities, are accessible via public transport, provide low emission vehicle charging points and take into account the transport needs of diverse groups whilst simultaneously reducing the dominance of the car. The location of the site and the design of the proposal supports sustainable travel and generally addresses these infrastructure requirements, in accordance with the provisions of Policy 13 of NPF4.

10.15. Policy 15 of the adopted Local Development Plan seeks to ensure that development considers, and where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of provision for walking, cycling and public transport. In this regard, the site is situated in close proximity to a wide range of facilities and services. In relation to public transport, there are a number of bus stops in very close proximity to the site on Almada Street and Bothwell Road and the site is also situated in close proximity to Hamilton West train station. In addition, the development would be well integrated into existing walking and cycling networks. Roads, Transportation and Fleet Services have fully assessed the application and consider that the proposal is acceptable in terms of access, parking and road safety issues. Subsequently, it is considered that the proposal accords with the provisions of Policy 15 of the adopted Local Development Plan.

10.16. Conclusion

In conclusion, the proposal relates to the creation of a high quality residential development on a prominent vacant site which will include an element of affordable accommodation. The design, layout and general impact of the development is considered to be acceptable and the proposal raises no significant environmental or infrastructure issues. Overall, it is considered that the proposal complies with the provisions of the relevant policies within National Planning Framework 4 and the South Lanarkshire Local Development Plan. It is therefore recommended that the application be granted subject to the conditions listed.

11. Recommendation and Conditions

11.1. The Committee is asked to agree the following recommendation:-

Grant full planning permission subject to conditions following conclusion of a legal agreement:-

The legal agreement shall cover subject matters of affordable housing, education, roads and community infrastructure. If the legal agreement is not agreed within six months of the decision of the Committee, the Planning Authority reserve the right to return to Committee to seek refusal of the application.

Conditions

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. That no development shall commence on site until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the

Council's Sustainable Drainage Design Criteria and shall include signed appendices A-E. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

04. That prior to the occupation of the development, the landscaping scheme as shown on the approved plans shall be completed.

Reason: In the interests of biodiversity and visual amenity of the area.

05. That before development starts, full details of the design and location of all fences and walls, including any retaining walls to be erected on the site shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

06. That prior to the occupation of the development, the walls and fences approved under the terms of the above condition shall be erected.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

07. That prior to the commencement of works on site, a comprehensive site investigation, carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with advice given in the following:-

- Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995)
- Land Contamination Risk Management Guidance (LCRM) - issued by DEFRA and the Environment Agency
- the latest edition of BS 10175-British Standards institution ‘The Investigation of Potentially Contaminated Sites-Code of Practice’.

(a) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(b) If the risk assessment identifies any unacceptable risks, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

Reason: The previous land use was as military land and may have included the storage, manufacture or testing of explosives, propellants, ordnance, small arms or ammunition.

08. That the measures identified in the Noise Impact Assessment Report, prepared by Sandy Brown (dated 11 February 2025), shall be fully implemented on site prior to the occupation of the approved development.

Reason: To protect the amenity of residential properties.

09. That, unless otherwise agreed in writing, before the development hereby approved is brought into use, the design of the entire access road (including dropped kerb accesses) and footpath network serving the development shall be agreed in writing with the Planning Authority. Thereafter the access road and footpath network shall be laid out and constructed in accordance with the agreed specification, within a timescale to be agreed in writing with the Planning Authority.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access to the dwellings.

10. That no development shall commence until a Construction Phase Traffic Management Plan (CPTMP) has been submitted to and approved in writing by the Council as Planning and Roads Authority. The plan shall include details of the following and all construction works shall be undertaken in accordance with the approved CPTMP:-

- The proposed delivery route for HGV traffic and construction vehicles.
- The wheel washing facilities to prevent detritus being deposited on the public road.
- The arrangement of construction compound(s) and contractor/staff car parking on site to ensure that no vehicles are parked on the public road.
- The location and layout of the delivery area and turning area within the site to ensure that all construction delivery vehicles can enter and exit site in a forward gear.
- Prior to agreement with the Council as Roads Authority, an identification of the construction traffic route for which the required road dilapidation survey will be undertaken.

Reason: In the interests of road safety.

11. That prior to the commencement of works on site, an active travel plan shall be submitted to and approved in writing by the Council as Planning and Roads Authority. This document shall include details of a cycle route which links Hamilton West Train Station and provides connection to NCR 74.

Reason: To retain effective planning control and ensure the development is fully integrated and promotes active travel.

12. That no development shall commence on site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Council as Planning Authority and by the West of Scotland Archaeology Service. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: These details have not been submitted or approved.

13. Prior to the commencement of development, a cycling and pedestrian connection strategy shall be submitted for the written approval of the Planning Authority. The strategy shall demonstrate how the site is to be linked to NCR 74 and Hamilton West Train Station and detail any necessary works. Thereafter, the approved works shall be completed within a timescale agreed with the Planning Authority.

    Reason: To ensure that the development site is connected to the surrounding cycling and pedestrian network.

14. That, unless otherwise agreed, prior to the occupation of the fifty-first unit within the development, junction modelling of the following junctions shall be undertaken to the specification of the Council as Planning and Roads Authority and agreed in writing. Thereafter, any necessary amendments to the traffic signal junctions shall be undertaken and completed within a timescale agreed in writing with the Planning Authority. This modelling is to ensure that the traffic signal junctions are optimised based on the changes in traffic flows which will occur on the network as a result of the development.

    B755 Wellhall Road / Peacock Drive / B755 Wellhall Road / Peacock Cross Link Road

    B755 Wellhall Road / Union Street / A724 Almada Street / A724 Burnbank Road

    A724 Almada Street / Montrose Crescent / A72 Almada Street / A724 Douglas Street

    B7071 Bothwell Road / Caird Street / Bothwell Road

    Douglas Street / Douglas Park Lane / Caird Street

    Peacock Way / A724 Burnbank Road / A724 Clydesdale Street / A724 Burnbank Road

    A72 Muir Street / B7071 Cadzow Street / A72 Muir Street / Lidl Access

    Reason: In the interests of public and road safety and to ensure that the development does not have a detrimental impact on the surrounding road network.

12. Reason for Decision

12.1. The proposal raises no significant adverse amenity, environmental or infrastructure issues and complies with Policies 1, 2, 3, 9, 13, 14, 15 and 16 of the National Planning Framework 4 and raises no issues within the context of Policies 1, 2, 5, 11, 13, 15 and DM1 of the adopted South Lanarkshire Local Development Plan 2. There are no other material considerations which would justify the refusal of planning permission.

David Booth
Executive Director (Community and Enterprise Resources)

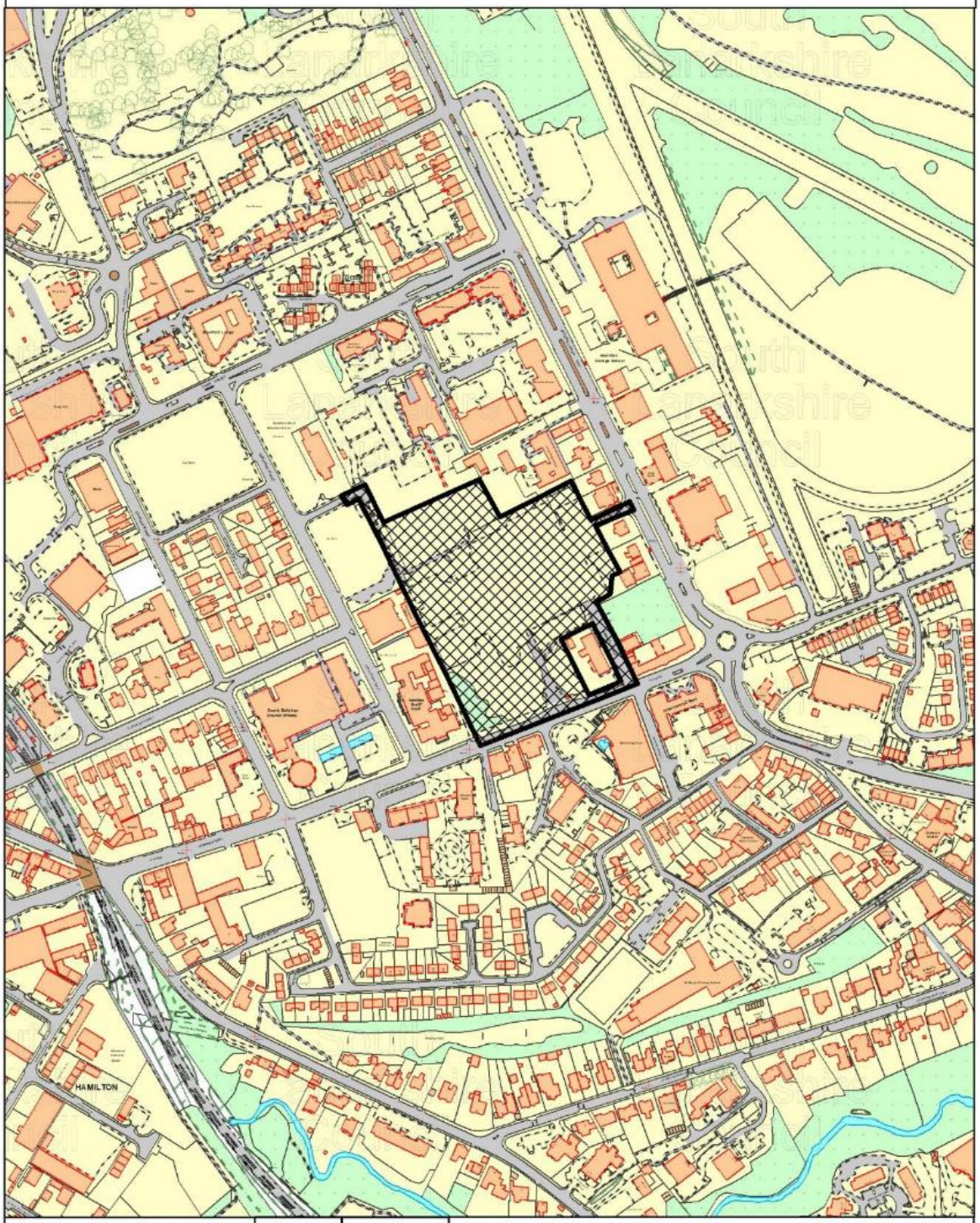
Date: 14 January 2026

Background Papers
Further information relating to the application can be found online:-
P/25/0998 | Erection of residential development comprising 122 dwellinghouses and 20 flats, formation of accesses, internal road network, parking, drainage, landscaping and associated works | Former University Of The West Of Scotland Almada Street Hamilton ML3 0DG

Corporate Considerations
The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

Contact for Further Information
If you would like to inspect the background papers or want further information, please contact:-
Tel: 01698 454867
E-mail: planning@southlanarkshire.gov.uk

P/25/0998 Former University of the West of Scotland, Hamilton



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Scale: 1:5,000

Date: 03/12/2025

South Lanarkshire Council
Community and Enterprise Resources

Planning and Regulatory Services

Addendum Specifying Heads of Terms in relation to any relevant legal agreement.

Planning Application No.	P/25/0998
Development Description	Erection of residential development comprising 122 dwellinghouses and 20 flats, formation of accesses, internal road network, parking, drainage, landscaping and associated works
Site Address	Site of Former University of the West of Scotland Almada Street Hamilton
Applicant	Keepmoat Homes and the University of the West of Scotland
Date of Committee	27 January 2026
Type of obligation	Section 75 or 69

Obligations

Resource	**Summary of Required Contributions**
Community	To be confirmed.
Education	Contributions towards education requirements at the following locations:- ♦ Secondary, primary and nursery provision in the local area
Housing	Affordable housing to be provided on site.
Roads	N/A